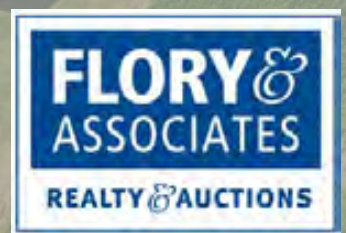


Real Estate & Farm Equipment AUCTION

Saturday • September 26, 2026
13065 NW 1700 Rd., Westphalia, KS

Real Estate • 9 am
Equipment & Personal Property • 9:30a.m.

SELLER: Leon Hirt Estate



SELLER:

Leon Hirt, Trustee or his successors in Trust, under Leon and Anna Mae Hirt Living Trust, dated April 28, 2009

PROPERTY ADDRESS:

13065 NW 1700 Rd, Westphalia, KS 66093

DIRECTIONS:

Directions: South of Harris 3 miles on 31/Finney/Delaware Rd, west on 1700 Rd 1 mile to property. West out of Garnett on NW1700/1600 blacktop to NW Crawford Rd, North 1 mile to property.

PROPERTY VIEWING:

THURSDAY | SEPTEMBER 10, 2026 | 3:30 - 6:30 PM

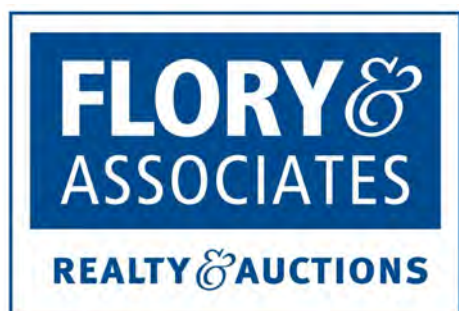
SATURDAY | SEPTEMBER 12, 2026 | 9:30 A.M. - 12:30 P.M.

OR BY APPOINTMENT.

AUCTION LOCATION:

On Site: 13065 NW 1700 Rd, Westphalia, KS

FOR MORE INFORMATION CONTACT:



Jason W. Flory, Auctioneer/Agent

785.979.2183

Floryandassociates@gmail.com

Wendy Flory, Broker

785.979.2923

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AUCTION TERMS and CONDITIONS

PROPERTY DESCRIPTION:

Option 1: (Tract 1) 8± Acres, Older Homestead, Pond & Improvements

Option 2: (Tract 2) 152± Acres mostly tillable acres & 3 Ponds

Option 3: Combination of Tract 1 & Tract 2

AUCTION PROCEDURE & BIDDER REGISTRATION: The property will be offered in individual tracts and in combination, with the property selling in the manner that results in the **highest total purchase price for the Seller**. The **final sale is subject to the Seller's confirmation**, and the Seller reserves the right to **accept or reject the final bid(s)**. All bidders are required to **register and provide photo identification** to obtain a bid number. By signing this document, each potential bidder acknowledges that they have **read, understand, and agree to be bound by the Terms & Conditions of this Auction**.

DOWN PAYMENT: Winning Bidder will be required to make a NON-REFUNDABLE earnest money down payment equal to Ten Percent (10%) of the total purchase price day of auction upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of personal check, business check or cashier's check and will be held by **ANDERSON COUNTY ABSTRACT**. The remainder of the purchase price and closing costs are payable at closing within 30 days of auction day. **YOUR BIDDING AND PURCHASE AGREEMENT WILL BE NON-CONTINGENT UPON FINANCING**. It is strongly recommended that potential bidders ensure in advance (if needed) they are able to obtain necessary financing to close the transaction.

PURCHASE AGREEMENT & ATTACHMENTS: Purchase Agreement (Sales Contract) will be written with no contingencies. All documents that will be attached and incorporated into the Purchase Agreement are included in the Property Prospectus for review. Please feel free to request a copy of the Contract that will be used prior to the auction for your review.

INSPECTIONS: Property will be available for inspections during the scheduled *Open House Thursday, September 10, 2026 3:30 - 6:30 p.m. AND Saturday, September 12, 2026 9:30 a.m. - 12:30 p.m.* OR by appointment. All prospective bidders are encouraged to inspect the property and have any and all inspections including, but not limited to electrical, mechanical, structural, mold, radon, lead-based paint and/or termite completed (at prospective bidders' expense) prior to auction day. Property will be sold "as is" in its present existing condition. Your bidding and Purchase agreement will be NON-CONTINGENT on Inspections.

TITLE: Seller shall provide clear title and execute proper deed conveying the real estate to the Buyer(s).

POSSESSION: Possession will be given at closing upon recording of deed on Tract 1 and at the conclusion of Harvest for Tract 2.

REAL ESTATE TAXES: Real Estate taxes shall be pro-rated as of the closing date.

EASEMENTS: Sale of property is subject to any and all easements of record. See preliminary title commitment within this brochure.

CLOSING: Anticipated closing date shall be on or before October 23, 2026 or a date mutually agreed upon between the Buyer (s) and Seller (s). Closing will be conducted by **Anderson County Abstract, Garnett, KS**.

AGENCY: Flory and Associates and its representatives are Exclusive Agents for the sellers.

DISCLAIMER: The property is being sold on an "*as is, where is*" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Sellers, Real Estate Agents and/or the Auction company. Each bidder is responsible for conducting their own independent inspections, investigations, and all due diligence concerning the property and the auction. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. Acreage is estimated. All information contained in this brochure and any related material are subject to the terms and conditions of the sale outlined in the purchase contract. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions made by the auctioneer are final. The Sellers and the Real Estate Auctioneer reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information. **ALL ANNOUNCEMENTS AND INFORMATION GIVEN/MADE FROM THE AUCTION PODIUM SHALL TAKE PRECEDANCE OVER PREVIOUSLY PRINTED OR STATED ADVERTISEMENT.**

I have read & understand the TERMS & CONDITIONS of this auction.

Bidder Name: _____

Bidder Signature: _____

Phone: _____

Bidder No.: _____ **Date:** _____

Email: _____

Legal Description:

The Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Twenty (20) South, Range Eighteen (18) East of the Sixth Principal Meridian, Anderson County, Kansas.

****This is the legal description for the complete 160±. A Survey will be provided on Tract 1 once Survey is received from Surveyor.**

Real Estate AUCTION



September 26, 2026 • 9 a.m.

LIVE Auction on Site

13065 NW 1700 Rd | Westphalia, KS

Directions: South of Harris 3 miles on 31/Finney/Delaware Rd, west on 1700 Rd 1 mile to property. West out of Garnett on NW1700/1600 blacktop to NW Crawford Rd, North 1 mile to property.

APPROXIMATELY 160± ACRE HOMESTEAD w/MOSTLY TILLABLE FARMLAND

OPTION 1: (TRACT 1) Consisting of 8± Acres, Older Homestead, Pond, Improvements.

OPTION 2: (TRACT 2) Consisting of 152± mostly Tillable acres & 3 ponds.

OPTION 3: Combination of Tract 1 & Tract 2.

The property will be offered in individual tracts and in combination, with the property selling in the manner that results in the **highest total purchase price for the Seller.**

Continue to check our website for updates on exact acreage. This information will be updated once the survey is complete.

PROPERTY VIEWING:

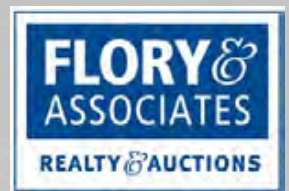
THURSDAY | SEPTEMBER 10, 2026 | 3:30 - 6:30 PM

SATURDAY | SEPTEMBER 12, 2026 | 9:30 A.M. - 12:30 P.M.

Property will be sold “As-Is” by Live Auction. Inspections can be conducted during scheduled property viewing or by appointment prior to auction. Seller/Current tenant is retaining all 2026 crops. Closing shall be on or before October 23, 2026. 10% Nonrefundable Earnest Money deposit will be required day of auction. Possession to be given at closing on Tract 1 and at the conclusion of 2026 harvest for Tract 2 if property is not sold in Combination.

Options will be described in detail upon completion of the new survey. The property will be offered in individual tracts and in combination, with the property selling in the manner that results in the **highest total purchase price for the Seller.**

Marketed By:



Jason Flory, Salesperson/Auctioneer

Baldwin City, KS | 785-979-2183





Tract 1:

8± ACRES RANCH STYLE HOME

Don't miss this opportunity to own a spacious home on **8± acres** with over **1,500 sq. ft. of finished living space on the main level, plus a walk-out basement. READY for your PERSONAL UPDATES.**

- 5 bedrooms, including master suite on the main level & 2 non-conforming in basement
- Master bedroom with walk-in closet & en-suite bathroom
- 3 bathrooms
- Family room with wood-burning fireplace
- Deck overlooking the property
- Full Walk-out basement
- Basement Kitchenette, great for canning, entertaining, or a second living area
- New Septic System
- Pond
- Outbuildings
- Grain bins

Tract 2:

152± ACRES Mostly Tillable

- Current crop: Soybeans
- Property sells subject to tenants rights for the 2026 crop year on Tract #2.
- Possession will be given at the conclusion of 2026 harvest on Tract #2.
- Production records are available upon request.

VISIT:

FloryAndAssociates.com for complete property prospectus including terms of auction, property maps, preliminary title inspection and additional property information.

