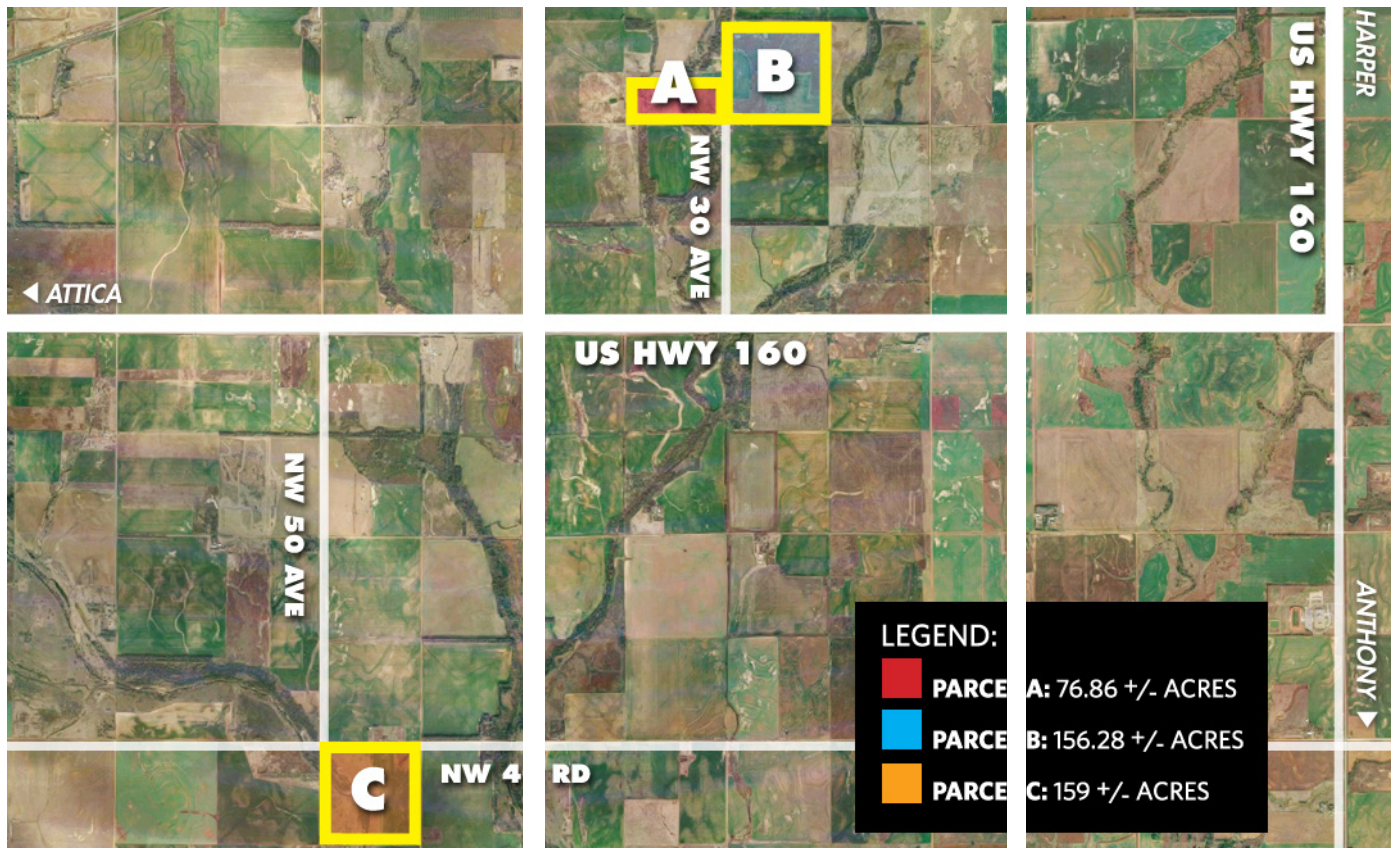


PROPERTY INFORMATION PACKET

THE DETAILS



3 Parcels - 393 +/- AC Vacant Land | Harper, KS 67058

AUCTION: Friday, December 4 @ 2:30 PM

12041 E. 13th St. N., Wichita, KS, 67206
316.683.0612 • 800.544.4489
www.McCurdyAuction.com



McCurdy
AUCTION_{LLC}
REAL ESTATE SPECIALISTS

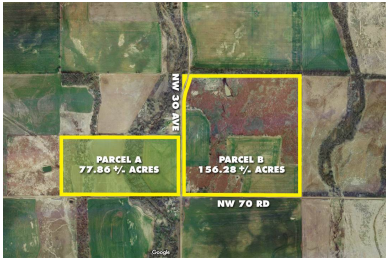


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- PROPERTY DETAIL PAGES**
- WATER WELL ORDINANCE**
- LEASE AGREEMENT**
- AGRICULTURAL DISTRICT INFORMATION**
- SOIL MAPS**
- ZONING MAPS**
- AERIALS**
- GUIDE TO AUCTION COSTS**

This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, survey, encroachments, groundwater, flood designation, zoning designation, school zone designation, existence of any code violations, drainage, presence of lead-based paint and/or lead-based paint hazards, presence of radon, presence of asbestos, presence of mold, electrical, appliances, heating, air conditioning, mechanical, plumbing (to include water well, septic or lagoon compliance), sex offender registry information, flight patterns and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)@/Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium (\$1,500 minimum) added to the high bid price to arrive at the final contract price.

ALL FIELDS CUSTOMIZABLE



MLS # 512681
Class Land
Property Type Undeveloped Acreage
County Harper
Area HRP
Address 0 NW Corner of 30 Ave and 70 Rd
Address 2
City Harper
State KS
Zip 67058
Status Active
Contingency Reason
Asking Price \$0
Sale/Rent Auction
Original Price \$0
Agent Hit Count 14
Client Hit Count 11
Associated Document Count 2
Picture 4



GENERAL

Zoning Usage	Agriculture	Sub-Agent Comm	0
Parcel ID	84170-00000050000000	Buyer-Broker Comm	3
Number of Acres	77.90	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	3393324	Virtual Tour Y/N	No
School District	Anthony-Harper School District (USD 361)	Input Date	11/16/2015 12:50 PM
Elementary School	Harper Element	Update Date	11/16/2015
Middle School	Harper Element		
High School	Chaparral High		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	RURAL TOWNSHIP PARCEL, S17, T32, R07, ACRES 77.9, S2 SE4 LESS RD R/W SECTION 17 TOWNSHIP 32 RANGE 07		

DIRECTIONS

(Harper) US-160 & KS-14 - South to US-160, West to NW 40th Ave, North to properties.

