

# PROPERTY INFORMATION PACKET

THE DETAILS



12.65 Acres on N. Creek Rd. | Norwich, KS 67118

12041 E. 13th St. N., Wichita, KS, 67206  
316.683.0612 • 800.544.4489  
[www.McCurdyAuction.com](http://www.McCurdyAuction.com)



**McCurdy**  
AUCTION L.L.C.  
REAL ESTATE SPECIALISTS



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**PRIVATE TREATY PIP**



**MLS #** 581563  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Kingman  
**Area** KNG - Kingman County  
**Address** 12.65 acres N Creek Rd.  
**Address 2**  
**City** Norwich  
**State** KS  
**Zip** 67118  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$49,900  
**For Sale/Auction/For Rent** For Sale  
**Associated Document Count** 1



**GENERAL**

<b>List Agent - Agent Name and Phone</b>	Daniel Gutierrez - CELL: 620-937-1488	<b>Realtor.com Y/N</b>	Yes
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Display on Public Websites</b>	Yes
<b>Co-List Agent - Agent Name and Phone</b>		<b>Display Address</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>VOW: Allow AVM</b>	Yes
<b>Showing Phone</b>	800-301-2055	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Zoning Usage</b>	Agriculture	<b>Sub-Agent Comm</b>	0
<b>Parcel ID</b>	04824-101000000001000	<b>Buyer-Broker Comm</b>	3
<b>Number of Acres</b>	12.65	<b>Transact Broker Comm</b>	3
<b>Price Per Acre</b>		<b>Variable Comm</b>	Non-Variable
<b>Lot Size/SqFt</b>	551,034	<b>Virtual Tour Y/N</b>	
<b>School District</b>	Kingman - Norwich School District (USD 331)	<b>Days On Market</b>	14
<b>Elementary School</b>	Norwich	<b>Cumulative DOM</b>	14
<b>Middle School</b>	Norwich	<b>Cumulative DOMLS</b>	
<b>High School</b>	Norwich	<b>Input Date</b>	5/22/2020 4:45 PM
<b>Subdivision</b>	MNONE	<b>Update Date</b>	6/2/2020
<b>Legal</b>	Lot 8 of Winding Creek Addition located in Section 1, T30S, R5W, Kingman County KS		

**DIRECTIONS**

**Directions** (Norwich)- 120th St & Robbins Rd- East on 120th St, South on Creek Rd to property.

**FEATURES**

<b>SHAPE / LOCATION</b> Rectangular	<b>IMPROVEMENTS</b> Fencing	<b>FLOOD INSURANCE</b> Unknown	<b>AGENT TYPE</b> Sellers Agent
<b>TOPOGRAPHIC</b> Level Treeline	<b>OUTBUILDINGS</b> None	<b>SALE OPTIONS</b> None	<b>OWNERSHIP</b> Individual
<b>PRESENT USAGE</b> Pasture Recreational	<b>MISCELLANEOUS FEATURES</b> None	<b>PROPOSED FINANCING</b> Conventional	<b>TYPE OF LISTING</b> Excl Right w/o Reserve
<b>ROAD FRONTAGE</b> Dirt	<b>DOCUMENTS ON FILE</b> Photographs	<b>POSSESSION</b> At Closing	<b>BUILDER OPTIONS</b> Open Builder
<b>UTILITIES AVAILABLE</b> Other/See Remarks	<b>Sellers Prop. Disclosure</b> Survey	<b>SHOWING INSTRUCTIONS</b> Call Showing #	
		<b>LOCKBOX</b> None	

**FINANCIAL**

**Assumable Y/N** No  
**General Taxes** \$0.00  
**General Tax Year** 2019  
**Yearly Specials** \$0.00  
**Total Specials** \$0.00  
**HOA Y/N** No  
**Yearly HOA Dues**  
**HOA Initiation Fee**

**MARKETING REMARKS**

**Marketing Remarks** This property is offered by Daniel Gutierrez with McCurdy Auction, LLC. Office: 316-867-3600 Email: dgutierrez@mccurdyauction.com You will not want to miss out on this hard to find acreage in the Norwich school district! This is a beautiful plot of land, mostly pasture with many established trees along the fence row boundaries, that could be your future home! 12.65 acres of land located just half a mile from K-42 and only 29 miles from the Wichita airport. \*This Parcel was surveyed off a larger tract so tax information is unknown. School districts and all other information is believed to be accurate, but not guaranteed.