13065 Nw 1700 Rd, Westphalia, KS, 66093
Anderson County, Kansas, 160 AC +/-

Boundary Map

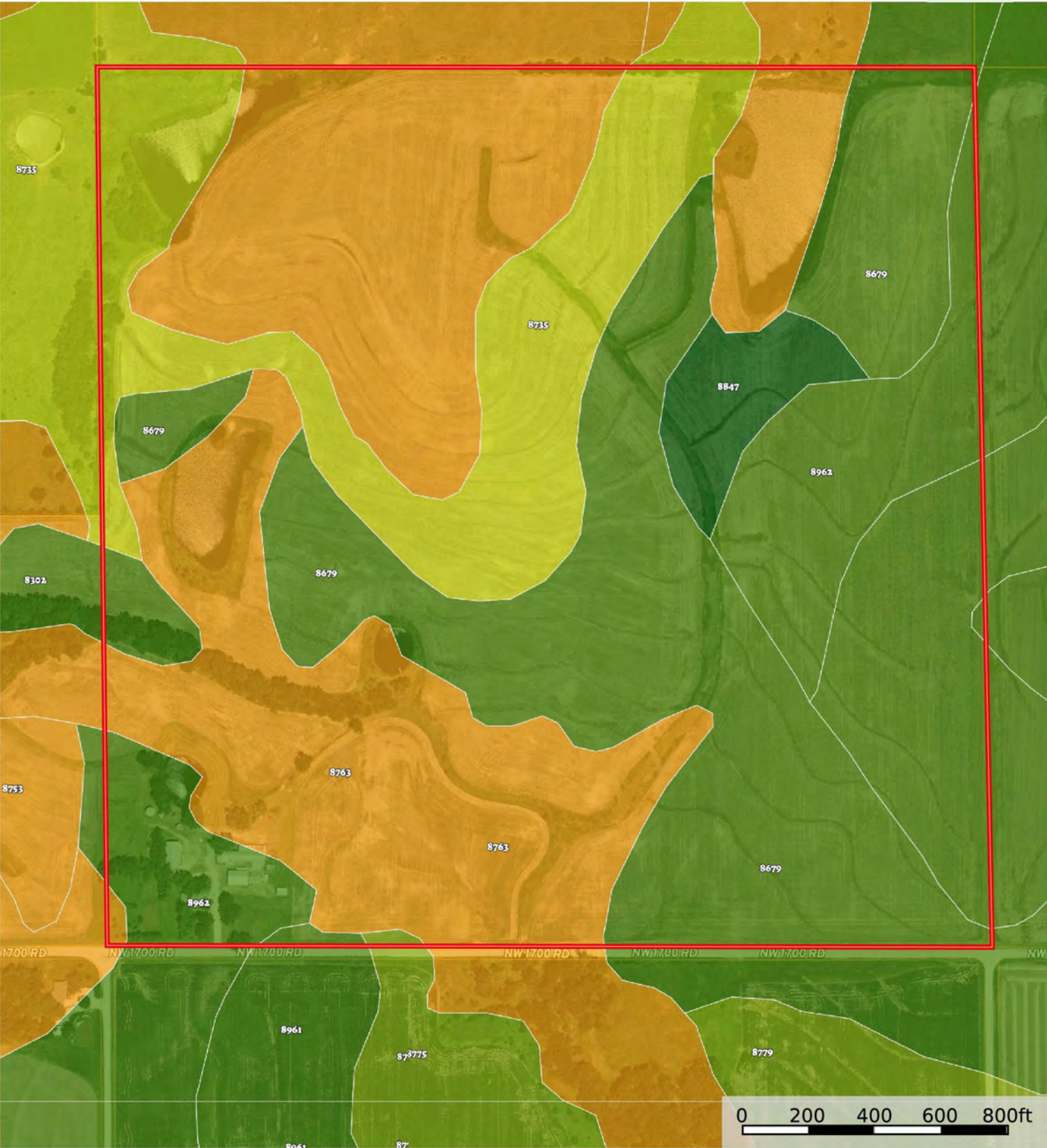


Boundary



13065 Nw 1700 Rd, Westphalia, KS, 66093
Anderson County, Kansas, 160 AC +/-

Soil Map

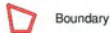
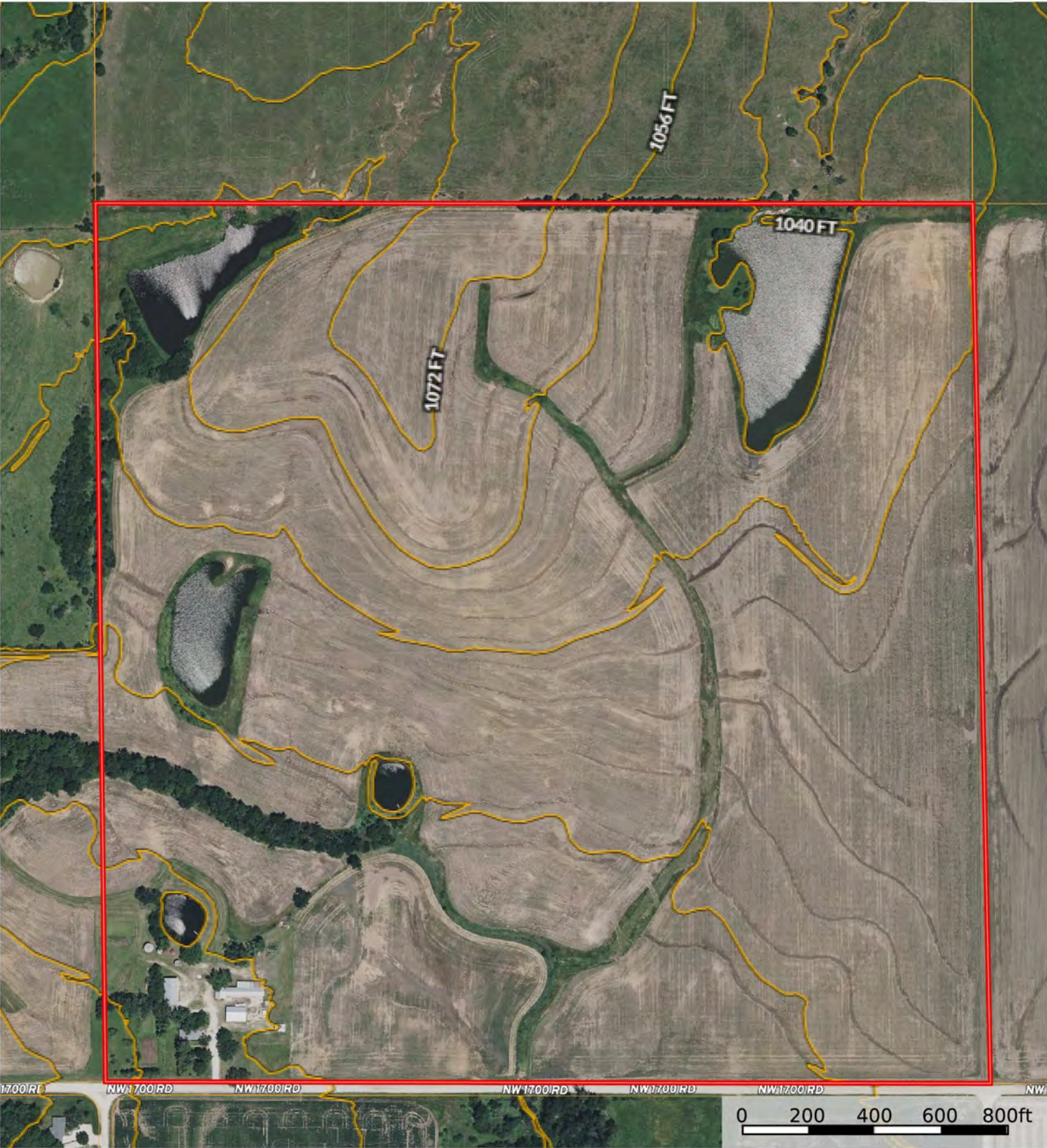