FEATURES

SHAPE / LOCATION	ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS
Rectangular	Dirt	Aerial Photos	Call Showing #
Corner	UTILITIES AVAILABLE	Other/See Remarks	LOCKBOX
TOPOGRAPHIC	Other/See Remarks	FLOOD INSURANCE	None
Level	IMPROVEMENTS	Unknown	AGENT TYPE
Stream/River	None	SALE OPTIONS	Sellers Agent
Treeline	OUTBUILDINGS	Other/See Remarks	OWNERSHIP
Wooded	None	POSSESSION	Individual
PRESENT USAGE	MISCELLANEOUS FEATURES	At Closing	TYPE OF LISTING
Pasture	Mineral Rights Included		Excl Right w/o Reserve

FINANCIAL

Assumable Y/N	No
General Taxes	\$104.28
General Tax Year	2014
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

ONSITE REAL ESTATE AUCTION ON FRIDAY, DECEMBER 4TH AT 2:30 P.M. PARCEL A - Offered separate and together with Parcel B (156.3 Acres.) 77.9 +/- acres of vacant land zoned A-2 Agricultural District comprised of 46.10 +/- acres dry land and 31.70 +/- acres native grass, creek and timber. 106 acres of the north parcels (A & B) are cultivated at \$15 per acre bushel and paid in October. All grazing at \$15 per acre, paid approximately March 14-15 and seller agrees to prorate. Verbal agreement with farmer effective until September 2016. All mineral rights are believed to be in tact and Sellers interest conveys to Buyer.*Verify schools. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representations as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The earnest money amount due at the auction from the high bidder is \$10,000.

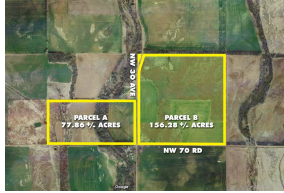
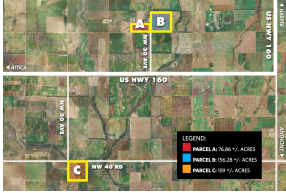
AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live Only	1 - Open/Preview Date	12/4/2015
Auction Location	700 E. 14th St.	1 - Open Start Time	1:30 P.M.
Auction Offering	Real Estate Only	1 - Open End Time	2:30 P.M.
Auction Date	12/4/2015	2 - Open for Preview	
Auction Start Time	2:30 P.M.	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5 P.M. PRIOR BUSINESS DAY	2 - Open End Time	
Buyer Premium Y/N	Yes	3 - Open for Preview	
Premium Amount	10.00	3 - Open/Preview Date	
Earnest Money Y/N	Yes	3 - Open Start Time	
Earnest Amount %/\$	10,000.00	3 - Open End Time	

TERMS OF SALE

PERSONAL PROPERTY

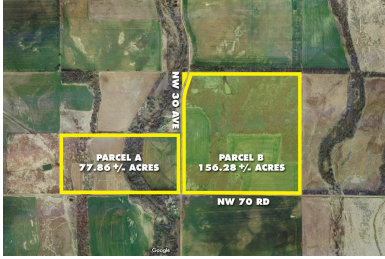
ADDITIONAL PICTURES



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ALL FIELDS CUSTOMIZABLE



MLS # 512686
Class Land
Property Type Farm
County Harper
Area HRP
Address 0 NE Corner of 30 Ave and 70 Rd
Address 2
City Harper
State KS
Zip 67058
Status Active
Contingency Reason
Asking Price \$0
Sale/Rent Auction
Original Price \$0
Agent Hit Count 12
Client Hit Count 8
Associated Document Count 2
Picture 4



GENERAL

Zoning Usage	Agriculture	Sub-Agent Comm	0
Parcel ID	85160-0000030000000	Buyer-Broker Comm	3
Number of Acres	156.30	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	6808428	Virtual Tour Y/N	No
School District	Anthony-Harper School District (USD 361)	Input Date	11/16/2015 2:04 PM
Elementary School	Harper Element	Update Date	11/16/2015
Middle School	Harper Element		
High School	Chaparral High		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	RURAL TOWNSHIP PARCEL, S16,T32, R07, ACRES 156.3, SW4 LESS RD R/W SECTION 16 TOWNSHIP 32 RANGE 07		

DIRECTIONS

US-160 & KS-14 - South to US-160, West to NW 40th Ave, North to properties.

FEATURES

SHAPE / LOCATION	UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX
Rectangular	Other/See Remarks	Unknown	None
Corner	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
TOPOGRAPHIC	None	Other/See Remarks	Sellers Agent
Level	OUTBUILDINGS	POSSESSION	OWNERSHIP
Pond/Lake	None	At Closing	Individual
Rolling	MISCELLANEOUS FEATURES	SHOWING INSTRUCTIONS	TYPE OF LISTING
PRESENT USAGE	Mineral Rights Included	Call Showing #	Excl Right w/o Reserve
Pasture	DOCUMENTS ON FILE		
ROAD FRONTAGE	Aerial Photos		
Dirt	Other/See Remarks		

FINANCIAL

Assumable Y/N	No
General Taxes	\$258.99
General Tax Year	2014
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

ONSITE REAL ESTATE AUCTION ON FRIDAY, DECEMBER 4TH AT 2:30 P.M. PARCEL B - Offered separate and together with Parcel A (77.9 Acres.) 156.3 +/- acres of vacant land zoned A-2 Agricultural District comprised of 54.30 +/- acres dry land and 101.90 +/- acres native grass, run-off pond and timber. 106 acres of the north parcels (A & B) are cultivated at \$15 per acre bushel and paid in October. All grazing at \$15 per acre, paid approximately March 14-15 and seller agrees to prorate. Verbal agreement with farmer effective until September 2016. All mineral rights are believed to be in tact and Sellers interest conveys to Buyer.*Verify schools. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representations as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The earnest money amount due at the auction from the high bidder is \$15,000.

