

PROPERTY INFORMATION PACKET | THE DETAILS



79± Acres on SE 30th St. | Murdock, KS 67111

AUCTION: BIDDING OPENS: Tues, July 7th @ 2:00 PM

BIDDING CLOSING: Wed, July 15th @ 2:15 PM

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com



McCurdy
REAL ESTATE & AUCTION



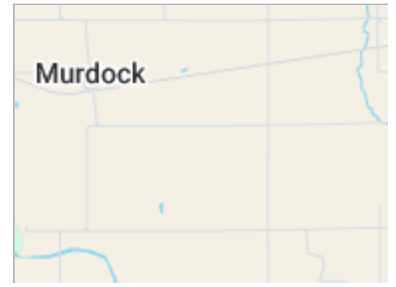
Table of Contents

PROPERTY DETAIL PAGE
TERMS AND CONDITIONS
SELLER'S DISCLOSURE DENIAL
WATER WELL ORDINANCE
SURVEY
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
PLAT
BRRETA DISCLOSURE
GUIDE TO AUCTION COSTS

STANDARD



MLS # 674560
Class Land
Property Type Undeveloped Acreage
County Kingman
Address 79+/- on SE 30th St
Address 2
City Murdock
State KS
Zip 67111
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	6/4/2026
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	10/1/2026
Co-List Agent - Agent Name and Phone		Realtor.com Y/N	Yes
Co-List Office - Office Name and Phone		Display on Public Websites	Yes
Showing Phone	888-874-0581	Display Address	Yes
Zoning Usage	Agriculture	VOW: Allow AVM	Yes
Parcel ID	124-19-0-00-002.00-0	VOW: Allow 3rd Party Comm	Yes
Number of Acres	79.00	Virtual Tour Y/N	
Price Per Acre	0.00	Days On Market	11
Lot Size/SqFt	4,848,228	Cumulative DOM	11
School District	Kingman - Norwich School District (USD 331)	Cumulative DOMLS	
Elementary School	Kingman	Input Date	6/15/2026 4:30 PM
Middle School	Kingman	Update Date	6/15/2026
High School	Kingman	Off Market Date	
Subdivision	NONE LISTED ON TAX RECORD	Status Date	6/15/2026
Legal	S19, T28, R05W, ACRES 111.3, NW4 EXC TR BEG NW COR NW4, TH ELY 611.8, SLY 1423.99, WLY 611.8M NLY 14	HotSheet Date	6/15/2026
		Price Date	6/15/2026

DIRECTIONS

Directions (Kingman County) Hwy 400 & NE 100 Ave - South on 100 Ave, East on SE 20th St, South on Murdock Ave, East on SE 30th to property

FEATURES

SHAPE / LOCATION Rectangular	MISCELLANEOUS FEATURES No Mineral Rights Include	SHOWING INSTRUCTIONS Call Showing #	MINERALS None
TOPOGRAPHIC Level	DOCUMENTS ON FILE Aerial Photos	LOCKBOX None	OTHER LEASES None
PRESENT USAGE Recreational	Photographs	AGENT TYPE Sellers Agent	PONDS 1-4
ROAD FRONTAGE Dirt	Survey	OWNERSHIP Corporate	PROPERTY USE Agricultural
County	FLOOD INSURANCE Unknown	TYPE OF LISTING Excl Right w/o Reserve	Farm
UTILITIES AVAILABLE Other/See Remarks	SALE OPTIONS None	BUILDER OPTIONS Open Builder	RESTRICTIONS / EASEMENTS None
IMPROVEMENTS None	PROPOSED FINANCING Other/See Remarks	FENCING None	TERRAIN Level
OUTBUILDINGS None	POSSESSION At Closing		

FINANCIAL

Assumable Y/N	No
General Taxes	\$51.42
General Tax Year	2025
Yearly Specials	\$0.00
Total Specials	\$0.00

HOA Y/N No
Yearly HOA Dues
HOA Initiation Fee
Earnest \$ Deposited With Security 1st Title