**TERMS OF SALE**

Terms of Sale

**PERSONAL PROPERTY**

Personal Property

**SOLD**

How Sold  
Sale Price  
Net Sold Price       \$0  
Pending Date  
Closing Date  
Short Sale Y/N  
Seller Paid Loan Asst.  
Previously Listed Y/N  
Includes Lot Y/N  
Sold at Auction Y/N

Selling Agent - Agent Name and Phone  
Co-Selling Agent - Agent Name and Phone  
Selling Office - Office Name and Phone  
Co-Selling Office - Office Name and Phone  
Appraiser Name  
Non-Mbr Appr Name

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2020 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

# SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

**This report supersedes any list appearing in the MLS**

1 **Property Address:** Lot 8, N. Creek Rd (170th), Norwich, KS  
 2 **Seller:** Paul Decker **Date of Purchase:** Dec 3, 2018  
 3 **Property currently zoned as:** agricultural

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on  
 5 the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction,  
 6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know  
 7 something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the  
 8 form. Prospective Buyers may rely on the information you provide.

9 **Instructions:** (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available  
 10 supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a  
 11 question, use the comment lines to explain.

12 **By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.**

13 **Message to the Buyer:** Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material  
 14 (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is  
 15 important that you take an active role in obtaining the information about the Property.

16 **Instructions:** (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any  
 17 incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain  
 18 professional inspections of the Property. (6) Investigate the surrounding area.

19 **THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).**

## PART I

**Indicate the condition of the following items by marking the appropriate box.  
 Check only one box for each item.**

None	Does Not Transfer	Working	Not Working	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### WATER SYSTEMS

20      Well/Pump \_\_\_\_\_  
 21      Drinking \_\_\_\_\_ Irrigation \_\_\_\_\_  
 22 Location \_\_\_\_\_  
 23 Depth \_\_\_\_\_  
 24 Type \_\_\_\_\_  
 25 If on well water, has water ever shown test results of contamination?  Yes  No  
 26 Is the property connected to  city  rural water systems?  
 27 Rural Water Transfer?  Yes  No Transfer Fee \$ \_\_\_\_\_  
 28      Cistern \_\_\_\_\_  
 29      Other \_\_\_\_\_  
 30 Comments: \_\_\_\_\_  
 31 \_\_\_\_\_  
 32 \_\_\_\_\_

### DRAINAGE/SEWAGE SYSTEMS

33      Sewer Lines \_\_\_\_\_  
 34      Septic/Laterals \_\_\_\_\_  
 35      Lagoon \_\_\_\_\_  
 36      Tank Size \_\_\_\_\_ Location \_\_\_\_\_  
 37      # Feet of Laterals \_\_\_\_\_  
 38      Other \_\_\_\_\_  
 39      Other \_\_\_\_\_  
 40 Comments: \_\_\_\_\_  
 41 \_\_\_\_\_  
 42 \_\_\_\_\_

Seller's Initials PD Buyer's Initials \_\_\_\_\_

PART II

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

GAS/ELECTRIC

- 43 Is there a propane tank on the property?
44 If yes, is it owned or leased?
45 Is gas connected to property?
46 If not, distance to nearest source? propane
47 Is electricity connected to property?
48 If not, distance to nearest source? Neighbor + along Roadfront
49 To your knowledge, is there any additional costs to hook up utilities?
50 If yes, please explain:

Comments: Standard for new service Wheatland Electric.

DRAINAGE/SEWAGE SYSTEMS

- 54 Is property connected to a public sewer system?
55 If yes, no explanation required.
56 Is there a septic tank/lagoon system serving this property?
57 If yes, when was it last serviced? Date
58 To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
59 To your knowledge, is the property located in a federally designated flood plain or wetlands area?
60 Is the property located in a subdivision with a master drainage plan?
61 If so, is this property in compliance?
62 Has the property ever had a drainage problem during your ownership?
63 Do you currently pay flood insurance?
64 Other drainage/sewage systems and their conditions:

Comments:

BOUNDARIES/LAND

- 67 Have you had a survey of your property?
68 Are the boundaries of your property marked in any way?
69 Is there any fencing on the boundary(ies) of the property?
70 If yes, does the fencing belong to the property?
71 To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
72 Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
73
74 Is this property owner responsible for maintenance of any such shared feature?
75 Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?

Comments: Newly surveyed Property ready for New home. No boundary fence, only some old random fence.

HOMEOWNER'S ASSOCIATION

- 80 Is the property subject to rules or regulations of any homeowner's association?
81 Annual dues \$ 0 Initiation Fee \$ 0
82 To your knowledge, are there any problem relating to any common area?
83 Have you been notified of any condition which may result in an increase in assessments?