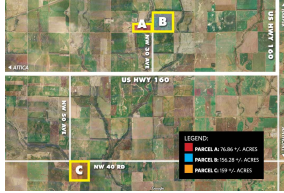
AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live Only	1 - Open/Preview Date	12/4/2015
Auction Location	700 E. 14th St.	1 - Open Start Time	1:30 P.M.
Auction Offering	Real Estate Only	1 - Open End Time	2:30 P.M.
Auction Date	12/4/2015	2 - Open for Preview	
Auction Start Time	2:30 P.M.	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5 P.M. PRIOR BUSINESS DAY	2 - Open End Time	
Buyer Premium Y/N	Yes	3 - Open for Preview	
Premium Amount	10.00	3 - Open/Preview Date	
Earnest Money Y/N	Yes	3 - Open Start Time	
Earnest Amount %/\$	15,000.00	3 - Open End Time	

TERMS OF SALE

PERSONAL PROPERTY

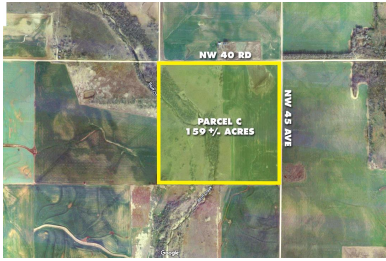
ADDITIONAL PICTURES



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ALL FIELDS CUSTOMIZABLE



MLS # 512688
Class Land
Property Type Undeveloped Acreage
County Harper
Area HRP
Address 0 SW Corner NW 40 Rd & NW 45 Ave
Address 2
City Anthony
State KS
Zip 67003
Status Active
Contingency Reason
Asking Price \$0
Sale/Rent Auction
Original Price \$0
Agent Hit Count 11
Client Hit Count 8
Associated Document Count 2
Picture 4



GENERAL

Zoning Usage	Agriculture	Sub-Agent Comm	0
Parcel ID	13306-00000002000000	Buyer-Broker Comm	3
Number of Acres	159.00	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	6926040	Virtual Tour Y/N	No
School District	Anthony-Harper School District (USD 361)	Input Date	11/16/2015 2:27 PM
Elementary School	Harper Element	Update Date	11/16/2015
Middle School	Harper Element		
High School	Chaparral High		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	RURAL TOWNSHIP PARCEL , ACRES 159.0 , LOTS 3 4 5 & SE4 NW4 LESS RD R/W SECTION 06 TOWNSHIP 33 RANGE		

DIRECTIONS

US-160 & KS-14 - South to US-160, West to NW 50th Ave, South to property.

FEATURES

SHAPE / LOCATION	ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS
Rectangular	Dirt	Aerial Photos	Call Showing #
Corner	UTILITIES AVAILABLE	Other/See Remarks	LOCKBOX
TOPOGRAPHIC	Other/See Remarks	FLOOD INSURANCE	None
Level	IMPROVEMENTS	Unknown	AGENT TYPE
Stream/River	None	SALE OPTIONS	Sellers Agent
Treeline	OUTBUILDINGS	Other/See Remarks	OWNERSHIP
Wooded	None	POSSESSION	Individual
PRESENT USAGE	MISCELLANEOUS FEATURES	At Closing	TYPE OF LISTING
Pasture	Mineral Rights Included		Excl Right w/o Reserve

FINANCIAL

Assumable Y/N	No
General Taxes	\$123.51
General Tax Year	2014
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

ONSITE REAL ESTATE AUCTION ON FRIDAY, DECEMBER 4TH AT 2:30 P.M. PARCEL C - Offered separately from Parcel A & B. 159 +/- acres of vacant land zoned A-2 Agricultural District comprised of 74.6 +/- acres cultivated and 84.4 +/- acres balance pasture with creek and timber. This is a prime hunting and recreation parcel. 70 acres of the south parcel is cultivated at \$11 per acre bushel, paid in March. The electric fencing, posts and barbwire belongs to the tenant and will be removed if or when tenant vacates. Crops will not be transferred at time of sale. All mineral rights are believed to be in tact and Sellers interest conveys to Buyer. *Verify schools. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representations as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The earnest money amount due at the auction from the high bidder is \$15,000.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live Only	1 - Open/Preview Date	12/4/2015
Auction Location	700 E. 14th St	1 - Open Start Time	1:30 P.M.
Auction Offering	Real Estate Only	1 - Open End Time	2:30 P.M.
Auction Date	12/4/2015	2 - Open for Preview	
Auction Start Time	2:30 P.M.	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5 P.M. PRIOR BUSINESS DAY	2 - Open End Time	
Buyer Premium Y/N	Yes	3 - Open for Preview	
Premium Amount	10.00	3 - Open/Preview Date	
Earnest Money Y/N	Yes	3 - Open Start Time	
Earnest Amount %/\$	15,000.00	3 - Open End Time	

TERMS OF SALE

PERSONAL PROPERTY

ADDITIONAL PICTURES



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Water Well, Lagoon & Septic Ordinance

Property Address: Parcel A, B & C, Harper County, KS

DOES THE PROPERTY HAVE A WELL? YES _____ NO

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES _____ NO

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

<u>John Hefner Cheryl Hefner</u>	<u>10-19-15</u>
Owner	Date
<u>Frank E. Jones Debra L. Howard</u>	<u>10/19/15</u>
Owner	Date
<u>Jan Keith James Keith</u>	<u>10/26/15</u>
	Date

102 A-2 Agricultural District. (County jurisdiction) This district is intended (1) to conserve and promote the preservation of productive agricultural land; (2) to permit limited nonagricultural uses and very low or low density nonfarm residences which would not be incompatible to the rural area and require minimum public services or paved road access; (3) to encourage the compact development of the urban area; and (4) to discourage the effects of "urban sprawl" into the rural areas.

A. Permitted Uses.

1. Single-family detached dwellings, earth-sheltered dwellings, manufactured homes, modulars and residential-design manufactured homes.
2. Churches, chapels, temples and synagogues.
3. Golf courses, including accessory club houses, but not commercial driving ranges or miniature golf courses.

B. Special Uses.

1. Any special use allowed in the A-1 Agricultural District, except exhibiting or keeping exotic animals and/or birds and commercial wind energy projects (CWEP).
2. Other uses not specifically listed as a permitted, special or conditional use, but which are in keeping with the intent of Section 4-102 and compatible with the uses permitted in Section 4-102A.

C. Conditional Uses.

1. Any conditional use allowed in the A-1 Agricultural District.

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Residential uses: Any lots allowed in Section 4-101D1a of the A-1 Agricultural District plus smaller lots of not less than five acres for nonfarm residences within one and one-half miles of a paved state or County road.
 - b. Other uses: Three acres.
2. Minimum lot width: 150 feet.
3. Minimum lot depth: 150 feet.