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, July 7th, 2026 at 2:00 PM (ct) | BIDDING CLOSING: Wednesday, July 15th, 2026 at 2:15 PM (ct). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! If you've been looking for a land investment opportunity in South-Central Kansas, the wait is over. This 79± acre parcel located just southeast of Murdock on SE 30th St offers natural wildlife habitat, and wide-open potential. Only 1 mile from pavement to the west and north, access is easy and convenient. The groundwork for a recreation has already been laid. A large pond and two overflow marshes have recently been constructed, and numerous trees planted in tree tubes are already taking root across the property. Whether your vision is a upland bird hunting destination — with dove, quail, and other game birds drawn to the water features and surrounding cover — or a peaceful rural homestead to call your own, this land is ready to grow with you. Much of the heavy lifting has been done; all that's left is your vision. Situated just 7 miles west of Cheney and 3.5 miles south of HWY 400, the property offers the seclusion of true rural Kansas living with practical access to regional amenities. Kingman is 20 minutes away and Wichita is within 45 minutes — close enough to be convenient, far enough to feel like you've escaped. 79± acres southeast of Murdock, Kingman County, Kansas E1/2 of NW1/4 of S19, T28S, R05W Large pond + two overflow marshes recently constructed Numerous trees planted in tree tubes — already established Excellent upland bird habitat — dove, quail, and more Homestead potential with room to build and grow 1 mile to pavement (west and north) 7 miles west of Cheney | 3.5 miles south of HWY 400 20 minutes to Kingman | 45 minutes to Wichita Do not miss your opportunity to invest in Kansas land! *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount of \$15,000. The mineral rights are not owned by the seller and will not be transferred with the property. This property is selling as one parcel totaling 79+/- acres but has been surveyed into 3 tracts, tracts 4, 5 and 6 of the survey. Please see the survey in the property information packet for more information. Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bids are made based on a per acre price. By way of example, if a 160-acre parcel was offered "by the acre" the high bid may be \$5,000 an acre. That amount would then be multiplied times the total acreage to arrive at a total bid price of \$800,000 (plus Buyer's Premium, if applicable). For the purposes of calculating the total sales price, the acreage will be rounded to the nearest whole acre. For example, a parcel with 158.7 acres would be offered as 159 acres or a parcel is 158.3 would be offered as 158 acres.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. BIDDING OPENS: Tuesday, July 7th, 2026 at 2:00 PM (ct) | BIDDING CLOSING: Wednesday, July 15th, 2026 at 2:15 PM (ct). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. The mineral rights are not owned by the seller and will not be transferred with the property. This property is selling as one parcel totaling 79+/- acres but has been surveyed into 3 tracts, tracts 4, 5 and 6 of the survey. Please see the survey in the property information packet for more information. Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bids are made based on a per acre price. By way of example, if a 160-acre parcel was offered "by the acre" the high bid may be \$5,000 an acre. That amount would then be multiplied times the total acreage to arrive at a total bid price of \$800,000 (plus Buyer's Premium, if applicable). For the purposes of calculating the total sales price, the acreage will be rounded to the nearest whole acre. For example, a parcel with 158.7 acres would be offered as 159 acres or a parcel is 158.3 would be offered as 158 acres.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	7/7/2026	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Auction End Date	7/15/2026	2 - Open Start Time
Auction End Time	2:15pm	2 - Open End Time
Broker Registration Req	Yes	3 - Open for Preview
Broker Reg Deadline	7/14/26 @ 5pm	3 - Open/Preview Date
Buyer Premium Y/N	Yes	3 - Open Start Time
Premium Amount	0.10	3 - Open End Time
Earnest Money Y/N	Yes	
Earnest Amount %/\$	15,000.00	

TERMS OF SALE

Terms of Sale See Associated Documents. Broker Bay 888-874-0581

PERSONAL PROPERTY

Personal Property

SOLD

How Sold
Sale Price
Net Sold Price
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 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; easements; covenants; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing or appraisal.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.

8. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
13. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at auctions@mccurdy.com.

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
30. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.



SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 79+/- Acres On SE 30th St. - Murdock, KS 67111 (the "Real Estate")

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if **none, write "none"**):

None

Special Assessments or Fees:

Is the Real Estate located in an improvement district? Yes No Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of? Yes No Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): _____

Explanation of Assessment or Fee: _____

Appliances Transferring with the Real Estate:

Do any appliances present at the property transfer with the real estate?

- No appliances transfer
- All appliances present at the property transfer
- Some appliances transfer

*If you marked some appliances transfer, please give a detailed explanation of which appliances transfer: _____

(Remainder of this page intentionally left blank)