Boundary



13065 Nw 1700 Rd, Westphalia, KS, 66093
Anderson County, Kansas, 160 AC +/-

Topo Map



Boundary

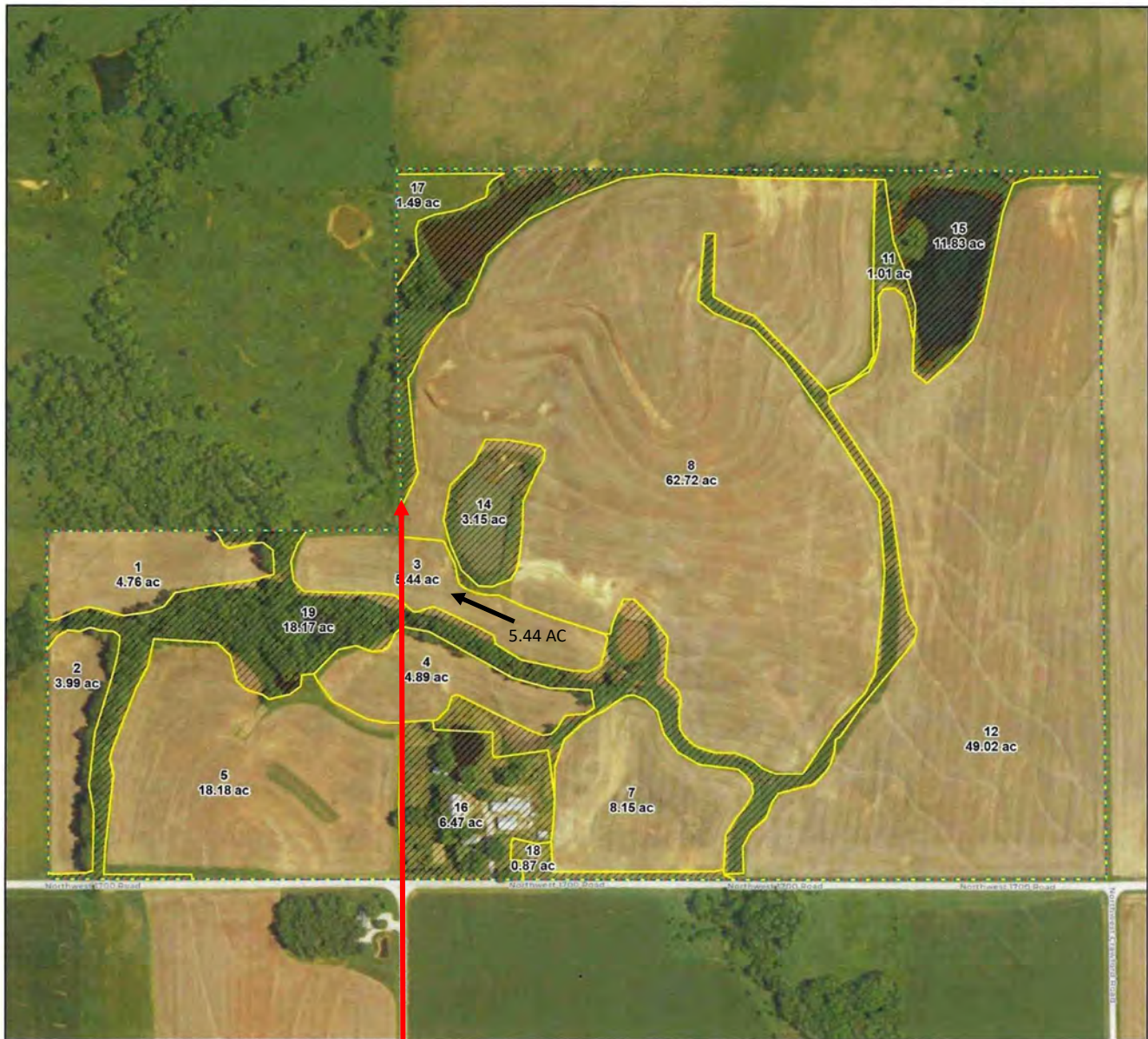


FSA Map



GEAR MAP | Farm **3818** | Tract **265** | PY **2026**

Anderson County, Kansas



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- \\ Non-Cropland
- \\ CRP

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Program Year

Phy Cnty: Anderson



This Farm will need to be reconstituted with the FSA.

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Map Created September 04, 2026

KANSAS
ANDERSON

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3818

Prepared : 9/4/26 1:58 PM CST

Crop Year : 2026

Operator Name : 3H FARMS, LLC

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
338.37	258.11	258.11	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	258.11	13.40			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SORGH, SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	42.20	0.00	33	
Corn	50.30	0.00	66	0
Grain Sorghum	20.40	0.00	56	
Soybeans	117.90	0.00	18	0

TOTAL 230.80 0.00

NOTES

Tract Number : 265

Description : SW4 29-20-18 SE4 SE4 30-20-18

FSA Physical Location : KANSAS/ANDERSON

ANSI Physical Location : KANSAS/ANDERSON

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : LEON & ANNA MAE HIRT LIVING TRUST

Other Producers : None

Recon ID : None

KANSAS
ANDERSON
Form: FSA-156EZ'



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3818

Prepared : 9/4/26 1:58 PM CST

Crop Year : 2026

Tract Land Data

Tract 265 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
200.14	158.64	158.64	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	158.64	13.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	32.20	0.00	33
Corn	25.60	0.00	66
Grain Sorghum	20.40	0.00	56
Soybeans	70.30	0.00	20

TOTAL

148.50

0.00

NOTES

Tract Number : 1459

Description : NW4 4-21-18
FSA Physical Location : KANSAS/ANDERSON
ANSI Physical Location : KANSAS/ANDERSON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LEON & ANNA MAE HIRT LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
138.23	99.47	99.47	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	99.47	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	10.00	0.00	35

KANSAS
ANDERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3818
Prepared : 9/4/26 1:58 PM CST
Crop Year : 2026

Tract 1459 Continued ...

Corn	24.70	0.00	67
Soybeans	47.60	0.00	15
TOTAL	82.30	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Anderson County Property Details

Property Details for PID: 0020792900000003000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0020792900000003000
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Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0020792900000003000
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QuickRef ID :	R1104
---------------	-------

Owner Name :	HIRT, LEON TTEE
--------------	-----------------

Location:	13065 NW 1700 RD, Westphalia, KS 66093
-----------	--

Abbreviated Boundary Description:	S29, T20, R18, ACRES 161.76, SW4 EX RD
-----------------------------------	--

Owner Information:

Owner	HIRT, LEON TTEE
-------	-----------------

Mailing Address	13065 NW 1700 RD WESTPHALIA, KS 66093
-----------------	---------------------------------------

Property Information:

Type	Farm Homesite
------	---------------

Status	Active
--------	--------

Taxing Unit	REEDER TOWNSHIP 026
-------------	---------------------

Neighborhood Code	005.A
-------------------	-------

Dwelling Details

Story Height	One Story	Style	Ranch	Year Built	1973
Total Sq Ft Living Area	1512	Main Floor Living SqFt :	1512	Upper Floor Living Pct :	
Total Rooms:	10	Bedrooms:	4	Remodel Year:	
Full Baths:	2	Half Baths:	2	Basement:	Full - 4
Depreciation Rating:	FR-	Physical Condition:	FR-	Quality:	AV

Additional Dwelling Details

Residential Component	Units	Quality	Year Built
Slab Porch with Roof	192	LO-	
Frame, Metal or Vinyl Siding	100%		
Composition Shingle	100%		
Total Basement Area	1512		
Minimal Finish Area	1226		
Basement Garage, Single	1		
Warmed & Cooled Air	100%		
Plumbing Fixtures	13		
Single 1-Story Fireplace	1		
Raised Slab Porch	28	FR	1973

Other Improvements

Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Prefabricated Storage Shed	1	80	1975	FR	FR

Ag Land Details

Acre Type :	No Acres :	Map Unit :	Irrig :	Well Depth :	
Dry Land - DR	0.86	8302			
Dry Land - DR	22.02	8673			
Dry Land - DR	41.15	8679			
Dry Land - DR	18.30	8735			
Dry Land - DR	23.38	8763			
Dry Land - DR	0.17	8775			
Dry Land - DR	4.16	8847			
Native Grass - NG	1.25	8679			
Native Grass - NG	5.11	8735			
Native Grass - NG	5.14	8763	Tame Grass - TG	0.46	8673
Native Grass - NG	0.11	8961	Tame Grass - TG	1.89	8679
Dry Land - DR	11.23	8961	Tame Grass - TG	0.37	8735
Dry Land - DR	11.19	8962	Tame Grass - TG	5.15	8763
Dry Land - DR	1.90	WST	Tame Grass - TG	0.31	8847
Native Grass - NG	2.32	8673	Tame Grass - TG	1.36	8962
Native Grass - NG	2.95	8962	Total Acres :		160.78

Ag Building Details

Type	Quantity	Size	Year Built	Grade	Condition
Farm Utility Building		40X80	1973	FR	AV
Site Improvements		27X16	1982	AV	AV
Farm Utility Storage Shed		19X80	1980	FR	FR
Tool Shed		10X12	1999	FR	UN
Tool Shed		25X32	1954	FR	FR
Farm Implement Shed		22X48	1954	FR	AV
Tool Shed		22X21	1954	FR	PR
Farm Utility Building		21X30	1990	FR	AV
Farm Utility Building		30X60	1982	FR	FR
Lean-to, Farm Utility		10X60	1982	FR	FR

Type	Quantity	Size	Year Built	Grade	Condition
Site Improvements		27X18	1980	AV	FR
Site Improvements		14X9	1955	AV	FR
Site Improvements		15X9	1955	AV	FR
Site Improvements		18X16	1968	AV	FR
Site Improvements		14X18	1982	AV	FR
Farm Utility Storage Shed		49X22	1948	FR	AV

Preliminary Title Commitment by Anderson County Abstract

*Issued by: Anderson County Abstract Co.
Informational report only*

INFORMATIONAL REPORT

Report Number: 26-20168

Effective Date : August 11, 2026 at 7:00 AM

Prepared for: Wendy Flory
Flory associates@gmail.com

Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Leon Hirt, Trustee, or his successors in trust, under the
Leon and Anna Mae Hirt Living Trust, dated April 28, 2009

The land referred to in this Open Report is described as follows:

The Southwest Quarter (SW/4) of Section Twenty-nine (29),
Township Twenty (20) South, Range Eighteen (18) East of the
Sixth Principal Meridian, Anderson County, Kansas.