E. Bulk Regulations.

1. Maximum structure height: 45 feet, except grain elevators.

2. Yard requirements:
 - a. Minimum front yard: 35 feet on all sides abutting a street.
 - b. Minimum side yards:
 - (1) Residential: 20 feet.
 - (2) Other uses: 25 feet.
 - c. Minimum rear yards: 30 feet.
3. Maximum lot coverage: A building, structure or use may occupy all that portion of a zoning lot not otherwise required for off-street parking, loading or yard requirements.

F. Use Limitations.

1. Outdoor storage shall be permitted as defined by Section 2-102 for goods and materials as accessory uses related to the operation of the principal use as well as the display of new and used goods when the latter is approved as part of a special or conditional use.

Parcel A & Parcel B Soil Map Harper County, KS



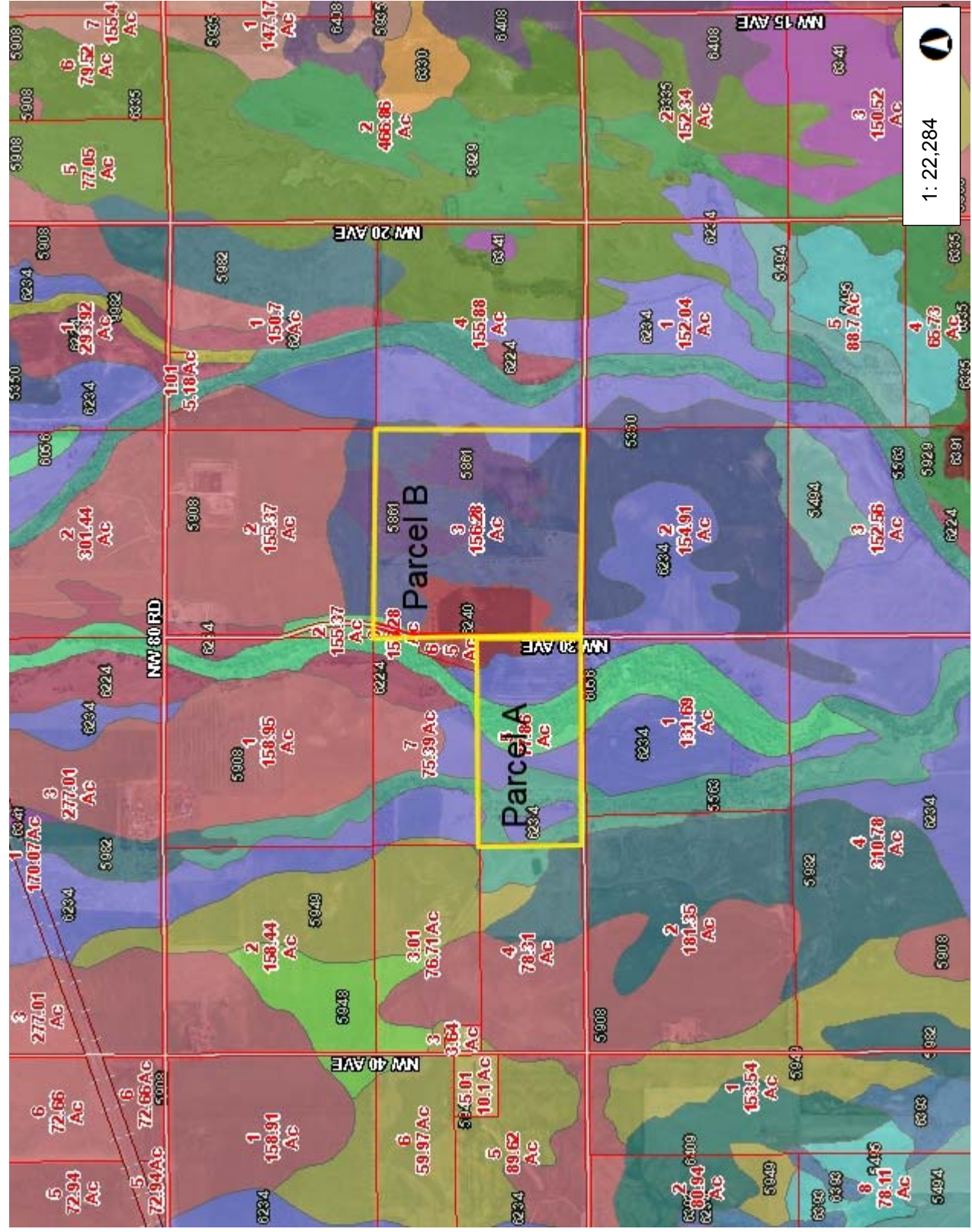
Legend

- Highways
- Street
- Railroad
- Parcel
- City Boundary Line
- County Boundary

Soil	Color
2153	Light Blue
5316	Light Green
5318	Light Yellow
5320	Light Purple
5322	Light Cyan
5324	Light Orange
5350	Light Blue
5419	Light Green
5442	Light Yellow
5443	Light Purple
5444	Light Cyan
5456	Light Orange
5492	Light Blue
5494	Light Green
5495	Light Yellow
5496	Light Purple
5563	Light Cyan
5690	Light Orange
5691	Light Blue