WATER WELL INSPECTION REQUIREMENTS

Property Address: 79+/- Acres On SE 30th St. - Murdock, KS 67111

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Kaleb Howell
Owner/Seller

06/04/2026

Date

Owner/Seller

Date

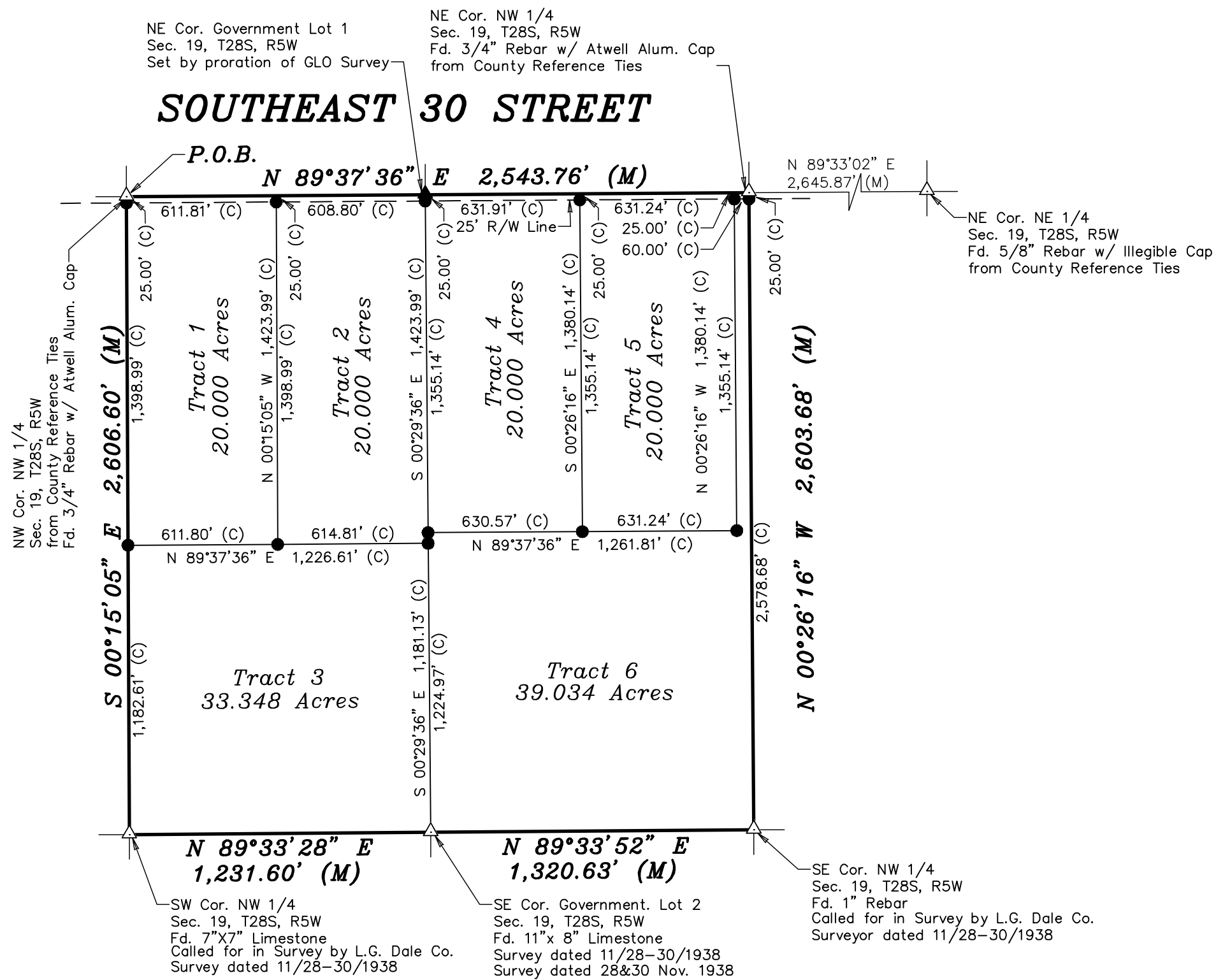
Buyer

Date

Buyer

Date

Copyright © 2026 Garber Surveying Service, P.A. Saved 5/12/2026 2:35:31 PM by CSTUCKY
Plot Date & Time Friday, May 22, 2026 10:44:41 AM Dwg Path U:\LDD\GSSFILES\2024\20241083_C3d.dwg\20241083_6 Tracts



DESCRIPTION:

TRACT 1:

A portion of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian, Kingman County, Kansas, more particularly described by William P. Fox, Professional Surveyor #799, on December 12, 2024 as follows:

Beginning at the Northwest corner of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian; Thence with a bearing of North 89°37'36" East (basis of bearings is NAD 83 Kansas South Zone) on the North line of said Northwest Quarter for a distance of 611.81 feet; Thence South 00°15'05" East for a distance of 1,423.99 feet; thence South 89°37'36" West parallel with the North line of said Northwest Quarter for a distance of 611.80 feet to a point on the West line of said Northwest Quarter; Thence North 00°15'05" West on the West line of said Northwest Quarter for a distance of 1,423.99 feet to the point of beginning, containing **20.000 Acres**, and subject to a road right-of-way easement across the North 25.00 feet thereof and any other easements and restrictions of record.

TRACT 2:

A portion of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian in Kingman County, Kansas, more particularly described by William P. Fox, Professional Surveyor #799, on December 12, 2024 as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian; thence with a bearing of North 89°37'36" East (basis of bearings is NAD 83 Kansas South Zone) on the North line of said Northwest Quarter for a distance of 611.81 feet to the point of beginning; Thence continuing North 89°37'36" East on the North line of said Northwest Quarter for a distance of 608.80 feet; Thence South 00°29'36" East for a distance of 1,423.99 feet; Thence South 89°37'36" West for a distance of 614.81 feet; Thence North 00°15'05" West parallel with the West line of said Northwest Quarter a distance of 1,423.99 feet to the point of beginning, containing **20.000 Acres**, and subject to a road right-of-way easement across the North 25.00 feet thereof and any other easements and restrictions of record.

TRACT 3:

TRACT 4:

TRACT 5:

TRACT 6:

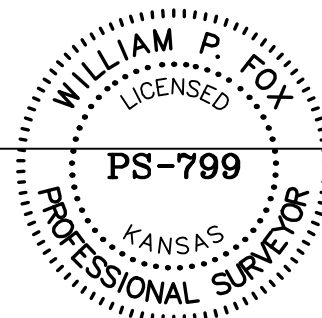
REVIEW SURVEYOR'S CERTIFICATE

I hereby certify that this survey/plot was reviewed for filing, pursuant to K.S.A. 58-2005 through K.S.A. 58-2011 for content only, is in compliance with those provisions and is approved for recording/filing. No other warranties are extended or implied.