OPEN REPORT

Report Number: 26-20168

Special Exceptions:

1. Taxes for the year 2025 in the sum of \$3,719.68 are paid in full, with tax ID#02603090.

2. Easement established in Book N-Mcl., at page 631, over subject property, to Anderson County Kansas.

The exact location of the above easement is not ascertainable from the instrument itself.

3. Easement established in Book 2-Mcl., at page 473, over subject property, to Rural Water District #4, Anderson County, Kansas.

The exact location of the above easement is not ascertainable from the instrument itself.

4. Easement established in Book 2-Mcl., at page 481, over subject property, to Rural Water District #4, Anderson County, Kansas.

The exact location of the above easement is not ascertainable from the instrument itself.

5. Terms and provisions of the oil and gas lease dated January 27, 1975, filed February 26, 1975 at 2:10 P.M., recorded in Book 10 O&G, at page 110, between Leon Hirt, et ux, lessors, and George J. Ablah dba Little George Oil Co. Wichita, Kansas, lessee, together with all subsequent assignments and conveyances.

6. Terms and provisions of the oil and gas lease dated March 21, 1980, filed May 15, 1980 at 11:30 A.M., recorded in Book 12 O&G, at page 33, between Leon Hirt, et ux, lessors, and Rantoul Energy Corp., lessee, together with all subsequent assignments and conveyances.

7. Financing statements, if any, affecting crops growing or to be grown on the land in question.

No liability is assumed hereunder for financing statements not recorded in the Real Estate Records, which may affect crops growing or to be grown on the land above described.

8. Tenancy rights of any party by virtue of either oral or written leases, whether leases for pasture or cultivated, whether annual, fixed term, month to month or otherwise, regarding the land or any improvement or premises thereon.

9. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metal, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

10. Rights of the public, State of Kansas, County of Anderson and the Municipality in and to that part of the premises in question, if any, taken or used for road purposes.

NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. The information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that Anderson County Abstract Co., LLC's sole liability for any loss or damage caused by an error or omission due to inaccurate information for negligence in preparing this report shall be limited to the fee charged for the report.

**SELLER'S RESIDENTIAL
PROPERTY DISCLOSURE STATEMENT**

Document Updated:
November 2025

SELLER(S): Leon Hirt, TTEE

DATE: 07/11/2026

PROPERTY ADDRESS: 13065 Northwest 1700 Road, Westphalia, KS 66093

Part 1. MESSAGE TO THE SELLER:

1. SELLER'S AGREEMENT AND AUTHORIZATIONS:

- A. This form is designed to assist you in making disclosures to the BUYER. If you have actual knowledge of a condition on or affecting the Property, then you must disclose that information to the BUYER on this SELLER'S Residential Property Disclosure Statement (the "Statement").
- B. SELLER discloses the information on this Statement with the knowledge that even though it is not a warranty or guarantee of the condition of the Property, prospective buyers may rely on the information contained in this Statement in deciding whether, and on what terms and conditions, to purchase the Property.
- C. SELLER authorizes any real estate licensees involved in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or possible purchase of the Property.

2. SELLER'S INSTRUCTIONS:

- A. SELLER has an obligation under this Statement to:
 - (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information concerning the Property;
 - (3) Attach all available supporting documentation on the Property;
 - (4) Use explanations lines as requested and when necessary; and
 - (5) Use the explanation lines to explain when the SELLER does not have the personal knowledge to answer a question.
- B. By signing this Statement, SELLER agrees and acknowledges that the failure to disclose known material facts about the Property may result in liability to the BUYER for fraud and misrepresentation.

3. SELLER'S INDEMNIFICATION OF REAL ESTATE LICENSEES:

- A. SELLER agrees to hold harmless, indemnify and defend any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to sell the Property.

SELLER'S INITIALS

SELLER'S INITIALS

Part 2. MESSAGE TO THE BUYER:

1. BUYER'S AGREEMENT AND AUTHORIZATIONS:

- A. This Statement is a disclosure of the condition of the Property as it is actually known by the SELLER on the date that the Statement was signed.
- B. BUYER agrees and acknowledges that this Statement is not a warranty or guarantee of any kind by the SELLER or any real estate licensees involved in this transaction regarding the condition of the Property and should not be used as a substitute for any inspections or warranties that the BUYER may wish to obtain on the Property.

2. BUYER'S INSTRUCTIONS:

- A. BUYER has an obligation under this Statement to:
 - (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information about the condition of the Property contained in this Statement;
 - (3) Ask the SELLER about any incomplete or inadequate responses;
 - (4) Inquire about any concerns about the condition of the Property not addressed on this Statement;
 - (5) Review all other applicable documents concerning the Property;
 - (6) Conduct personal and/or professional inspections of the Property; and
 - (7) Investigate the surrounding areas of the Property to determine suitability for the BUYER.

- B. By signing this Statement, BUYER agrees and acknowledges that the failure to exercise due diligence to inspect the Property and verify the information about the condition of the Property contained in this Statement may affect the ability of the BUYER to hold the SELLER liable for conditions on the Property.

3. BUYER'S AGREEMENT TO HOLD REAL ESTATE LICENSEES HARMLESS:

- A. BUYER agrees that any real estate licensees involved in this transaction are not experts at detecting or repairing physical defects in and on the Property. BUYER agrees to hold harmless any real estate licensees involved in this lease transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to purchase the Property.

BUYER'S INITIALS

BUYER'S INITIALS

Part 3. GENERAL PROPERTY INFORMATION:

1. Approximate age of the Property: 1973
 2. Approximate date that SELLER acquired the Property: 1973
 3. Does SELLER currently occupy the Property? ☐ Yes ☒ No
 If No, how long has it been since the SELLER occupied the Property? _____

Part 4. APPLIANCES, EQUIPMENT AND FIXTURES:

Indicate the condition of the following items by marking the appropriate box. Check only one box for each item. If condition is not known, do not check a box and indicate in "Additional Comments" section.

	WORKING	NOT WORKING	NOT INCLUDED		WORKING	NOT WORKING	NOT INCLUDED
1. Air conditioning – central system	☐	☐	☐	24. Intercom, sound system wiring or built-in speaker system	☐	☐	☐
2. Air conditioning – window units #	☐	☐	☐	25. Microwave oven	☐	☐	☐
3. Air purifier system	☐	☐	☐	26. Oven	☐	☐	☐
4. Attic fan	☐	☐	☐	☐ Electric ☐ Gas			
5. Cable television wiring/jacks	☐	☐	☐	27. Propane tank	☐	☐	☐
6. Ceiling fan(s) #	☐	☐	☐	☐ Leased ☐ Owned			
7. Central vacuum and attachments	☐	☐	☐	28. Range	☐	☐	☐
8. Clothes dryer	☐	☐	☐	☐ Electric ☐ Gas			
9. Clothes washer	☐	☐	☐	29. Range ventilation system	☐	☐	☐
10. Dishwasher	☐	☐	☐	30. Refrigerator #	☐	☐	☐
11. Disposal	☐	☐	☐	31. Sauna/spa	☐	☐	☐
12. Doorbell	☐	☐	☐	☐ Steam ☐ Dry			
13. Exhaust fans – bathrooms	☐	☐	☐	32. Security system	☐	☐	☐
14. Fireplace/fireplace insert	☐	☐	☐	☐ Leased ☐ Owned			
☐ Blower ☐ Factory-built ☐ Masonry				33. Smoke alarms/detectors #	☐	☐	☐
15. Fireplace gas logs	☐	☐	☐	34. Sprinkler system	☐	☐	☐
16. Fireplace gas starter	☐	☐	☐	☐ Back flow preventer ☐ Auto-timer			
17. Fireplace wood-burning stove	☐	☐	☐	35. Sump pump	☐	☐	☐
18. Garage door opener(s)	☐	☐	☐	36. Swimming pool	☐	☐	☐
Number of remotes _____				37. Telephone/Data wiring/jacks	☐	☐	☐
19. Gas grill	☐	☐	☐	38. TV antenna/receiver/satellite dish	☐	☐	☐
20. Heating system	☐	☐	☐	☐ Leased ☐ Owned			
☐ Gas ☐ Forced air gas ☐ Electric				39. Trash compactor	☐	☐	☐
☐ Boiler (☐ Hot water ☐ Steam)				40. Water heater	☐	☐	☐
21. Heat pump	☐	☐	☐	41. Water purifier/softener	☐	☐	☐
22. Hot tub/whirlpool	☐	☐	☐	42. Other	☐	☐	☐
23. Humidifier	☐	☐	☐				

Part 5. STRUCTURAL CONDITIONS:

1. What is the approximate age of the roof (if known)? _____ years Type of roof: _____ ☐ Yes ☐ No
2. Has there been any leaking or other problems with the roof, flashing or rain gutters? ☐ Yes ☐ No
If Yes, when was the date of the last occurrence? _____
3. Have there been any repairs to the roof, flashing or rain gutters? ☐ Yes ☐ No
If Yes, please provide the date of the repairs: _____
4. Has there been any roof replacement? ☐ Yes ☐ No
If Yes, was the replacement ☐ complete or ☐ partial.
5. How many layers of roofing materials are currently on the roof (if known)? _____
6. Have you made any homeowners' insurance claims on the Property? ☐ Yes ☐ No
If Yes, were all the claims addressed with repairs? ☐ Yes ☐ No
7. Has there ever been leakage/seepage in the basement or crawl space? ☐ Yes ☐ No
8. Has there been any damage to the Property due to fire, flood or wind? ☐ Yes ☐ No
9. Are there any structural problems with the Property? ☐ Yes ☐ No
10. Is any exterior wall covering of the structure covered with synthetic stucco? ☐ Yes ☐ No
If Yes, are you aware of any adverse conditions with the exterior wall covering? ☐ Yes ☐ No
If Yes, has there been an inspection to determine whether the structure has excessive moisture accumulation? ☐ Yes ☐ No
11. Is there any damage to the chimney or fireplace? ☐ Yes ☐ No
When was the chimney or fireplace last cleaned or serviced? _____
12. Is there any exposed wiring presently in any structures on the Property? ☐ Yes ☐ No
13. Are there any windows or doors that leak or have broken thermal pane seals? ☐ Yes ☐ No
14. Have you ever experienced or are you aware of any: ☐ Yes ☐ No
Movement, shifting, deterioration or other problems with the crawl space, foundations, slab or walls? ☐ Yes ☐ No
Cracks or flaws in the basement floor, ceilings, concrete slab, crawl space, foundations or garage? ☐ Yes ☐ No
Corrective action taking to remedy these structural conditions, including but not limited to bracing or piling? ☐ Yes ☐ No
Water leakage or dampness in the Property, crawl space or basement? ☐ Yes ☐ No
Dry rot, wood rot or similar conditions on the wood of the Property? ☐ Yes ☐ No
Problems with decks, driveways, fences, patios or retaining walls on the Property? ☐ Yes ☐ No
15. Do you have any knowledge of any damage to the Property caused by termites or wood infestation? ☐ Yes ☐ No
If Yes, is the Property currently under warranty? ☐ Yes ☐ No
If Yes, please name the company here: _____
16. Have you had any termite/pest control treatments for the Property? ☐ Yes ☐ No
If Yes, please name the company and year treated here: _____
17. Has the ground been pre-treated for termites? ☐ Yes ☐ No
18. If you have answered "Yes" to any of the questions in Part 5, please attach documentation and explain here:

19. Additional Comments:

Part 6. LAND CONDITIONS (BOUNDARIES, DRAINAGE, SOILS, ETC.):

1. Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency (FEMA)? ☐ Yes ☐ No
2. Are you aware of any drainage or flood problems on the Property or adjacent properties? ☐ Yes ☐ No
3. Have any neighbors complained that the Property causes drainage problems? ☐ Yes ☐ No
4. Has the Property had a stake survey? ☐ Yes ☐ No
If Yes, please attach a copy of the stake survey.
5. Are the boundaries of the Property marked in any way? ☐ Yes ☐ No

6. Do you have an Improvement Location Certificate (ILC) for the Property? ☐ Yes ☐ No
If Yes, please attach a copy of the Improvement Location Certificate (ILC).
7. Is there fencing on the Property? ☐ Yes ☐ No
If Yes, does the fencing belong to the Property? ☐ Yes ☐ No
8. Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property? ☐ Yes ☐ No
9. Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, roads or driveways? ☐ Yes ☐ No
If Yes, is the Property owner responsible for the maintenance of any such shared features? ☐ Yes ☐ No
10. Are you aware 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 vicinity of the Property? ☐ Yes ☐ No
11. Are you aware of any diseased, dead or damaged trees or shrubs on the Property? ☐ Yes ☐ No
12. If you have answered "Yes" to any of the questions in Part 6, please attach documentation and explain here:

13. Additional Comments:

Part 7. PLUMBING, SEWAGE AND WATER SYSTEMS:

1. What is the drinking water source on the Property? ☐ Public Water ☐ Private Water ☐ Well ☐ Cistern ☐ Other ☐ None
2. If the water source is a Well, please state: Type _____ Depth _____
Diameter _____ Age _____
3. If the drinking water source is a Well, has the water originating from the well ever been tested? ☐ Yes ☐ No
If Yes, please provide the results of such tests in separate documentation.
4. Does the Property have any sewage facilities on or connected to it? ☐ Yes ☐ No
If Yes, please specify: ☐ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Lagoon ☐ Grinder Pump ☐ Cesspool
5. If there are sewage facilities on or connected to the Property, when were they last serviced? _____
6. Are you aware of any problems relating to the plumbing, sewage or water systems on the Property? ☐ Yes ☐ No
If Yes, please explain:

7. Additional Comments:

Part 8. ELECTRICAL, NATURAL GAS AND HEATING AND COOLING SYSTEMS:

1. Is there electrical service connected to the Property? ☐ Yes ☐ No
If Yes, is there a meter? ☐ Yes ☐ No
2. If there is no electrical service connected to the Property, what is the distance to the electrical service? _____
3. What type of material is used in the electrical wiring (if known)? ☐ Copper ☐ Aluminum ☐ Unknown
4. What type of electrical panels exist on the Property (if known)? ☐ Breaker ☐ Fuse ☐ Unknown
Please specify the location of the electrical panels here: _____
5. Does the Property have heating systems? ☐ Yes ☐ No
If Yes, what type? ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Heat Pump ☐ Propane ☐ Other _____
If Yes, please provide the name, age and location of the unit along with the date that the unit was last serviced and by whom:

6. Does the Property have air conditioning? ☐ Yes ☐ No
If Yes, what type? ☐ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window units ☐ Other _____
If Yes, please provide the name, age and location of the unit along with the date that the unit was last serviced and by whom:

7. Does the Property have a water heater? ☐ Yes ☐ No
If Yes, what type? ☐ Electric ☐ Gas ☐ Solar
If Yes, please provide the name, age and location of the unit along with the date that the unit was last serviced and by whom:

8. Are you aware of any problems relating to the electrical, gas and heating and cooling systems on the Property? ☐ Yes ☐ No
If Yes, please explain:

9. Additional Comments:

Part 9. HAZARDOUS CONDITIONS:

1. Are you aware of any underground storage tanks on or near this Property? ☐ Yes ☐ No
2. Are you aware of any previous or current existence of hazardous conditions on the Property (e.g., storage tanks, oil tanks, oil spills, tires, batteries or other hazardous conditions)? ☐ Yes ☐ No
3. Are you in possession of any previous environmental reports (e.g., Phase 1 Environmental Reports)? ☐ Yes ☐ No
If Yes, please attach a copy of the environmental reports.
4. Are you aware of the previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? ☐ Yes ☐ No
5. Are you aware of any other environmental matters (e.g., discoloration of soil or vegetation or oil sheers in wet areas)? ☐ Yes ☐ No
6. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g., methane gas, radon gas, radioactive material, landfill or toxic materials)? ☐ Yes ☐ No
7. Are you aware of any methamphetamine or other controlled substances being manufactured, stored or used on the Property or adjacent properties? ☐ Yes ☐ No
8. Are you aware of any natural gas/oil wells, lines or storage facilities on the Property? ☐ Yes ☐ No
9. Are you aware of any other environmental conditions on the Property? ☐ Yes ☐ No
10. Have any other environmental inspections or tests been conducted on the Property? ☐ Yes ☐ No
11. If you have answered "Yes" to any of the questions in Part 9, please attach documentation and explain here:

12. Additional Comments:

Part 10. NEIGHBORHOOD INFORMATION AND HOMEOWNERS' ASSOCIATIONS:

1. Are you aware of any current/pending assessments, bonds or special taxes that apply to the Property? ☐ Yes ☐ No
2. Is the property subject to conditions, covenants or restrictions of a homeowners' association, common interest community or subdivision restrictions? ☐ Yes ☐ No
3. Are you aware of any violations of such conditions, covenants or restrictions on the Property? ☐ Yes ☐ No
4. Does the homeowners' association impose a transfer fee upon the sale of Property? ☐ Yes ☐ No

5. Are you aware of any damage, defect, proposed change or problem with any common areas or elements? ☐ Yes ☐ No
6. Are you aware of any condition or claim that may result in a change to the assessments or fees? ☐ Yes ☐ No
7. Are the streets privately owned? ☐ Yes ☐ No
8. Is the Property in a conservation, historic or special review district that requires any alterations or improvements to the Property to be approved by a board, commission or panel? ☐ Yes ☐ No
9. Is the Property subject to a tax abatement? ☐ Yes ☐ No
10. Is the Property subject to a right of first refusal? ☐ Yes ☐ No
11. If you have answered "Yes" to any of the questions in Part 10, please attach documentation and explain here:

12. If you are required to pay assessments, dues, fees or any other periodic charges to a homeowners' association or common interest community, please specify here the amount and frequency of those payments:

13. Additional Comments:

Part 11. OTHER MATTERS:

Are you aware of:

1. Any violation of zoning, setbacks or restrictions or of a non-conforming use on the Property? ☐ Yes ☐ No
2. Any violation of laws or regulations affecting the Property? ☐ Yes ☐ No
3. Any existing or threatened legal action pertaining to the Property? ☐ Yes ☐ No
4. Any litigation or settlement pertaining to the Property? ☐ Yes ☐ No
5. Any current or future special assessments pertaining to the Property? ☐ Yes ☐ No
6. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐ Yes ☐ No
7. Any other condition that may prevent you from completing the sale of the Property? ☐ Yes ☐ No
8. Any burial grounds on the Property? ☐ Yes ☐ No
9. Any leases on the Property? ☐ Yes ☐ No

If Yes, please attach a copy of each lease agreement and describe the tenant's rights and obligations for vacating the Property:

10. Any easements or leases on the Property regarding wind energy? ☐ Yes ☐ No
- If Yes, please attach a copy of the easement or lease agreement.