Notes

Parcel A 77.86 Acres
Parcel B 156.28 Acres

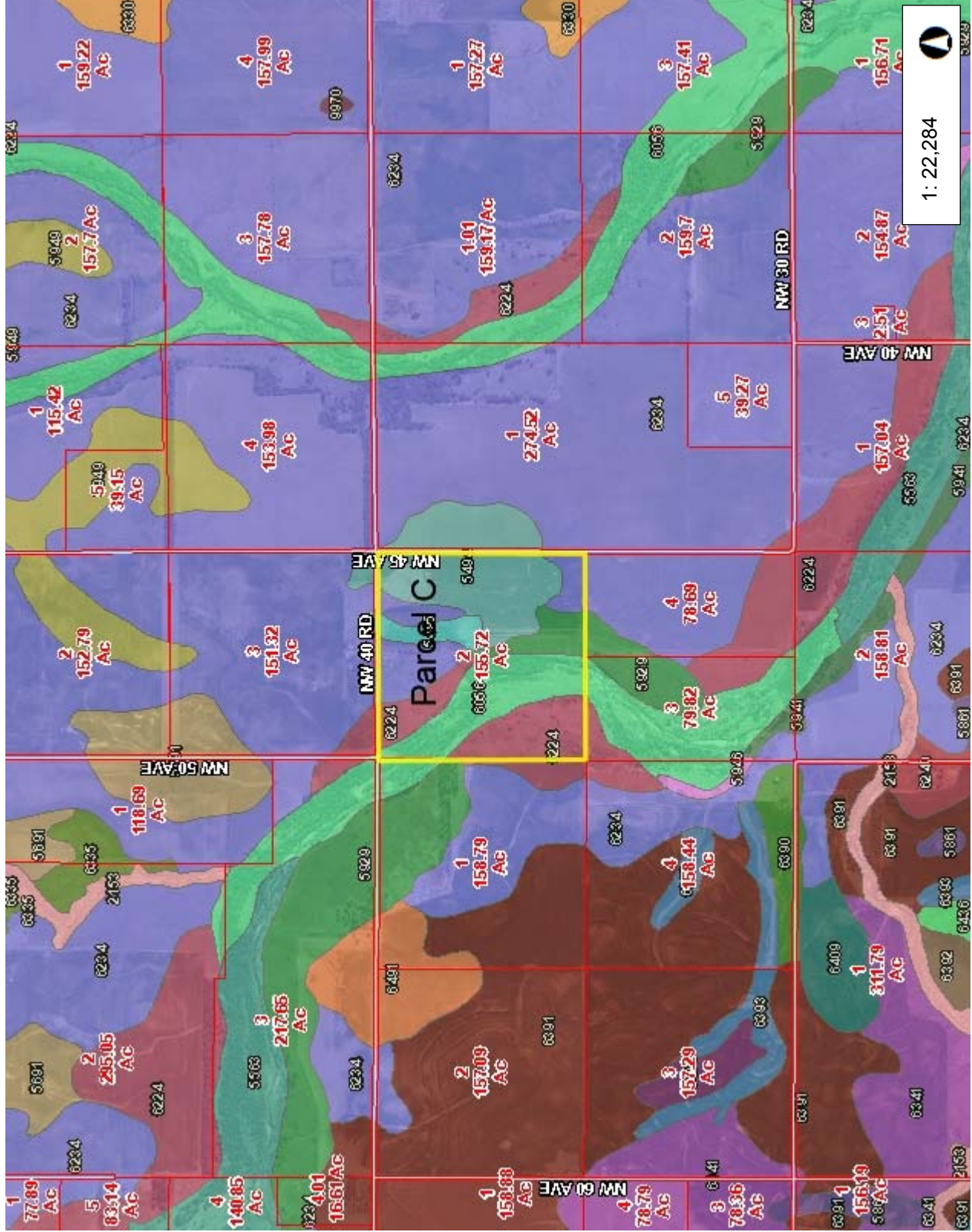


1: 22,284



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Parcel C Soil Map, Harper County



1: 22,284

3,714.1 0 1,857.03 3,714.1 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

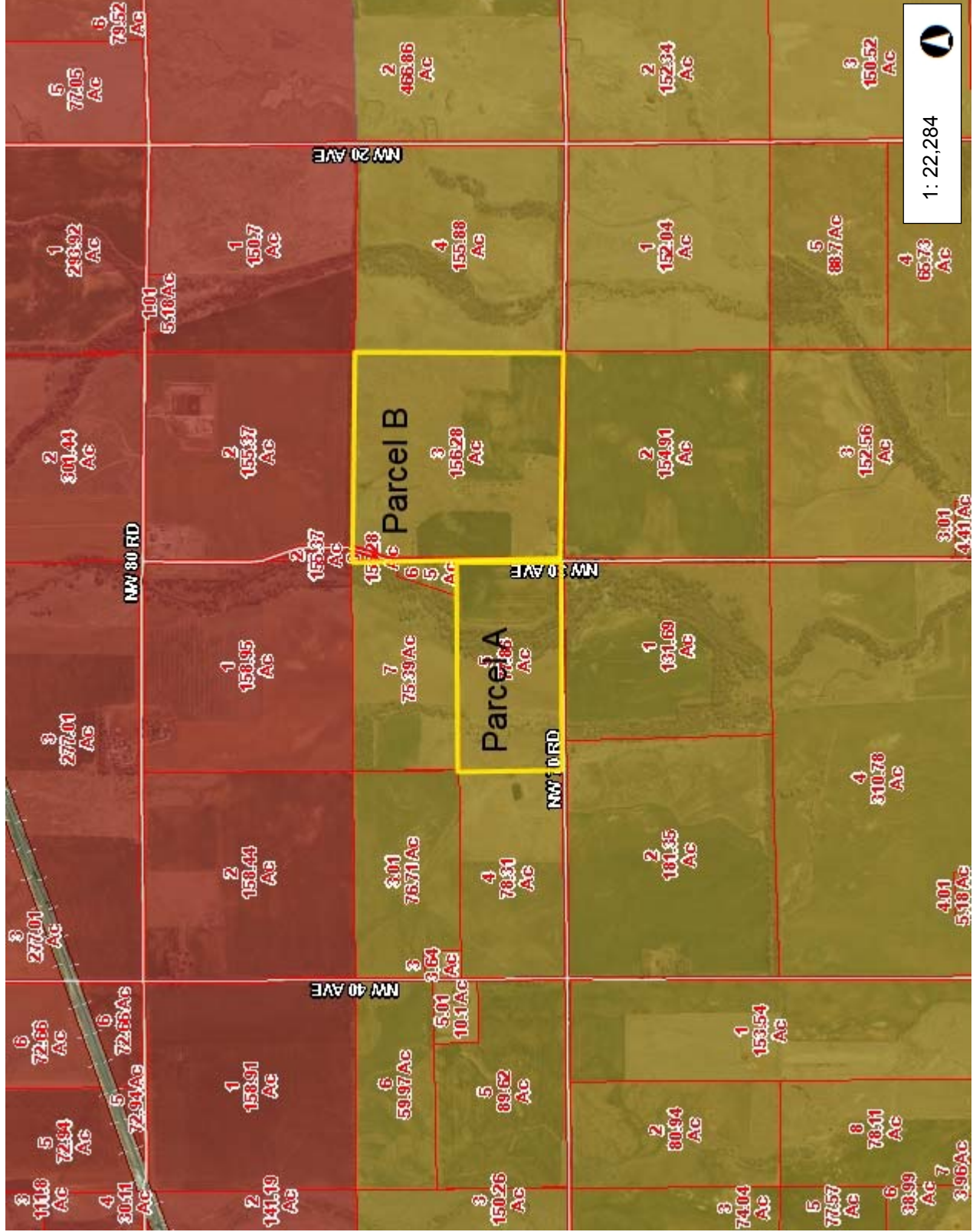
- Highways
- Street
- Railroad
- Parcel
- City Boundary Line
- County Boundary
- Soil

