



9111 E. Long View Rd. & 42.21± Acres
Burrton, KS 67020
OFFERED SEPARATE & TOGETHER

AUCTION: BIDDING OPENS: Tues, June 16th @ 2:00 PM
BEGINS CLOSING: Wed, June 24th @ 2:15 PM

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



McCurdy
REAL ESTATE & AUCTION



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ALL FIELDS CUSTOMIZABLE



MLS # 673613
Class Land
Property Type Undeveloped Acreage
County Reno
Area SCKMLS
Address 42.21 Acres E Long View
Address 2
City Burrton
State KS
Zip 67020
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	5/13/2026
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	154-19-0-00-00-001-00-0	Virtual Tour Y/N	
Number of Acres	42.21	Days On Market	14
Price Per Acre	0.00	Cumulative DOM	14
Lot Size/SqFt	1,838,668	Cumulative DOMLS	
School District	Haven Public Schools (USD 312)	Input Date	5/27/2026 1:56 PM
Elementary School	Haven	Update Date	5/27/2026
Middle School	Haven	Status Date	5/27/2026
High School	Haven	HotSheet Date	5/27/2026
Subdivision	NONE LISTED ON TAX RECORD	Price Date	5/27/2026
Legal	VALLEY TOWNSHIP, S19, T24, R04W, ACRES 42.2, ALL THAT PART OF SECTION 19 LYING NE OF THE ARKANSAS RI		

DIRECTIONS

Directions (Haven) K-96 & Haven Rd - North on Haven Rd, West on Long View Rd.

FEATURES

SHAPE / LOCATION Irregular Water Frontage	OUTBUILDINGS None	POSSESSION At Closing	MINERALS Rights Included
TOPOGRAPHIC Stream/River Wooded	MISCELLANEOUS FEATURES Mineral Rights Included Water Access Other/See Remarks	SHOWING INSTRUCTIONS Call Showing #	OTHER LEASES Other
PRESENT USAGE Pasture Recreational	DOCUMENTS ON FILE Aerial Photos Other/See Remarks	LOCKBOX None	PONDS River
ROAD FRONTAGE Dirt County	FLOOD INSURANCE Unknown	AGENT TYPE Sellers Agent	PROPERTY USE Pasture Recreation
UTILITIES AVAILABLE Unknown	SALE OPTIONS Other/See Remarks	OWNERSHIP Trust	RESTRICTIONS / EASEMENTS Other
IMPROVEMENTS Fencing Driveway App	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve	TERRAIN Other
FINANCIAL		BUILDER OPTIONS Open Builder	
Assumable Y/N	No	FENCING Barbed Wire	
General Taxes	\$122.00		
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, June 16th, 2026 at 2 PM (ct) | **BIDDING CLOSING:** Wednesday, June 24th, 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!!!** The parcel of land you have been searching for, 42± acres of premier wooded hunting land featuring Arkansas River frontage. Located on East Long View Road between Burrton and Haven, this outstanding property is almost fully wooded with mature hardwood timber and offers the perfect recreational retreat - a rare offering in today's market. The property consists of almost entirely mature hardwood timber, creating exceptional wildlife habitat. The Arkansas River frontage provides additional sandbar acres perfect for fishing, camping, and other recreational activities. Active oil production generates consistent annual income, with oil lease roads providing excellent access throughout the property. At 42± acres, this property stands out not only for its river frontage but also for the dense timber cover, prime hunting opportunities, and manageable size. Strategically situated in Kansas Game Management Unit 15, the property offers outstanding hunting for whitetails, turkey, and quail. The mature timber creates ideal bedding areas and sanctuary, while the river corridor attracts and holds wildlife year-round. Located less than 1 mile from pavement on Haven Road, you'll enjoy privacy on a quiet dirt road with tillable crop production nearby, providing additional food sources for wildlife. Immediate possession of the wooded portion available. Features: 42± acres S19, T24S, R4W, Reno County, Kansas Arkansas River frontage with sandbar acres Almost fully mature hardwood timber Active oil production for income Oil lease roads for interior property access Located in Kansas Game Management Unit 15 Less than 1 mi. from Haven Rd pavement 4 mi. north of K-96 5 mi. south of Highway 50 20 min to Hutchinson 25 min to NW Wichita 30 min to Newton Immediate possession of wooded portion Don't miss this rare opportunity to invest in premium Reno Co. hunting land with riverfrontage. Whether you're looking for a trophy whitetail hunting retreat, income-producing recreational investment, or the ultimate getaway property, this parcel offers exceptional potential! There is an active tenant farmer agreement for cattle grazing on the property. The property will transfer subject to this agreement. The tenant farmer pays based off of how many head and how long the property is used. Payment is made towards the end of the year and will go to the new buyer; historical payments have been around \$3,000. The farm and construction equipment located around the homestead will be attempted to be removed closing. Anything remaining after closing will be considered abandoned and will transfer with the property. The seller's interests in mineral rights and oil leases will transfer to the buyer. If the parcels sell separately, the income will be paid according to the proportion of land owned. Access to Parcel 1 will be given by easement off of Parcel 2 on the far west end gate and lease road that leads into Parcel 1. Parcel 1 also has the possibility of *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 check, or immediately available, certified funds. See Terms of Sale for amt.