Lloyd P. Dorzweiler PS# 885, Land Surveyor

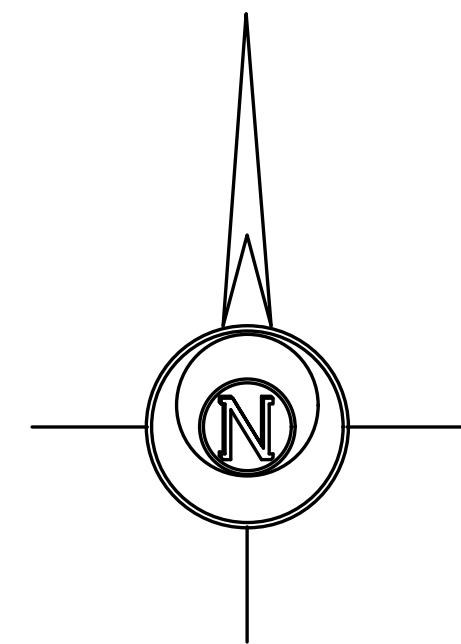
SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 12th day of May, 2026.



LEGEND

- △ - Sectional Monument Found
- ▲ - Sectional Monument Set (5/8" x 24" Iron Rebar w/GSS Cap)
- - 5/8" x 24" Iron Rebar Set w/GSS Cap
- (C) - Calculated
- (M) - Measured
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