2153	5316	5318	5320	5322	5324	5350	5419	5442	5443	5444	5456	5492	5494	5495	5496	5563	5690	5691
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

Notes

Parcel C: RURAL TOWNSHIP
PARCEL , ACRES 159.0 , LOTS 3 4 5
& SE4 NW4 LESS RD RW SECTION
06 TOWNSHIP 33 RANGE 07

Parcel A & Parcel B Zoning Map Harper County, KS



1: 22,284



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



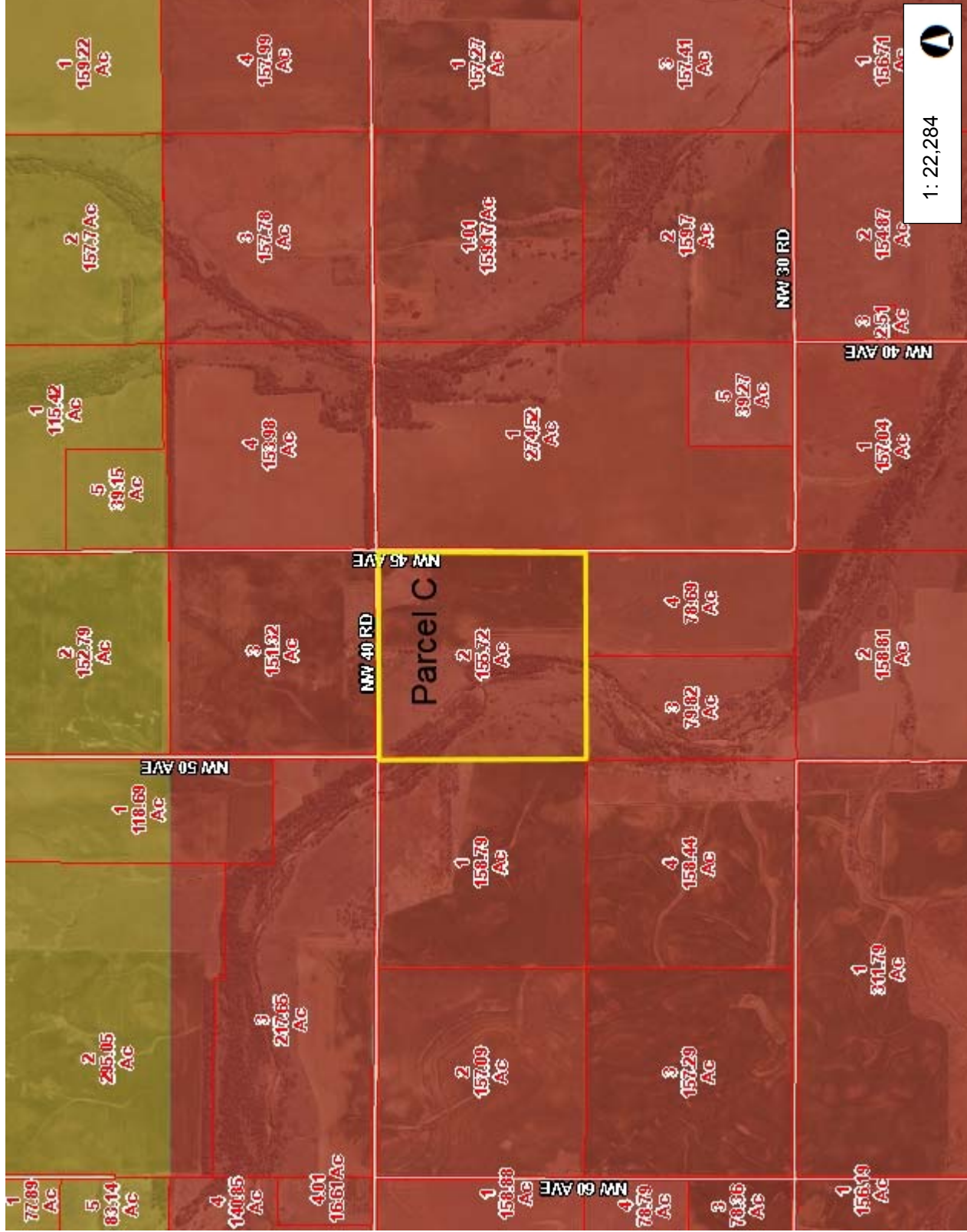
Legend

- Highways
- Street
- Railroad
- Parcel
- City Boundary Line
- County Boundary
- Zoning
 - A-1
 - A-2
 - A-3
 - ANTHONY
 - ATTICA
 - B-1
 - B-2
 - BLUFF CITY
 - FREEPORT
 - I-1
 - I-2
 - MH-1
 - R-1
 - R-2
 - V-1
 - WALDRON

Notes

Parcel A 77.86 Acres
Parcel B 156.28 Acres

Parcel C Zoning Map, Harper County



1: 22,284



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



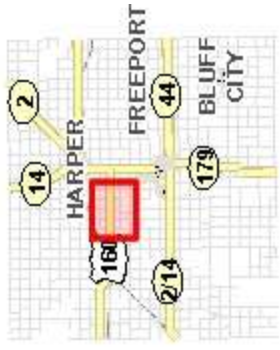
Legend

- Highways
- Street
- Railroad
- Parcel
- City Boundary Line
- County Boundary
- Zoning
 - A-1
 - A-2
 - A-3
 - ANTHONY
 - ATTICA
 - B-1
 - B-2
 - BLUFF CITY
 - FREEPORT
 - I-1
 - I-2
 - MH-1
 - R-1
 - R-2
 - V-1
 - WALDRON