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	6/16/2026	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	06/23/2026 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	15,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions Earnest Money: \$15,000 for 30 Day Close & \$20,000 for 45 Day Close. Offered Separate & Together w/ 9111 Long View Rd., Burrton.

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



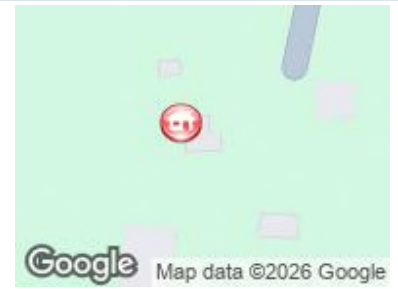
DISCLAIMER

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.

ALL FIELDS CUSTOMIZABLE



MLS # 673614
Class Land
Property Type Undeveloped Acreage
County Reno
Area SCKMLS
Address 9111 E Long View
Address 2
City Burrton
State KS
Zip 67020
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	5/13/2026
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	154-20-0-00-00-002-00-0	Virtual Tour Y/N	
Number of Acres	140.00	Days On Market	14
Price Per Acre	0.00	Cumulative DOM	14
Lot Size/SqFt	6,118,438	Cumulative DOMLS	
School District	Haven Public Schools (USD 312)	Input Date	5/27/2026 2:25 PM
Elementary School	Haven	Update Date	5/27/2026
Middle School	Haven	Status Date	5/27/2026
High School	Haven	HotSheet Date	5/27/2026
Subdivision	VALLEY TOWNSHIP	Price Date	5/27/2026
Legal	VALLEY TOWNSHIP, S20, T24, R04W, ACRES 140.4, ALL NW/4 & SW/4 N OF ARKANSAS RIVER EXC TR COM SE COR		

DIRECTIONS

Directions (Haven) K-96 & Haven Rd - North on Haven Rd, West on Long View Rd.

FEATURES

SHAPE / LOCATION Irregular Water Frontage	UTILITIES AVAILABLE Electricity Private Water	SALE OPTIONS Other/See Remarks	BUILDER OPTIONS Open Builder
TOPOGRAPHIC Stream/River Wooded	IMPROVEMENTS Fencing Driveway App	PROPOSED FINANCING Other/See Remarks	FENCING Barbed Wire
PRESENT USAGE Pasture Recreational	OUTBUILDINGS Other	POSSESSION Date in Remarks	MINERALS Rights Included
ROAD FRONTAGE Dirt County	MISCELLANEOUS FEATURES Mineral Rights Included Water Access Other/See Remarks	SHOWING INSTRUCTIONS Call Showing #	OTHER LEASES Other
	DOCUMENTS ON FILE Aerial Photos Other/See Remarks	LOCKBOX None	PONDS River
	FLOOD INSURANCE Unknown	AGENT TYPE Sellers Agent	PROPERTY USE Pasture Recreation
		OWNERSHIP Trust	RESTRICTIONS / EASEMENTS Other
		TYPE OF LISTING Excl Right w/o Reserve	TERRAIN Other