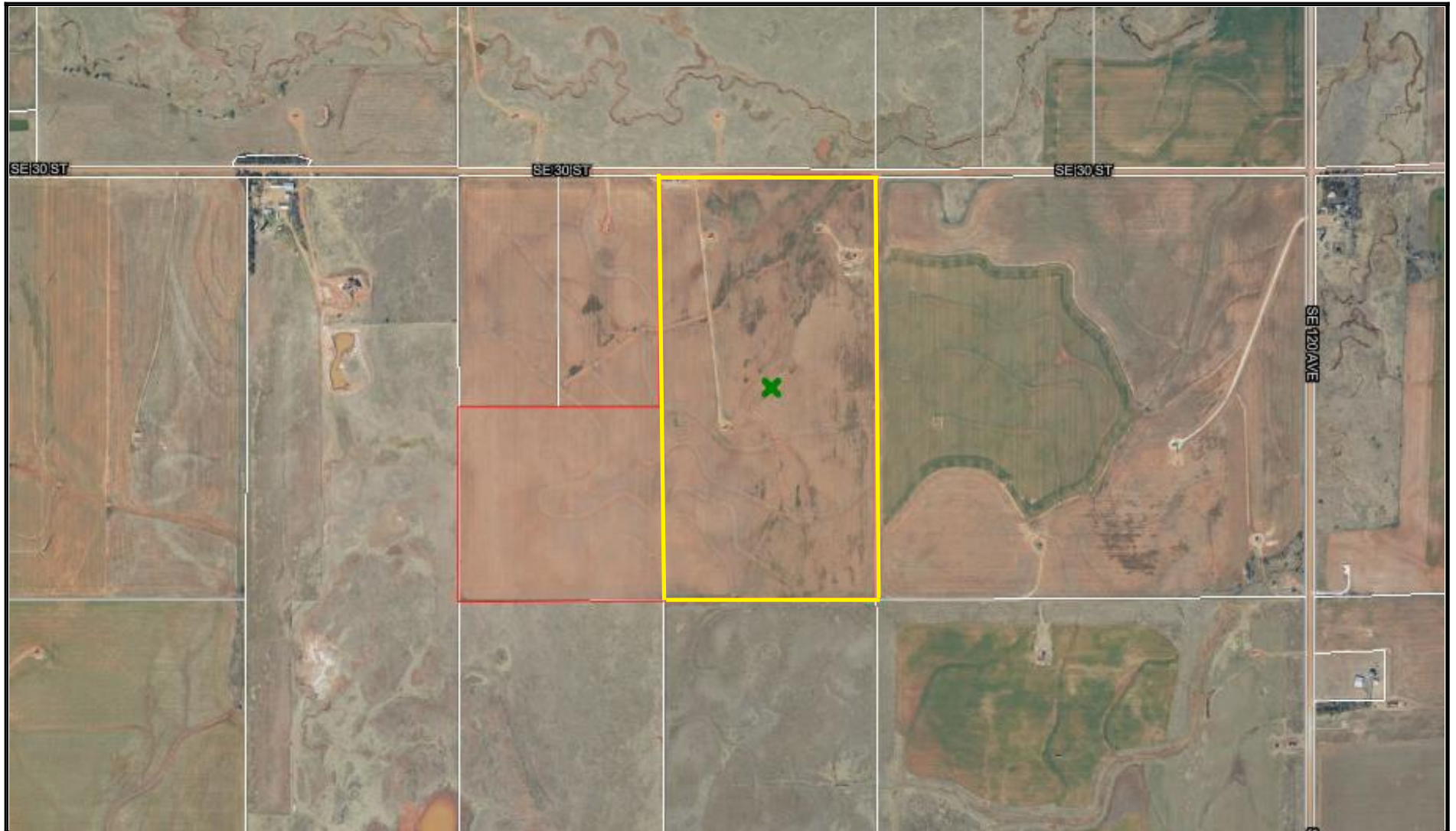


BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

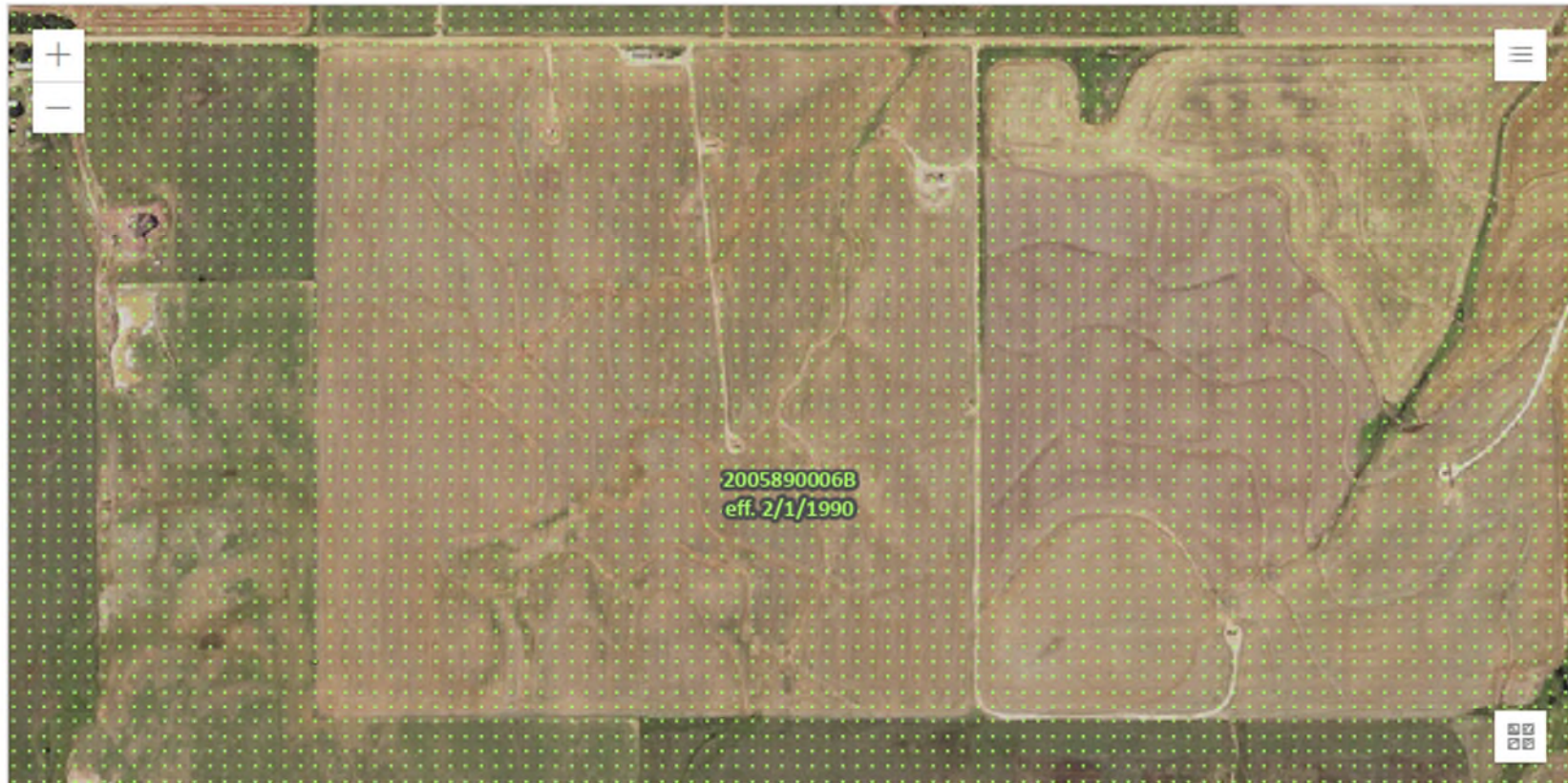
Prepared For: KWH INVESTMENTS, LLC		Description: A PORTION OF THE NW 1/4 SECTION 19, T28S, R5W KINGMAN COUNTY, KANSAS	
Prepared By: Garber Surveying Service, P.A.		 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	
BRANCH OFFICES: MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302		MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By: CDS	Scale: 1"=500'	Date of Field Work: November 27, 2024	Job No: G2024-1083
Checked By: WPF	Date: 05/12/2026	Sheet 1 of 1 Sheet(s)	