Notes

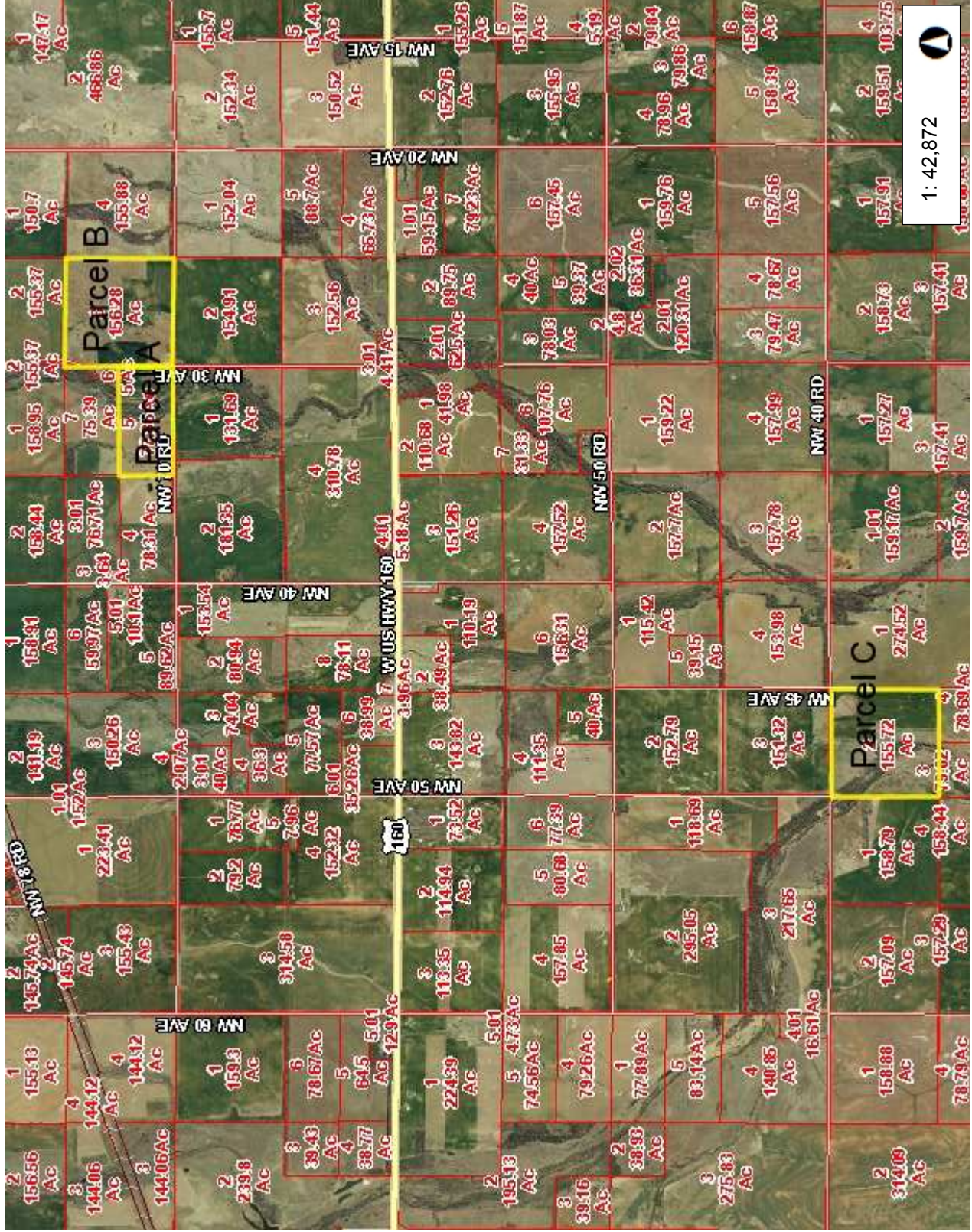
Parcel C: RURAL TOWNSHIP
 PARCEL , ACRES 159.0 , LOTS 3 4 5
 & SE4 NW4 LESS RD RW SECTION
 06 TOWNSHIP 33 RANGE 07

Parcel A, B, & C Harper County, KS



- Legend**
- Highways
 - Street
 - Railroad
 - Parcel
 - City Boundary Line
 - County Boundary