11. Any public authority contemplating condemnation proceedings? ☐ Yes ☐ No
12. Any government rule limiting the future use of the Property other than existing zoning regulations? ☐ Yes ☐ No
13. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property? ☐ Yes ☐ No
14. Any interest in all or part of the Property that has been reserved by the previous owner or government action? ☐ Yes ☐ No
15. Any unrecorded interests affecting the Property? ☐ Yes ☐ No
16. Anything that would interfere in passing clear title to the BUYER? ☐ Yes ☐ No
17. Any general stains or pet stains to the carpet, flooring or sub-flooring? ☐ Yes ☐ No
18. If you have answered "Yes" to any of the questions in Part 11, please attach documentation and explain here:

19. Additional Comments:

Part 12. FORM AGREEMENT AND RECOMMENDATIONS FOR INDEPENDENT LEGAL ADVICE: This Statement has been approved as a form contract by the legal counsel of the Kansas REALTORS® for exclusive use by its REALTOR® members.

Part 13. ACKNOWLEDGEMENT AND AGREEMENT:

1. The information provided in this Statement is the representation of the SELLER and not the representation of any real estate licensees involved in this transaction. Once the Statement is signed by both the BUYER and SELLER, the information contained in the Statement will become part of any Contract to purchase the Property between the BUYER and SELLER.
2. The information provided in this Statement has been furnished by the SELLER, who certifies to the truth thereof to the best of SELLER'S belief and knowledge, as of the date signed by the SELLER. Any substantive changes subsequent to initial completion of the Statement will be disclosed by the SELLER to the BUYER prior to the signing of the Contract to purchase the Property.
3. BUYER acknowledges that BUYER has received, read and understood a signed copy of the Statement from the SELLER, the SELLER'S agent or any other real estate licensees involved in this transaction.
4. BUYER agrees that BUYER has carefully inspected the Property. Subject to any inspections allowed under the Contract to purchase the Property with the SELLER, BUYER agrees to purchase the Property in its present condition only and without warranties or guarantees of any kind by the SELLER or any real estate licensee concerning the condition of the Property.
5. BUYER agrees to verify any of the above information that is important to the BUYER by an independent investigation. BUYER has been advised to have the Property examined by professional inspectors.
6. BUYER acknowledges that neither the SELLER nor any real estate licensees involved in the transaction are experts at detecting or repairing physical defects in the Property. BUYER states that no important representations of the BUYER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed above or as fully set forth as follows and signed by the SELLER in this Statement or by real estate licensees in a separate document:

CAREFULLY READ THE TERMS OF THIS STATEMENT BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

BUYER'S SIGNATURE <i>Print Name:</i>	DATE
BUYER'S SIGNATURE <i>Print Name:</i>	DATE
BUYER'S SIGNATURE <i>Print Name:</i>	DATE
BUYER'S SIGNATURE <i>Print Name:</i>	DATE

<i>Ronne White</i> 7-11-2026	
SELLER'S SIGNATURE <i>Print Name:</i> Leon Hirt, TTEE	DATE
SELLER'S SIGNATURE <i>Print Name:</i>	DATE
SELLER'S SIGNATURE <i>Print Name:</i>	DATE
SELLER'S SIGNATURE <i>Print Name:</i>	DATE

I'm selling for father Trust- ESTATE
I have not occupied property
Ronne White



SELLER'S AGRICULTURAL LAND PROPERTY DISCLOSURE STATEMENT

Document updated:
December 2014

SELLER:

Leon Hirt, TTEE

DATE:

PROPERTY ADDRESS:

13065 Northwest 1700 Road, Westphalia, KS 66093

LEGAL DESCRIPTION:

S29, T20, R18 (161.76± Acres) & S30, T20, R18 (38.89± ac) To be obtained once survey is complete.

Part 1. MESSAGE TO THE SELLER:

1. SELLER'S AGREEMENT AND AUTHORIZATIONS:

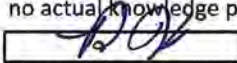
- A. This form is designed to assist you in making disclosures to the BUYER. If you have actual knowledge of a condition on or affecting the Property, then you must disclose that information to the BUYER on this SELLER'S Agricultural Land Property Disclosure Statement (the "Statement").
- B. SELLER discloses the information on this Statement with the knowledge that even though it is not a warranty or guarantee of the condition of the Property, prospective BUYER(S) may rely on the information contained in this Statement in deciding whether, and on what terms and conditions, to purchase the Property.
- C. SELLER authorizes any real estate licensees involved in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or possible purchase of the Property.

2. SELLER'S INSTRUCTIONS:

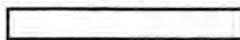
- A. SELLER has an obligation under this Statement to:
 - (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information concerning the Property;
 - (3) Attach all available supporting documentation on the Property;
 - (4) Use explanation lines as requested and when necessary; and
 - (5) Use the explanation lines to explain when the SELLER does not have the personal knowledge to answer a question.
- B. By signing this Statement, the SELLER agrees and acknowledges that the failure to disclose known material facts about the Property may result in liability to the BUYER for fraud and misrepresentation.

3. SELLER'S INDEMNIFICATION OF REAL ESTATE LICENSEES:

- A. SELLER agrees to hold harmless, indemnify and defend any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to sell the Property.



SELLER'S INITIALS



SELLER'S INITIALS

Part 2. MESSAGE TO THE BUYER:

1. BUYER'S AGREEMENT AND AUTHORIZATIONS:

- A. This Statement is a disclosure of the condition of the Property as it is actually known by the SELLER on the date that the Statement was signed.

- B. BUYER agrees and acknowledges that this Statement is not a warranty or guarantee of any kind by the SELLER or any real estate licensees involved in this transaction regarding the condition of the Property and should not be used as a substitute for any inspections or warranties the BUYER(S) may wish to obtain on the Property.

2. BUYER'S INSTRUCTIONS:

- A. BUYER has an obligation under this Statement to:
- (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information about the condition of the Property contained in this Statement;
 - (3) Ask the SELLER about any incomplete or inadequate responses;
 - (4) Inquire about any concerns about the condition of the Property not addressed on this Statement;
 - (5) Review all other applicable documents concerning the Property;
 - (6) Conduct personal or professional inspections of the Property; and
 - (7) Investigate the surrounding areas of the Property to determine suitability for the BUYER.
- B. By signing this Agreement, the BUYER agrees and acknowledges that the failure to exercise due diligence to inspect the Property and verify the information about the condition of the Property contained in this Statement may affect the ability of the BUYER to hold the SELLER liable for conditions on the Property.

3. BUYER'S AGREEMENT TO HOLD REAL ESTATE LICENSEES HARMLESS:

- A. BUYER agrees that any real estate licensees involved in this transaction are not experts at detecting or repairing physical defects in and on the Property. BUYER agrees to hold harmless any real estate licensees involved in this lease transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to purchase the Property.

BUYER'S INITIALS

BUYER'S INITIALS

Part 3. GENERAL PROPERTY INFORMATION:

1. Approximate date that SELLER acquired the Property: 1973
2. What is the current zoning of the Property? Ag

Part 4. WATER AND SEWAGE SYSTEMS:

1. What is the water source on the Property? ☒ Public Water ☐ Private Water ☐ Well ☐ Cistern ☐ Other ☐ None
2. If the water source is a Well, please state: Type _____ Depth _____
Diameter _____ Age _____
3. If the water source is a Well, has the water originating from the well ever been tested? ☐ Yes ☐ No
If Yes, please provide the results of such tests in separate documentation.
4. Does the Property have any sewage facilities on or connected to it? ☐ Yes ☐ No
If Yes, please specify: ☐ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Lagoon ☐ Grinder Pump ☐ Cesspool
5. If there are sewage facilities on or connected to the Property, when were they last serviced? _____
6. Are you aware of any problems relating to the water systems or sewage facilities on the Property? ☐ Yes ☐ No
If Yes, please explain: _____

7. Additional Comments: _____

Part 5. ELECTRICAL AND NATURAL GAS SYSTEMS:

1. Is there electrical service connected to the Property? ☐ Yes ☐ No
2. If there is electrical service connected to the Property, is there a meter? ☐ Yes ☐ No
3. If there is no electrical service connected to the Property, what is the distance to the electrical service? _____
4. Is natural gas connected to the Property? ☐ Yes ☐ No
5. If there is no natural gas connected to the Property, what is the distance to the nearest source? _____
6. Is there a natural gas well on the Property? ☐ Yes ☐ No
7. If there is a natural gas well on the Property, can the natural gas well be used by the surface occupant? ☐ Yes ☐ No
8. Are you aware of any additional costs to hook up utilities to the Property? ☐ Yes ☐ No
- If Yes, please explain: _____