79± Acres on SE 30th St., Murdock, KS 67111

Zoning - A-1 General Agriculture































79± Acres on SE 30th St., Murdock, KS 67111 - No Digital Data Available

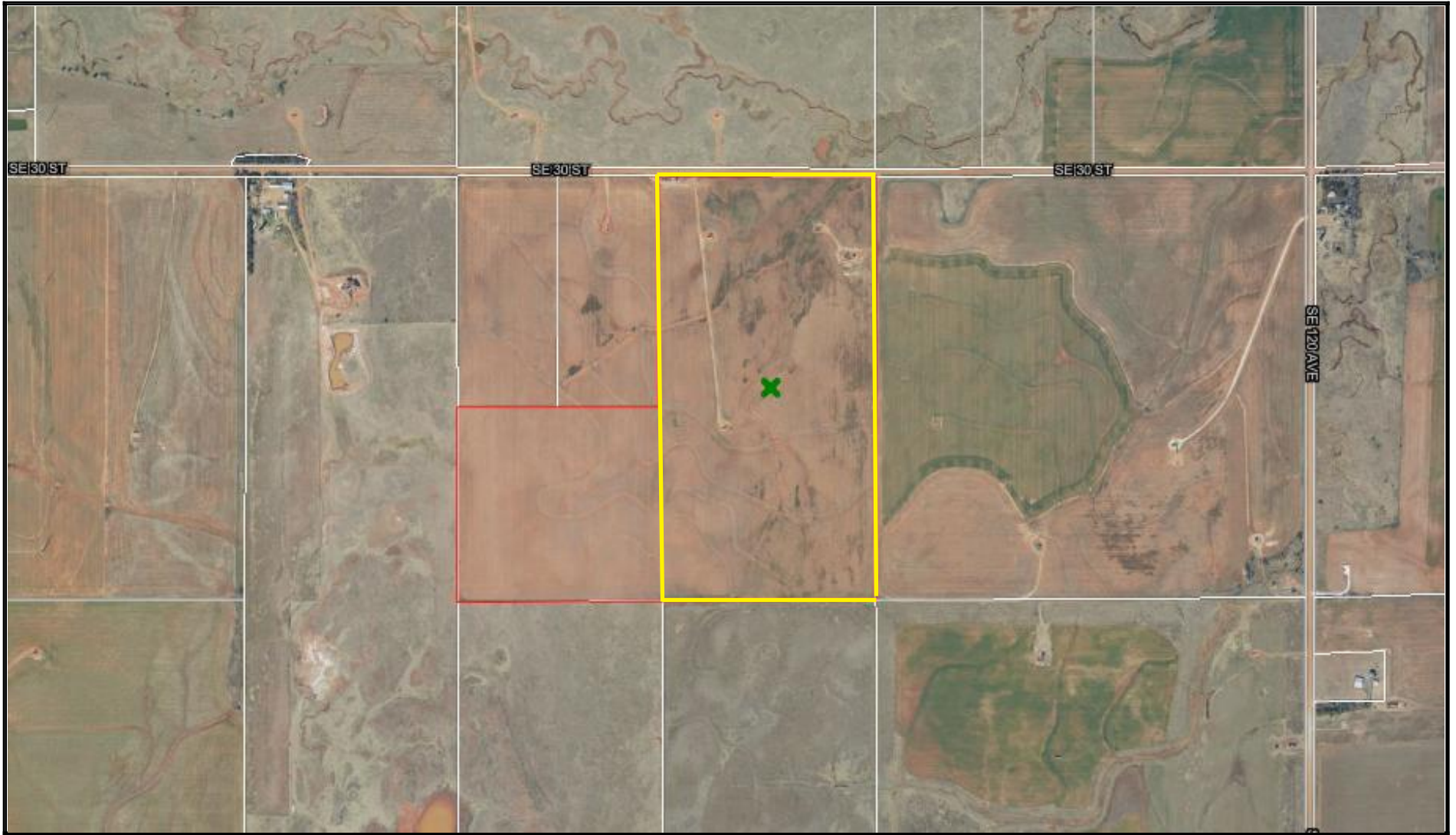


USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

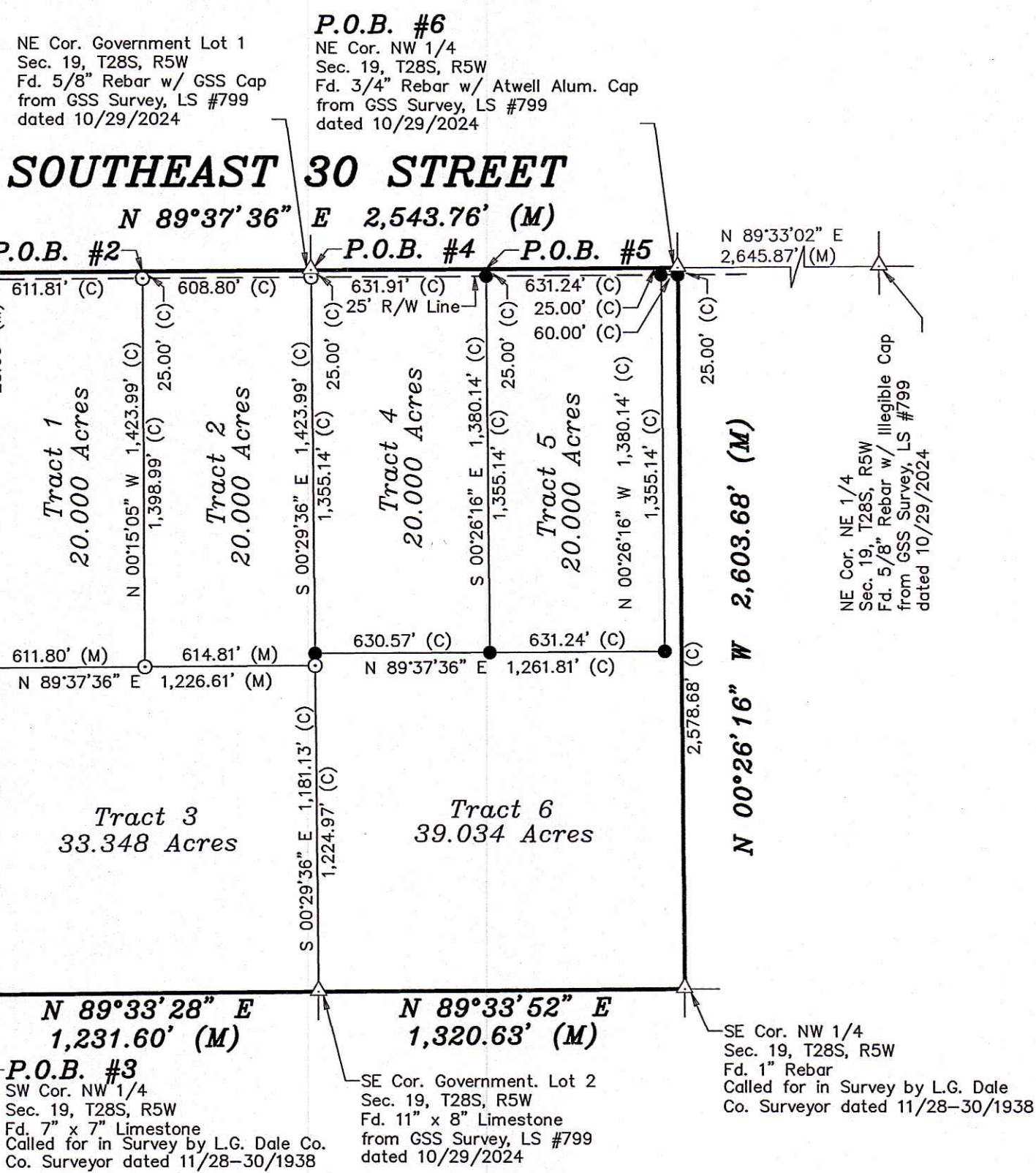
<p>PIN</p> <ul style="list-style-type: none">  Approximate location based on user input and does not represent an authoritative property location 	<p>MAP PANELS</p> <ul style="list-style-type: none">  Selected FloodMap Boundary  Digital Data Available  No Digital Data Available  Unmapped 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none">  Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>  With BFE or Depth  Regulatory Floodway <i>Zone AE, AO, AH, VE, AR</i> 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none">  0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>  Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  Area with Flood Risk due to Levee <i>Zone D</i> 	<p>OTHER FEATURES</p> <ul style="list-style-type: none">  20.2 Cross Sections with 1% Annual Chance  17.5 Water Surface Elevation  Coastal Transect  Base Flood Elevation Line (BFE)  Limit of Study  Jurisdiction Boundary  Coastal Transect Baseline  Profile Baseline  Hydrographic Feature 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none">  Channel, Culvert, or Storm Sewer  Levee, Dike, or Floodwall
<p>OTHER AREAS</p> <ul style="list-style-type: none">  No SCREEN Area of Minimal Flood Hazard <i>Zone X</i>  Effective LOMRs  Area of Undetermined Flood Hazard <i>Zone D</i>  Otherwise Protected Area  Coastal Barrier Resource System Area 					