Notes

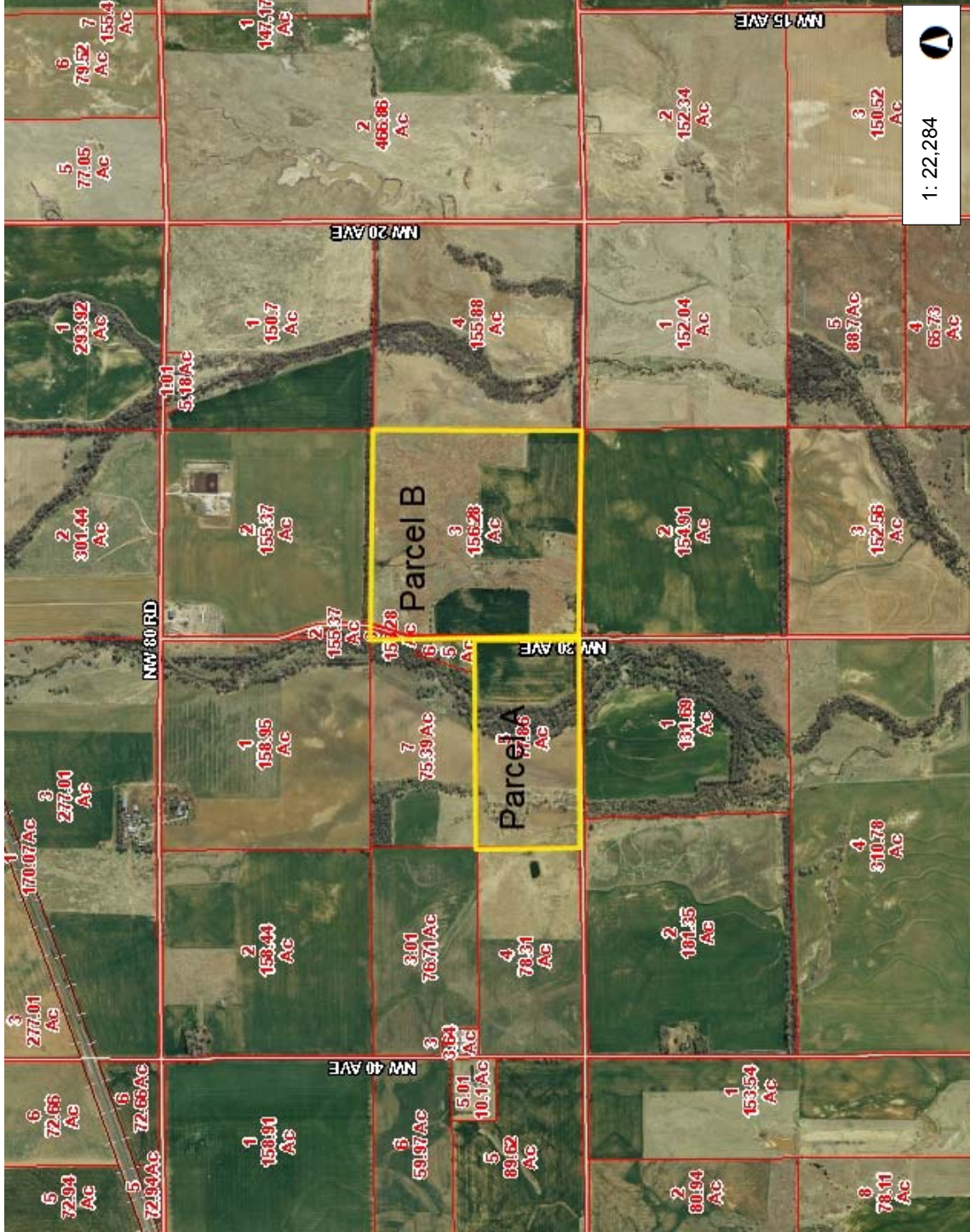


7,145.3 0 3,572.67 7,145.3 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Parcel A & Parcel B Aerial Harper County, KS



1: 22,284



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

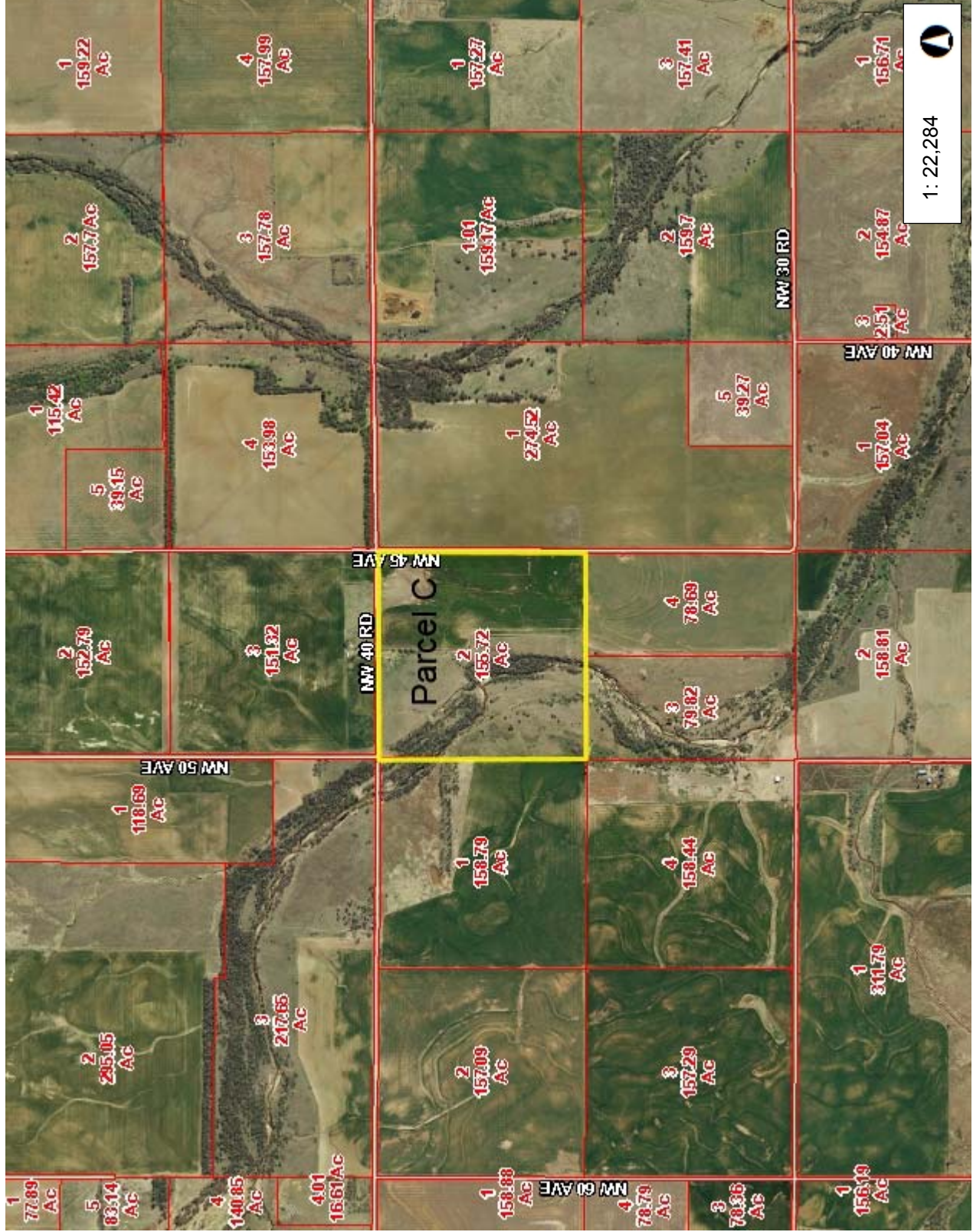


Legend

- Highways
- Street
- Railroad
- Parcel
- City Boundary Line
- County Boundary

Notes
 Parcel A 77.86 Acres
 Parcel B 156.28 Acres

Parcel C Aerial, Harper County



1: 22,284

3,714.1 0 1,857.03 3,714.1 Feet

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- Legend**
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Notes

Parcel C: RURAL TOWNSHIP
PARCEL, ACRES 159.0, LOTS 3 4 5
& SE4 NW4 LESS RD RW SECTION
06 TOWNSHIP 33 RANGE 07

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half Owners Title Insurance Premium
- Real Estate Commission *(If Applicable)*
- Half of the Closing Fee
- Advertising Costs
- Payoff of Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment
- Any Judgements, Tax Liens, Etc. Against The Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proation for the Current Year
- Any Unpaid Homeowner Association Dues
- Rent Deposits and Prorated Rents *(If Applicable)*

THE BUYER CAN GENERALLY EXPECT TO PAY

- 10% Buyer's Premium *(If Applicable)*
- Half Owners Title Insurance Premium
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Half of the Closing Fee
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges For All Documents in Buyer's Name
- Home Owners Association Transfer / Set Up Fee *(If Applicable)*
- All New Loan Charges *(If Obtaining Financing)*
- Homeownere's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, PMI, etc. *(If Applicable)*