FINANCIAL

Assumable Y/N Yes
General Taxes \$680.00
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, June 16th, 2026 at 2 PM (ct) | **BIDDING CLOSING:** Wednesday, June 24th, 2026 at 2:20 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!!!** Exceptional opportunity to acquire 140± acres of diverse recreational and agricultural land featuring Arkansas River frontage and a historic homestead site. Located on E. Long View Road near Burrton, this outstanding property has been in the same family for decades and combines productive pasture, mature timber, and oil production income - a hard to find offering. The property consists of a balanced mix of productive pasture ground and mature hardwood timber, creating diverse habitat and income opportunities. The historic homestead site features original buildings and a solar well, adding character and functionality to the property. The Arkansas River frontage provides additional sandbar acres for recreation, while active oil production generates consistent annual income. Oil lease roads provide access throughout the property. At 140± acres, this property stands out for its versatility - supporting cattle production, hunting opportunities, and investment income all in one package. Strategically situated in Kansas Game Management Unit 15, the property offers fantastic hunting opportunities with the diverse habitat of pasture, mature timber, and brush pockets creating the perfect ecosystem for whitetails, turkey, and quail. Located less than 1 mile from pavement on Haven Road, you'll enjoy privacy on a quiet dirt road while remaining convenient to major highways and communities. Features: •140± acres of diverse land oS20, T24S, R4W, Reno County, Kansas •Arkansas River frontage with sandbar acres •Balance of productive pasture and mature hardwood timber •Historic homestead site with original buildings •Solar well at homestead •Active oil production for income •Oil lease roads for interior property access •Brush pockets throughout •Located in Kansas Game Management Unit 15 •Less than 1 mile from Haven Rd pavement •4 mi. north of K-96 •5 mi. south of Highway 50 •5 min to Haven •20 min to Hutchinson •25 min to NW Wichita •30 min to Newton •Immediate possession of wooded portion Don't miss this opportunity to invest in premium Reno County land with river frontage and income diversity. Whether you're looking to continue cattle production, establish a hunting operation, invest in agricultural land with oil income, or revive the historic homestead site, this property offers exceptional value and versatility! There is an active tenant farmer agreement for cattle grazing on the property. The property will transfer subject to this agreement. The tenant farmer pays based off of how many head and how long the property is used. Payment is made towards the end of the year and will go to the new buyer; historical payments have been around \$3,000. The farm and construction equipment located around the homestead will be attempted to be removed closing. Anything remaining after closing will be considered abandoned and will transfer with the property. *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 check, or immediately available, certified funds in the amount of \$25,000 for a 30 day close, \$35,000 for a 45 day close

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	6/16/2026	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	06/23/2026 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	25,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See Terms and Conditions. Offered Separate & Together w/ 42.21+/- Acres on E. Long View Rd., Burrton. Access to Parcel 1 will be given by easement off of Parcel 2 on the far west end gate and lease road that leads into Parcel 1. Parcel 1 also has the possibility of establishing their own access off of Longview Rd if desired. Earnest Money: \$25,000 for a 30 day close, \$35,000 for a 45 day close

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

ADDITIONAL PICTURES





DISCLAIMER

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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: 9111 E. Long View Rd. & Additional Lot - Burrton, KS 67020 (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)

KANSAS
 RENO
 Form: FSA-156EZ



FARM : 3318
 Prepared : 5/13/26 4:26 PM CST
 Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : LYNN GEFFERT
 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
186.24	57.64	57.64	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	57.64	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT	SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	14.30	0.00	32	0
Grain Sorghum	10.50	0.00	49	0
TOTAL	24.80	0.00		

NOTES

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Tract Number : 5373

Description : H-20;1-B; LOTS 1,2 & 3 IN NW4 20-24-4
 FSA Physical Location : KANSAS/RENO
 ANSI Physical Location : KANSAS/RENO
 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 : XXXXXXXXXX
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
186.24	57.64	57.64	0.00	0.00	0.00	0.00	0.0