79± Acres on SE 30th St., Murdock, KS 67111 - Aerial



6/4/2026

Copyright © 2026 Garber Surveying Service, P.A. Saved 5/27/2026 11:36:40 AM by GSTUCKY
 Plot Date & Time Wednesday, May 27, 2026 4:30:47 PM Dwg Path U:\DDI_GSSFILES\2024\2024-1083 6 Tracts C3d\dwg\2024-1083 6 Tracts



LEGEND

- △ - Sectional Monument Found
- ▲ - Sectional Monument Set (5/8" x 24" Iron Rebar w/GSS Cap)
- - 5/8" x 24" Iron Rebar Set w/GSS Cap
- - Fd. 5/8" Rebar w/GSS Cap
- (C) - Calculated
- (M) - Measured
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

REVIEW SURVEYOR'S CERTIFICATE

I hereby certify that this survey/plot was reviewed for filing, pursuant to K.S.A. 58-2005 through K.S.A. 58-2011 for content only, is in compliance with those provisions and is approved for recording/filing. No other warranties are extended or implied.

 Lloyd P. Dorzweiler PS# 885, Land Surveyor

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 27th day of May, 2026.

Daniel E. Garber
 DANIEL E. GARBER
 LICENSED
 PS-683
 5.27.2026
 KANSAS
 PROFESSIONAL SURVEYOR

DESCRIPTION:

TRACT 1:
 A portion of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian, Kingman County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on May 22, 2026 as follows:
 Beginning at the Northwest corner of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian; Thence with a bearing of North 89°37'36" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 611.81 feet; Thence South 00°15'05" East parallel with the West line of said Northwest Quarter a distance of 1,423.99 feet; Thence South 89°37'36" West parallel with the North line of said Northwest Quarter a distance of 611.80 feet to the West line of said Northwest Quarter; Thence North 00°15'05" West along the West line of said Northwest Quarter a distance of 1,423.99 feet to the point of beginning containing **20.00 Acres** subject to a road right-of-way easement across the North 25.00 feet thereof and any other easements and restrictions of record.