Comments: Protective Covenants filed to protect homesteads + family atmosphere.

Seller's Initials PD Buyer's Initials

PART II - Continued

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

ENVIRONMENTAL CONDITIONS

To your knowledge, are any of the following substances, materials, or products present on the real property?

86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137

- 88 [ ] [x]
89 [ ] [x]
90 [ ] [x]
91 [ ] [x]
92 [ ] [x]
93 [ ] [x]
94 [ ] [x]
95 [ ] [x]
96 [ ] [x]
97 [ ] [x]
98 [ ] [x]
99 [ ] [x]

- Asbestos
Contaminated soil or water (including drinking water)
Landfill or buried materials
Methane gas
Oil sheers in wet areas
Radioactive material
Toxic material disposal (e.g., solvents, chemicals, etc.)
Underground fuel or chemical storage tanks
EMFs (Electro Magnetic Fields)
Gas or oil wells in area
Other

To your knowledge, are any of the above conditions present near your property?

Comments: \_\_\_\_\_

MISCELLANEOUS

To your knowledge:

- 104 [ ] [x]
105 [ ] [x]
106 [ ] [x]
107 [ ] [x]
108 [ ] [x]
109 [ ] [x]
110 [ ] [x]
111 [ ] [x]
112 [ ] [x]
114 [ ] [x]

- Are there any gas/oil wells on the property or adjacent property?
Is the present use of the property a non-conforming use?
Are there any violations of local, state or federal government laws or regulations relating to this property?
Is there any existing or threatened legal or regulatory action affecting this property?
Are there any current special assessments or do you have knowledge of any future assessments?
Are there any proposed or pending zoning changes on this or adjacent property?
Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
Are there any diseased or dead trees or shrubs?
Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.

Comments: \_\_\_\_\_

Seller Owns:

- 119 [ ] [x]
122 [ ] [x]
124 [ ] [x]

Mineral Rights:
0 % pass with the land to the Buyer 0 % remain with the Seller
100 % are owned by third party unknown
Are there any oil, gas, or wind leases of record or Other? Please explain:
Crops planted at the time of sale:
pass with the land to the Buyer remain with the Seller
none negotiable
Other (please describe):

Tenant's rights apply to the subject property with lease or shares as follows: None

Water Rights:

pass with the land to the Buyer - Permit # N/A
remain with the Seller - Permit #
have been terminated

Comments: all water rights pass to buyer.

Seller's Initials [Signature] Buyer's Initials \_\_\_\_\_

**SELLER'S ACKNOWLEDGMENT**

138 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's  
139 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that  
140 the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless  
141 and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection  
142 with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure  
143 to other real estate brokers and agents and prospective buyers of the property.

144 \_\_\_\_\_  
145 Seller Date Seller Date

**OR**

146 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.  
147 I have not occupied this property in 2 years and am not familiar with all conditions represented in this form.

148 Paul Dickens May 18, 2020  
149 Seller Date Seller Date

**BUYER'S ACKNOWLEDGMENT AND AGREEMENT**

- 151 1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller.  
152 Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of  
153 any kind by the Seller or any REALTOR® concerning the condition or value of the property.
- 154 2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been  
155 advised to have the property examined by professional inspectors.
- 156 3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical  
157 defects in the property. I state that no important representations concerning the condition of the property are being relied  
158 upon by me except as disclosed above or as fully set forth as follows: \_\_\_\_\_  
159 \_\_\_\_\_
- 160 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes  
161 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire  
162 information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI)  
163 at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
- 164 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base  
165 that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise  
166 may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information  
167 regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I  
168 may find information by contacting the Metropolitan Area Planning Department.

169 \_\_\_\_\_  
170 Buyer Date Buyer Date

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**Parcel Details for 048-241-01-0-00-00-001.00-0 - Printer Friendly Version**  
Quick Reference #: R7360

Owner Information	
Owner's Name (Primary):	DICKENS, PAUL J
Mailing Address:	110359 NE 40th Ave Turon, KS 67563

Property Address	
Address:	0 SE 120th St Norwich, KS 67118

General Property & Assessor	
Property Class:	Agricultural Use - A
Living Units:	
Zoning:	
Neighborhood:	011
Taxing Unit:	410 BENNETT 331

Deed Information	
Document #	Document Link
235-50	<a href="#">View Deed Information</a>
234-297	<a href="#">View Deed Information</a>
232-133	<a href="#">View Deed Information</a>
229-108	<a href="#">View Deed Information</a>