9. Additional Comments: _____

Part 6. LAND CONDITIONS (BOUNDARIES, DRAINAGE, SOILS, ETC.):

1. Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency (FEMA)? ☐ Yes ☐ No
2. Are you aware of any drainage or flood problems on the Property or adjacent properties? ☐ Yes ☐ No
3. Have any neighbors complained that the Property causes drainage problems? ☐ Yes ☐ No
4. Has the Property had a stake survey? ☐ Yes ☐ No
- If Yes, please attach a copy of the stake survey.
5. Are the boundaries of the Property marked in any way? ☐ Yes ☐ No
6. Do you have an Improvement Location Certificate (ILC) for the Property? ☐ Yes ☐ No
- If Yes, please attach a copy of the Improvement Location Certification (ILC).
7. Is there fencing on the Property? ☐ Yes ☐ No
- If Yes, does the fencing belong to the Property? ☐ Yes ☐ No
8. Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property? ☐ Yes ☐ No
9. Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, roads or driveways? ☐ Yes ☐ No
- If Yes, is the Property owner responsible for the maintenance of any such shared features? ☐ Yes ☐ No
10. Are you aware 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 vicinity of the Property? ☐ Yes ☐ No
11. Are you aware of any state-listed or county-listed weeds on the Property now or during the last growing season? ☐ Yes ☐ No
12. Has the Property received any notice for non-compliance with the noxious weed law? ☐ Yes ☐ No
13. Is there currently a lien on the Property due to actions taken under the noxious weed law? ☐ Yes ☐ No

14. If you have answered "Yes" to any of the questions in Part 6, please attach documentation and explain here: _____

15. Additional Comments: _____

Part 7. HAZARDOUS CONDITIONS:

1. Are you aware of any underground storage tanks on or near this Property? ☐ Yes ☐ No
2. Are you aware of any previous or current existence of hazardous conditions on the Property (e.g., storage tanks, oil tanks, oil spills, tires, batteries or other hazardous conditions)? ☐ Yes ☐ No
3. Are you in possession of any previous environmental reports (e.g., Phase 1 Environmental Reports)? ☐ Yes ☐ No
If Yes, please attach a copy of the environmental reports.
4. Are you aware of the previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? ☐ Yes ☐ No
5. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g., methane gas, radon gas, methamphetamine production, radioactive material, landfill or toxic materials)? ☐ Yes ☐ No
6. Are you aware of any natural gas/oil wells, lines or storage facilities on the Property? ☐ Yes ☐ No
7. Are you aware of any other environmental conditions on the Property? ☐ Yes ☐ No
8. Have any other environmental inspections or tests been conducted on the Property? ☐ Yes ☐ No
9. If you have answered "Yes" to any of the questions in Part 7, please attach documentation and explain here: _____

10. Additional Comments: _____

Part 8. OTHER MATTERS:

Are you aware of:

1. Any violation of zoning, setbacks or restrictions or of a non-conforming use? ☐ Yes ☐ No
2. Any violation of laws or regulations affecting the Property? ☐ Yes ☐ No
3. Any existing or threatened legal action pertaining to the Property? ☐ Yes ☐ No
4. Any litigation or settlement pertaining to the Property? ☐ Yes ☐ No
5. Any current or future special assessment pertaining to the Property? ☐ Yes ☐ No
6. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐ Yes ☐ No
7. Any other condition that may prevent you from completing the sale of the Property? ☐ Yes ☐ No
8. Any burial grounds on the Property? ☐ Yes ☐ No

9. Any leases on the Property? ☐ Yes ☐ No
If Yes, please attach a copy of each lease agreement and describe the tenant's rights and obligations for vacating the Property:

10. Any easements or leases on the Property regarding wind energy? ☐ Yes ☐ No

If Yes, please attach a copy of the easement or lease agreement.

11. Any public authority contemplating condemnation proceedings? ☐ Yes ☐ No

12. Any government rule limiting the future use of the Property other than existing zoning regulations? ☐ Yes ☐ No

13. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property? ☐ Yes ☐ No

14. Has the Property been entered into, enrolled or placed into any government farm or conservation program? ☐ Yes ☐ No

15. Any interest in all or part of the Property that has been reserved by the previous owner or government action? ☐ Yes ☐ No

16. Any unrecorded interests affecting the Property? ☐ Yes ☐ No

17. Anything that would interfere in passing clear title to the BUYER? ☐ Yes ☐ No

18. If you have answered "Yes" to any of the questions in Part 8, please attach documentation and explain here:

19. Additional Comments:

Part 9. SELLER'S OWNERSHIP OF PROPERTY INTERESTS:

SELLER owns:

1. Mineral rights? ☐ Yes ☐ No ☐ Portion of Rights

2. Crops? ☐ Yes ☐ No ☐ Portion of Rights

3. Conservation Reserve Program (CRP) payments? ☐ Yes ☐ No ☐ Portion of Rights

4. Water rights? ☐ Yes ☐ No ☐ Portion of Rights

5. If you have checked "No" or "Portion of Rights" to any of the questions in Part 9, please attach documentation and explain here:

6. Additional Comments:

Part 10. ACKNOWLEDGEMENT AND AGREEMENT:

1. The information provided in this Statement is the representation of the SELLER and not the representation of any real estate licensees involved in this transaction. Once the Statement is signed by both the BUYER and the SELLER, the information contained in the Statement will become part of any Contract to purchase the Property between the BUYER and SELLER.
2. The information provided in this Statement has been furnished by the SELLER, who certifies to the truth thereof to the best of SELLER'S belief and knowledge, as of the date signed by the SELLER. Any substantive changes subsequent to initial completion of the Statement will be disclosed by the SELLER to the BUYER prior to the signing of the Contract to purchase the Property.
3. BUYER acknowledges that BUYER has received, read and understood a signed copy of the SELLER'S Agricultural Land Property Disclosure Statement from the SELLER, the SELLER'S agent or any real estate licensees involved in this transaction.
4. BUYER agrees that BUYER has carefully inspected the Property. Subject to any inspections allowed under the Contract to purchase the Property with the SELLER, BUYER agrees to purchase the Property in its present condition only and without warranties or guarantees of any kind by the SELLER or any real estate licensee concerning the condition of the Property.
5. BUYER agrees to verify any of the above information that is important to the BUYER by an independent investigation. BUYER has been advised by the SELLER to have the Property examined by professional inspectors.
6. BUYER acknowledges that neither the SELLER nor any real estate licensees involved in the transaction are experts at detecting or repairing physical defects in the Property. BUYER states that no important representations of the SELLER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed above or as fully set forth as follows and signed by the SELLER in this Statement or by real estate licensees in a separate document:

CAREFULLY READ THE TERMS OF THIS AGREEMENT BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Ronnie White 7-11-2020
SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

I'm Selling for Father Trust sells as is
Ronnie White

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Document Updated:
May 2025

PROPERTY ADDRESS: 13065 Northwest 1700 Road, Westphalia, KS 66093

LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

☐ (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

☒ (ii) ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

☐ (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

☒ (ii) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGMENT

(c) Purchaser has (initial (i) or (ii) below):

☐ (i) ☐ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

☐ (ii) ☐ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

☐ (d) ☐ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home (initial).

(e) Purchaser has (initial (i) or (ii) below):

☐ (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

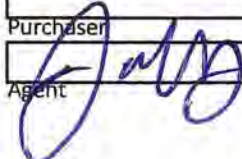
AGENT'S ACKNOWLEDGMENT (initial or enter N/A if not applicable)

(f) ☒ Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) ☐ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. (Only required if the purchaser's agent receives compensation from the seller.)

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	7-11-2026		
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
	7-11-26		
Agent	Date	Agent	Date

RURAL PROPERTY ATTACHMENT TO SALES CONTRACT

SELLER: _____
 BUYER: _____
 PROPERTY: 13065 NW 1700 Rd, Westphalia, KS 66093

Septic (Wastewater) Inspection / Septic Pumping / Water Well Inspection:

Property is in Anderson County and has a septic system (wastewater) and/or water well. All jurisdictions have different rules and regulations regarding the transfer of real estate and the inspection of septic systems (wastewater) and/or water wells.

SELLER will order a septic system (wastewater) and/or water well inspection and pay for said inspection(s). Said inspection(s) to be ordered on or before N/A-New System has been installed (10 calendar days after contract acceptance date if left blank). All parties acknowledge that the subject inspection(s) may be conducted by the County Health Department in many jurisdictions, and as such, the inspection(s) shall be conducted at the earliest opportunity, and is subject to their rules and regulations, and availability and schedule. SELLER shall provide BUYER/BUYER's Representative with a copy of the septic system (wastewater) and/or water well inspection report(s) upon completion.

SELLER will provide access to the property for the purpose of conducting a septic system (wastewater) and/or water well test, including access to the cover of the septic tank by removing any obstructions to the tank cover. SELLER will order and pay for pumping of the septic tank, if required for the purpose of a septic system (wastewater) inspection.

In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any other reason, and it is determined the system does not comply, it may be necessary to bring the system into compliance. Significant expense may be involved.