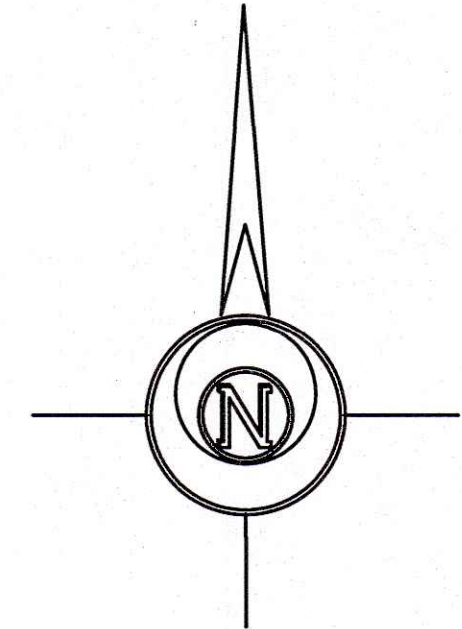
TRACT 2:
 A portion of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian, Kingman County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on May 22, 2026 as follows:
 Commencing at the Northwest corner of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian; Thence with a bearing of North 89°37'36" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 611.81 feet for the point of beginning; Thence continuing North 89°37'36" East along the North line of said Northwest Quarter a distance of 608.80 feet to the Northeast corner of Government Lot 1; Thence South 00°29'36" East along the East line of said Government Lot 1 a distance of 1,423.99 feet; Thence South 89°37'36" West parallel with the North line of said Northwest Quarter a distance of 614.81 feet; Thence North 00°15'05" West parallel with the West line of said Northwest Quarter a distance of 1,423.99 feet to the point of beginning containing **20.00 Acres** subject to a road right-of-way easement across the North 25.00 feet thereof and any other easements and restrictions of record.

TRACT 3:
 A portion of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian, Kingman County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on May 22, 2026 as follows:
 Beginning at the Southwest corner of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian; Thence with a bearing of North 00°15'05" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Northwest Quarter a distance of 1,182.61 feet to a point that is 1,423.99 feet South of the Northwest corner of said Northwest Quarter; Thence North 89°37'36" East parallel with the North line of said Northwest Quarter a distance of 1,226.61 feet to the East line of Government Lot 1; Thence South 00°29'36" East along the East line of said Government Lot 1 a distance of 1,181.13 feet to the Southeast corner of Government Lot 2; Thence South 89°33'28" West along the South line of said Northwest Quarter a distance of 1,231.60 feet to the point of beginning containing **33.348 Acres** subject to any easements and restrictions of record.

TRACT 4:
 A portion of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian, Kingman County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on May 22, 2026 as follows:
 Commencing at the Northwest corner of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian; Thence with a bearing of North 89°37'36" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 1,220.61 feet to the Northeast corner of Government Lot 1 for the point of beginning; Thence continuing North 89°37'36" East along the North line of said Northwest Quarter a distance of 631.91 feet; Thence South 00°26'16" East parallel with the East line of said Northwest Quarter a distance of 1,380.14 feet; Thence South 89°37'36" West parallel with the North line of said Northwest Quarter a distance of 630.57 feet to the East line of Government Lot 1; Thence North 00°29'36" West along the East line of said Government Lot 1 a distance of 1,380.14 feet to the point of beginning containing **20.00 Acres** subject to a road right-of-way easement across the North 25.00 feet thereof and any other easements and restrictions of record.

TRACT 5:
 A portion of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian, Kingman County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on May 22, 2026 as follows:
 Commencing at the Northwest corner of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian; Thence with a bearing of North 89°37'36" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 1,852.52 feet for the point of beginning; Thence continuing North 89°37'36" East along the North line of said Northwest Quarter a distance of 631.24 feet to a point that is 60.00 feet West of the Northeast corner of said Northwest Quarter; Thence South 00°26'16" East parallel with the East line of said Northwest Quarter a distance of 1,380.14 feet; Thence South 89°37'36" West parallel with the North line of said Northwest Quarter a distance of 631.24 feet; Thence North 00°26'16" West a distance of 1,380.14 feet to the point of beginning containing **20.00 Acres** subject to a road right-of-way easement across the North 25.00 feet thereof and any other easements and restrictions of record.

TRACT 6:
 A portion of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian, Kingman County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on May 22, 2026 as follows:
 Beginning at the Northeast corner of the Northwest Quarter of Section 19, Township 28 South, Range 5 West of the 6th Principal Meridian; Thence with a bearing of South 00°26'16" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northwest Quarter a distance of 2,603.68 feet to the Southeast corner of said Northwest Quarter; Thence South 89°33'52" West along the South line of said Northwest Quarter a distance of 1,320.63 feet to the Southeast corner of Government Lot 2; Thence North 00°29'36" West along the East line of said Government Lot 2 a distance of 1,224.97 feet; Thence North 89°37'36" East parallel with the North line of said Northwest Quarter a distance of 1,261.81 feet to a point that is 60.00 feet West of the East line of said Northwest Quarter; Thence North 00°26'16" West parallel with the East line of said Northwest Quarter a distance of 1,380.14 feet to the North line of said Northwest Quarter; Thence North 89°37'36" East along the North line of said Northwest Quarter a distance of 60.00 feet to the point of beginning containing **39.034 Acres** subject to a road right-of-way easement across the North 25.00 feet thereof and any other easements and restrictions of record.



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

Prepared For: KWH INVESTMENTS, LLC		Description: A PORTION OF THE NW 1/4 SECTION 19, T28S, R5W KINGMAN COUNTY, KANSAS	
Prepared By: GSS HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: CDS	Scale: 1"=500'	Date of Field Work: November 27, 2024	Job No: G2024-1083
Checked By: DEG	Date: 05/27/2026	Sheet 1 of 1 Sheet(s)	

Real Estate Brokerage Relationships

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 clients 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

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

GUIDE TO AUCTION 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
- Real Estate Commission *(If Applicable)*
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- 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
- 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
- 10% Buyer's Premium *(If Applicable)*
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee *(If Applicable)*
- All New Loan Charges *(If Obtaining Financing)*
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. *(If Applicable)*