Authenticon  
*Paul J Dickens*  
 5/18/2020 10:37:46 AM CDT

Authenticon  
*Karen M Dickens*  
 5/18/2020 2:45:25 PM CDT

<b>Neighborhood:</b> 011 Lot: 2	
<b>Tract:</b>	Section: 01 Township: 30 Range: 05W
<b>Tract Description:</b>	WINDING CREEK ADDITION, S01, T30, R05W, Lot 2 - 8, ACRES 120.9
<b>Acres:</b>	120.90
<b>Market Acres:</b>	0.00


<b>Function:</b>	Farming / ranch land (no improvements)
<b>Activity:</b>	Farming, plowing, tilling, harvesting, or related activities
<b>Ownership:</b>	Private-fee simple
<b>Site:</b>	Dev Site - crops, grazing etc - no structures

<b>Topography:</b>	Level - 1; Rolling - 4	<b>Parking Type:</b>	Off Street - 1
<b>Utilities:</b>	None - 8	<b>Parking Quantity:</b>	Adequate - 2
<b>Access:</b>	Dirt Road - 3	<b>Parking Proximity:</b>	On Site - 3
<b>Fronting:</b>	Residential Street - 4	<b>Parking Covered:</b>	
<b>Location:</b>	Neighborhood or Spot - 6	<b>Parking Uncovered:</b>	


Tax Year	Property Class	Land	Building	Total
2020	Agricultural Use - A	13,180	00	13,180


Authenticator  
*Paul J Dickens*  
 5/18/2020 10:37:49 AM CDT

Authenticator  
*Karen M Dickens*  
 5/18/2020 2:46:22 PM CDT

Recorded Information (Information Not Available) 

Recorded Information (Information Not Available)

Completed Information (Information Not Available) 

Other Building Improvement Information (Information Not Available) 

**Agricultural Land** 

Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 10
Acres: 0.18	Well Depth:	Govt. Prgm:	Market Value: 940
Soil Unit: 5633	Acres Feet:	Base Rate: 10	
	Acres Feet/Ac:	Adjust Rate: 10	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 2,530
Acres: 28.40	Well Depth:	Govt. Prgm:	Market Value: 147,940
Soil Unit: 5690	Acres Feet:	Base Rate: 89	
	Acres Feet/Ac:	Adjust Rate: 89	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 2,820
Acres: 19.46	Well Depth:	Govt. Prgm:	Market Value: 26,800
Soil Unit: 5900	Acres Feet:	Base Rate: 145	
	Acres Feet/Ac:	Adjust Rate: 145	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 1,330
Acres: 4.95	Well Depth:	Govt. Prgm:	Market Value: 14,010
Soil Unit: 6908	Acres Feet:	Base Rate: 269	
	Acres Feet/Ac:	Adjust Rate: 269	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 770
Acres: 3.74	Well Depth:	Govt. Prgm:	Market Value: 7,870
Soil Unit: 5956	Acres Feet:	Base Rate: 207	
	Acres Feet/Ac:	Adjust Rate: 207	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 710
Acres: 7.97	Well Depth:	Govt. Prgm:	Market Value: 6,030
Soil Unit: 6418	Acres Feet:	Base Rate: 89	
	Acres Feet/Ac:	Adjust Rate: 89	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 4,390
Acres: 36.28	Well Depth:	Govt. Prgm:	Market Value: 188,980
Soil Unit: 5690	Acres Feet:	Base Rate: 121	
	Acres Feet/Ac:	Adjust Rate: 121	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 20
Acres: 1.17	Well Depth:	Govt. Prgm:	Market Value: 1,290
Soil Unit: 5900	Acres Feet:	Base Rate: 21	
	Acres Feet/Ac:	Adjust Rate: 21	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 30
Acres: 1.37	Well Depth:	Govt. Prgm:	Market Value: 1,510
Soil Unit: 5908	Acres Feet:	Base Rate: 21	
	Acres Feet/Ac:	Adjust Rate: 21	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 170
Acres: 13.98	Well Depth:	Govt. Prgm:	Market Value: 10,580
Soil Unit: 6418	Acres Feet:	Base Rate: 12	
	Acres Feet/Ac:	Adjust Rate: 12	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 400
Acres: 3.33	Well Depth:	Govt. Prgm:	Market Value: 17,360
Soil Unit: 5633	Acres Feet:	Base Rate: 121	
	Acres Feet/Ac:	Adjust Rate: 121	