If the above inspection(s) reveal deficiencies, SELLER and BUYER agree to negotiate repairs independent of the timeframe, terms and conditions of Paragraph 7 of the Sales Contract attached hereto. To negotiate repairs to the septic system (wastewater) and/or water well BUYER/BUYER's Representative may deliver to SELLER/SELLER's representative written notice of deficiencies which require correction by SELLER. BUYER and SELLER will have N/A (5 calendar days if left blank) after SELLER/SELLER's Representative receipt of BUYER'S notice of deficiencies to reach a written agreement detailing the resolution of deficiencies. If the parties fail to reach an agreement to resolve said deficiencies within the aforementioned timeframe, then BUYER or SELLER may unilaterally cancel this Contract by delivering written notice to the other in the form of a Contract Cancellation Agreement (which the receiving party hereby agrees to immediately sign and return to the other) directing Escrow Agent to release all earnest monies held to BUYER. Upon execution by all parties, this Contract shall be declared null and void, and all obligations to the other shall cease.

The independent timeframes contained herein on this Rural Property Attachment for inspection of the septic system (wastewater) and/or water well, applies only to the inspection of the septic system (wastewater) and/or water well. SELLER and BUYER understand that any other inspections are subject to the timeframe, terms, and conditions of Paragraph 7 of the sales contract attached hereto.

BUYER and SELLER acknowledge above inspection(s) may not be waived if required by the lender and/or a government authority. If a septic system (wastewater) and/or water well inspection is not required by lender or a government authority, BUYER is advised to consider an independent inspection of the septic system (wastewater) and/or water well.

☒ **Water Rights / Rural Water District Meter Rights and Transfer Certificates:** It is the BUYER'S responsibility to verify that the water rights, and rural water district meter rights/ownership, are available and transferrable for the subject property. If a rural water meter is assigned to the SELLER/Property, the BUYER should verify their rights to have the meter/meter rights transferred to BUYER. SELLER agrees to execute any necessary documents to transfer or assign any ownership rights in the water meter or water rights of the subject property. Any cost to transfer or assign ownership rights shall be paid by Buyer (BUYER/SELLER).

☒ **Propane Tank / Remaining Fuel Pro-ration:** If SELLER is the owner of the existing propane tank, then ownership of the propane tank shall pass to the BUYER at Closing. If the Propane Tank is leased, BUYER shall assume said lease at Closing, unless otherwise stated. ***Propane tank is Owned**

Whether tank is owned or leased, BUYER shall pay SELLER for any remaining fuel in the tank that will transfer to BUYER at closing, with pro-rated amount based upon SELLER'S documentation of the most recent billing cost for fuel.

SELLER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____



"AS IS" ATTACHMENT TO SALES CONTRACT

SELLER(s): _____

BUYER(s): _____

ADDRESS: 13065 NW 1700 Rd, Westphalia, KS 66093

1. The Property being sold is not new and neither SELLER nor Seller's Agent warrant the condition of the property, which is sold in its present "AS IS" condition. BUYER understands and agrees that SELLER, his or her agents or assigns, will not, prior or subsequent to closing, be responsible for the repair, replacement, or modification of any deficiencies, malfunctions or mechanical defects in the material, workmanship, or mechanical components of the structures, improvements, or land, including but not limited to: heating, plumbing, electrical or sewage disposal system, well or other water supply system, drainage or moisture conditions, foundations, air conditioning, hot water heater, pools, spas, solar systems, appliances, roof or damage by pests or other organisms.
2. This provision supersedes all other provisions in the Purchase Agreement regarding maintenance and condition of the Property (except those relating to the destruction of improvements, risk of loss, and leaving property free of debris and personal property). However, SELLER agrees the Property (including all structures, pool, spa, grounds, and landscaping) will be delivered to BUYER at closing in the same or better condition than as of the date of acceptance or, if there is an inspection contingency, as of the time the inspection contingency is removed. Additionally, SELLER shall remove all personal property and debris from the Property prior to closing, unless otherwise agreed in writing.
3. BUYER has been advised to carefully inspect the Property personally, and to obtain inspection reports from qualified experts regarding all systems and features of the Property including boundary lines, lot and dwelling size, roof, plumbing, electrical, appliances, sewers, septic systems, soil conditions, foundation, heating, air conditioning, structural components, pool and related equipment, and any possible environmental hazards or pest infestation.
4. SELLER agrees to permit BUYER and BUYER'S representative's reasonable access to the Property to complete the inspections.
5. BUYER will notify SELLER in writing on or before N/A- See #8 (if left blank, within TEN (10) calendar days from acceptance) that the condition of the Property is either acceptable or unacceptable. If the BUYER finds the Property acceptable, BUYER agrees to take the Property in its present "AS IS" condition as of the time the inspection condition is satisfied. Should BUYER find the Property unacceptable, the BUYER has the option of terminating the Purchase Agreement, and both parties will immediately execute a mutual cancellation agreement and shall thereafter be released and discharged from all liability under this Contract, and the earnest money shall be refunded promptly to BUYER, less any costs incurred by BUYER for BUYER'S inspections that have not been paid prior to cancellation.
6. BUYER is not relying on SELLER, Seller's Agent, or Buyer's Agent to investigate and report on the condition of the Property other than conditions actually known by the SELLER, Seller's Agent or Buyer's Agent and noted on any disclosure statements that have been provided. In all other respects, BUYER agrees that he or she is relying exclusively upon BUYER'S own inspection and that of experts retained by BUYER as to the condition of the physical features of the Property.
7. The parties understand that, even though this is an "AS IS" sale, the SELLER is obligated by law to reveal all known defects of a material nature of which the SELLER is aware. The parties do not intend by this addendum to waive any provision of the law requiring that the SELLER or the agents furnish disclosure statements, nor do the parties intend to waive any provisions of local laws requiring inspections or reports.
8. BUYER and SELLER agree and affirm that there are NO EXCEPTIONS made to this "AS IS" addendum unless checked here:

☒ EXCEPTIONS AS FOLLOWS: Property is being sold at Auction. Buyer has had opportunity to inspect property prior to auction dates. Buyer accepts property in its "As-Is" condition.

SELLER _____ DATE _____ BUYER _____ DATE _____

SELLER _____ DATE _____ BUYER _____ DATE _____



INSPECTION WAIVER

It is understood and agreed that Buyer hereby waives the following inspections for the property located at:

13065 NW 1700 Rd, Westphalia, KS 66093

CHECK THE BOX (or BOXES) FOR INSPECTION(S) TO BE WAIVED

- ☒ TERMITE/WOOD-DESTROYING/PEST INFESTATION
- ☒ RADON
- ☒ LEAD-BASED PAINT
- ☒ MECHANICAL EQUIPMENT, PLUMBING & ELECTRICAL SYSTEMS, HVAC
- ☒ STRUCTURAL
- ☒ ENVIRONMENTAL OR HEALTH HAZARDS
- ☐ OTHER _____

Buyer acknowledges that Buyer has been advised to have the property examined by professional inspectors and has had the opportunity to have inspections performed by inspectors of Buyer's own choosing.

Buyer further acknowledges that neither the Seller nor any REALTOR® involved in the sale of the property Buyer is purchasing is an expert in detecting or repairing physical defects in the property. Buyer affirms that no important or material representations made by any REALTOR® concerning the condition of the property are being relied on by Buyer in conjunction with the purchase of the property.

Buyer agrees to accept the property in its present condition, subject to any warranties that may be provided by Seller.

Buyer

Buyer

Date: _____

Date: _____



Lawrence Board of Realtors® (01-29-19)



BUYER acknowledges that they had the opportunity to conduct any and all desired inspections on this property prior to auction date. This property is being sold by AUCTION in it's "As-Is" Condition.

Buyers Initials: _____



REAL ESTATE BROKERAGE RELATIONSHIPS BROCHURE

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the client's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

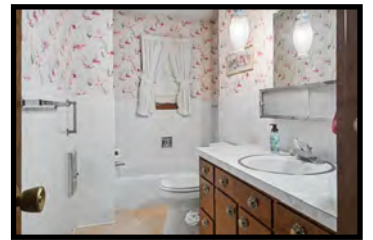
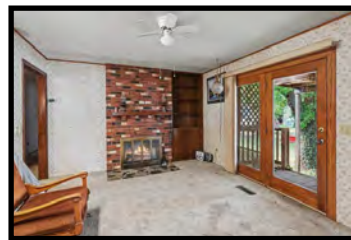
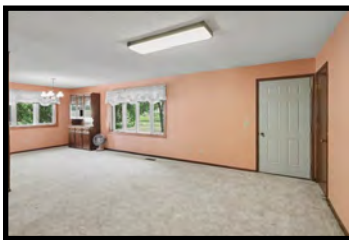
Supervising/branch broker

Flory & Associates ~ Realty & Auctions

Real estate company name approved by the commission

Buyer/Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commission on October 10, 2017



Visit www.FloryAndAssociates.com for additional information regarding the Farm & Estate Auction, including details on **how the real estate will be offered**, the auction schedule, property information, photos, terms and conditions, and additional auction details.

AUCTION:
9/26/2026
REAL ESTATE • 9 AM
EQUIPMENT • 9:30 AM



Flory & Associates ~ Realty & Auctions

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Baldwin City, KS 66006

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E-mail: FloryAndAssociates@gmail.com