**Agricultural Land Summary**

Dry Land - DR Acres:	64.70	Total Land Acres:	120.83
Native Grass - NG Acres:	56.13	Total Land Use Value:	13,180
		Total Land Mkt Value:	423,300

This parcel record was last updated on 5/18/2020 at 6:51 AM  
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 Version: 3.0.0.07 : 01/16/2020

Authenticat  
**Paul J Dickens**  
 5/19/2020 10:37:51 AM CDT

Authenticat  
**Karen M Dickens**  
 5/18/2020 2:46:27 PM CDT



# WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 0 SE 120th St - Norwich, , KS 67118

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: \_\_\_\_\_

Authentisign  
*Paul J Dickens*  
5/19/2020 10:37:43 AM CDT

05/19/2020

Owner \_\_\_\_\_

Date \_\_\_\_\_

Authentisign  
*Karen M Dickens*  
5/18/2020 2:45:17 PM CDT

05/18/2020

Owner \_\_\_\_\_

Date \_\_\_\_\_

**ADDENDUM \_\_\_\_\_  
(Groundwater)**

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:  
0 SE 120th St - Norwich, , KS 67118

The parties are advised to obtain expert advice in regard to any environmental concerns.

**SELLER'S DISCLOSURE (please complete both a and b below)**

(a) Presence of groundwater contamination or other environmental concerns (initial one):

Seller has no knowledge of groundwater contamination or other environmental concerns; or  
\_\_\_\_\_ Known groundwater contamination or other environmental concerns are:

(b) Records and reports in possession of Seller (initial one):

Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or  
\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

**BUYER'S ACKNOWLEDGMENT (please complete c below)**

(c) \_\_\_\_\_ Buyer has received copies of all information, if any, listed above. (initial)

**CERTIFICATION**

Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

Authentisign <b>Paul J Dickens</b>	05/19/2020		
<small>5/19/2020 10:37:30 AM CDT</small>	Date	Buyer	Date
<b>Karen M Dickens</b>	05/18/2020		
<small>5/18/2020 2:44:23 PM CDT</small>	Date	Buyer	Date

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# Security 1<sup>st</sup> Title

File #:

Property Address:

0 SE 120th St

Norwich, , KS 67118

## WIRE FRAUD ALERT

### IMPORTANT! YOUR FUNDS MAY BE AT RISK

**\*\*SECURITY 1<sup>ST</sup> TITLE DOES NOT SEND WIRE INSTRUCTIONS UNLESS REQUESTED\*\***

This Alert is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer. Realtors®, Real Estate Brokers, Title Companies, Closing Attorneys, Buyers and Sellers are targets for fraudsters to gain access to information for the purpose of wire fraud schemes. Many homebuyers have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain wiring instructions or routing information, and will request that the Buyer send funds to an account controlled by the fraudster.

Security 1<sup>st</sup> Title does not require your funds to be wired. We accept certified checks. If you prefer to wire, you must contact us by phone to request our wire instructions. We will give them verbally or send via SECURED email. After receipt, if you receive another email or unsolicited call purporting to alter these instructions please disregard and immediately contact us.

**\*\*\*Closing funds in the form of ACH Electronic Transfers will NOT be accepted\*\*\***

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.**
- **DO NOT FORWARD wire instructions to any other parties.**
- **ALWAYS VERIFY WIRE INSTRUCTIONS, specifically the ABA routing number and account number, by calling the party who is receiving the funds.**
- **DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify with a phone directory.**
- **DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.**

#### ACKNOWLEDGEMENT OF RECEIPT – YOU MUST SIGN BELOW

Your signature below acknowledges receipt of this Wire Fraud Alert

*Paul J Dickens*

*Haven M Dickens*

Buyer

5/19/2020 10:37:34 AM CDT

Seller

5/18/2020 2:44:25 PM CDT

For more information on wire-fraud scams or to report an incident, please refer to the following links:

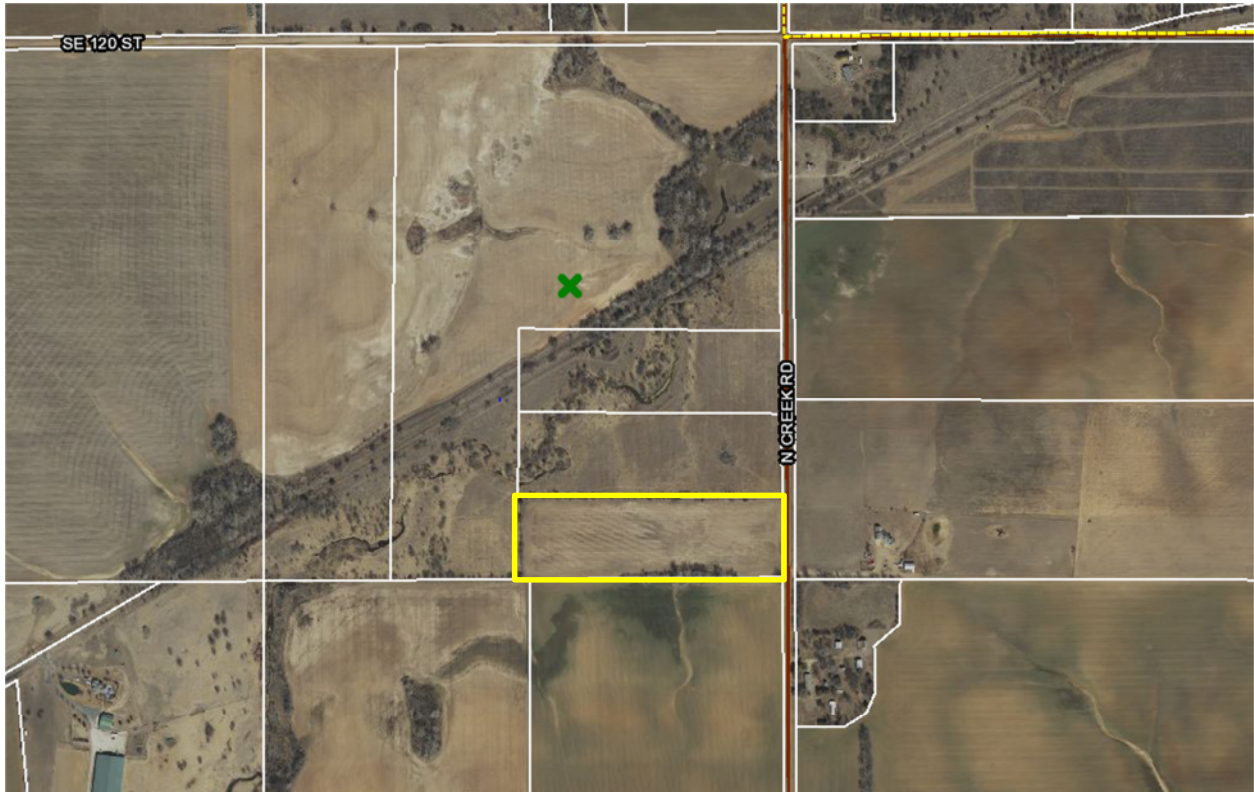
Federal Bureau of Investigation:  
<http://www.fbi.gov>

Internet Crime Complaint Center:  
<http://www.ic3.gov>

12.65 Acres on 120th St & Creek Rd.

Norwich, KS 67118

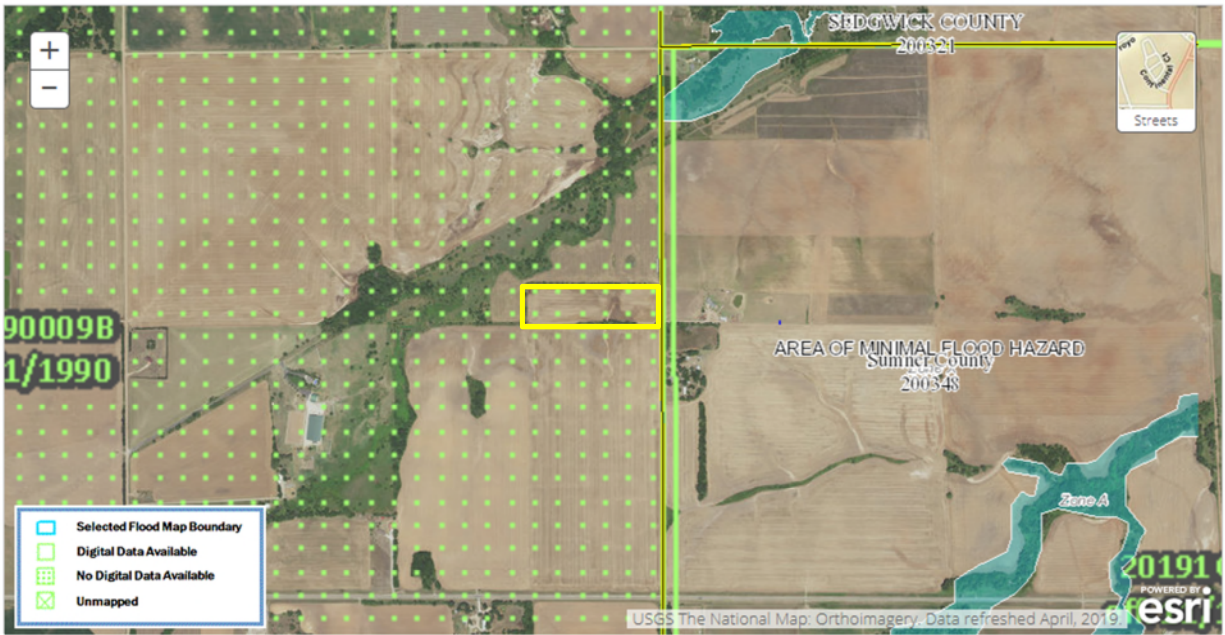
Zoning Map- Agricultural



12.65 Acres on 120th St & Creek Rd.

Norwich, KS 67118

Flood Map

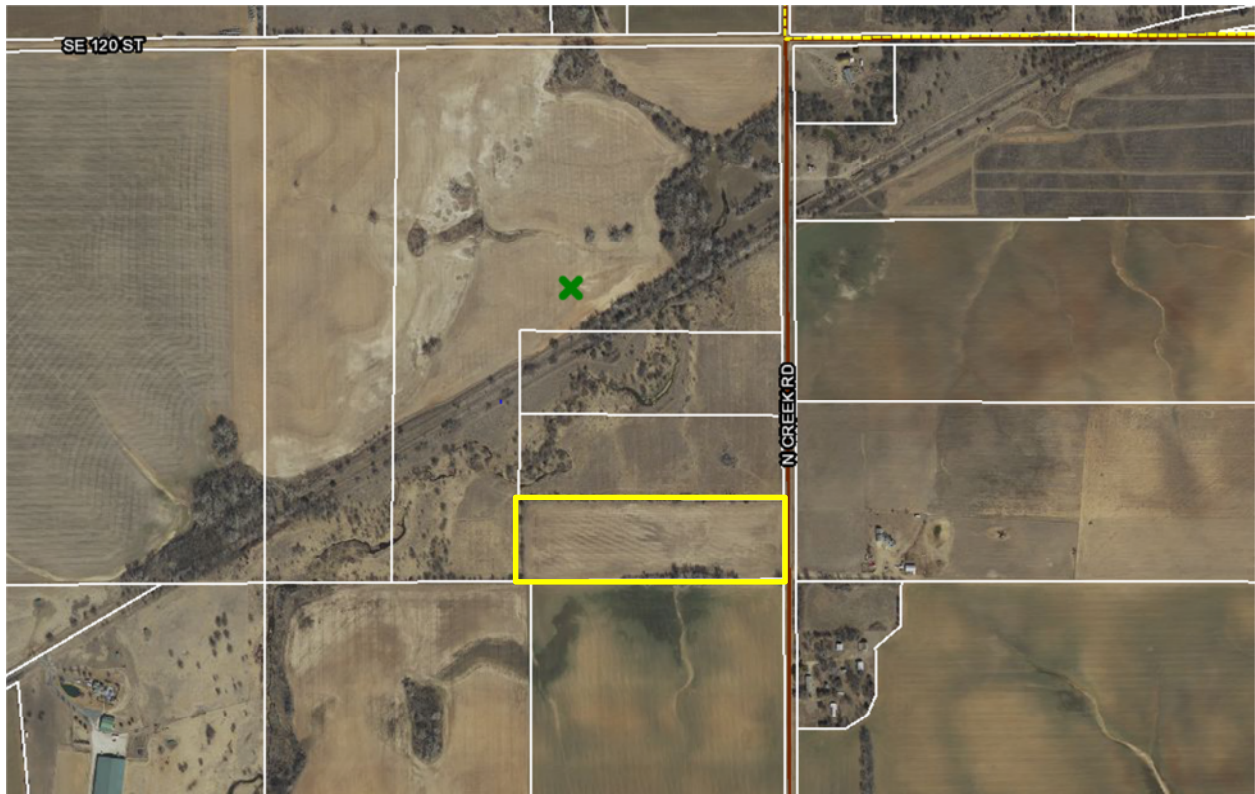




12.65 Acres on 120th St & Creek Rd.

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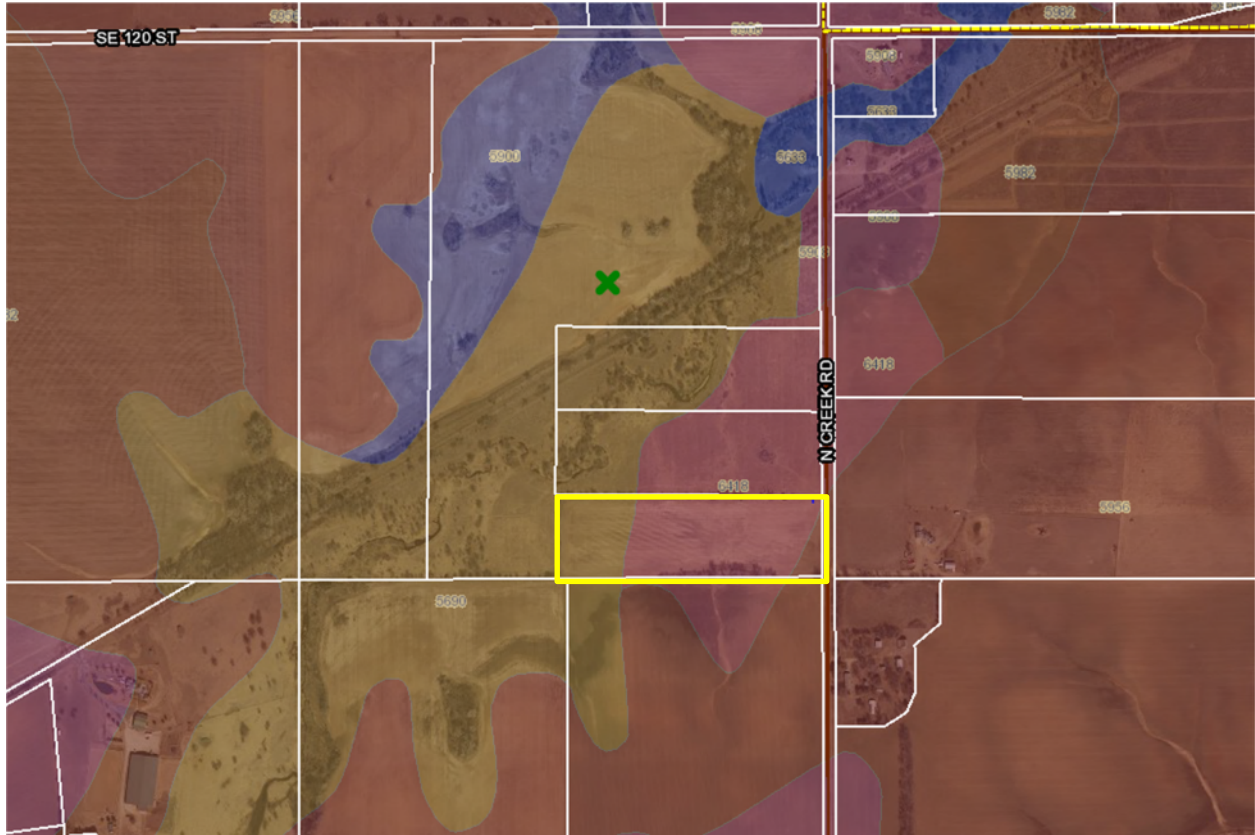
Aerial



12.65 Acres on 120th St & Creek Rd.

Norwich, KS 67118

Soil Map



# GUIDE TO CLOSING COSTS

## WHAT TO EXPECT

### THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee (*Except VA*)
- Real Estate Commission
- Notary Fees (*If Applicable*)
- Any Loan Fees Required by Buyer's Lender (*According to Contract*)
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Termite Treatment (*According to Contract*)
- Home Warranty (*According to Contract*)
- Any Judgments, Tax Liens, Etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Any Bonds or Assessments (*According to Contract*)
- Rent Deposits and Prorated Rents (*If Applicable*)

### THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee (*Except VA*)
- Lender's Title Policy Premiums
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges For All Documents in Buyer's Name
- Termite Inspection (*According to Contract*)
- Homeowner's Association Transfer Fee and Deposit (*If Applicable*)
- All New Loan Charges (*Except Those That the Lender Requires the Seller to Pay*)
- Interest on New Loan From Date of Funding to 30 Days Prior to First Payment Date
- Home Warranty (*According to Contract*)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposits for Taxes, Insurance, MIP, Etc.