KANSAS
 RENO
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 3318

Prepared : 5/13/26 4:26 PM CST

Crop Year : 2026

Abbreviated 156 Farm Record

Tract 5373 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	57.64	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	14.30	0.00	32
Grain Sorghum	10.50	0.00	49
TOTAL	24.80	0.00	

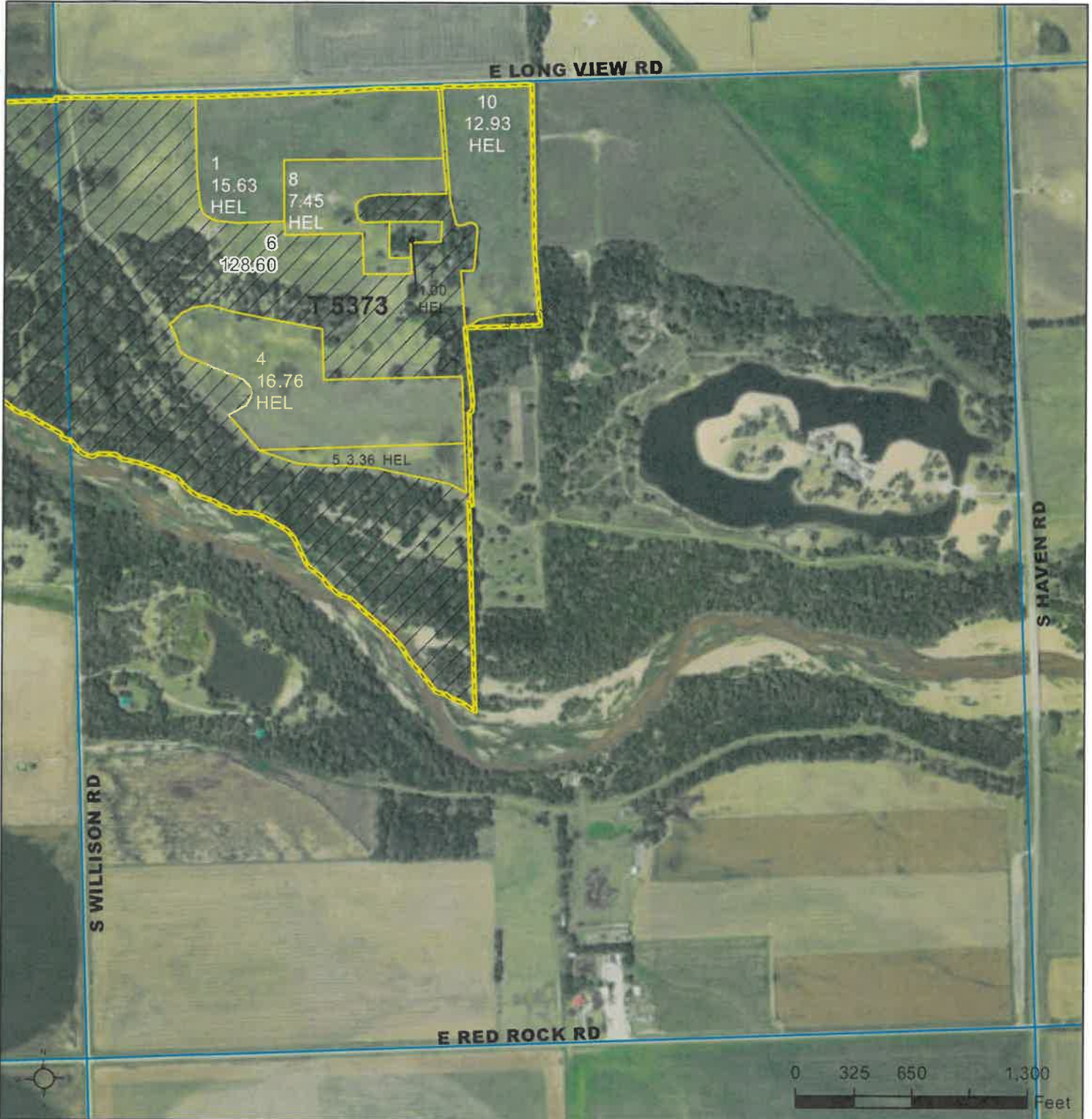
NOTES

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Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary
 PLSS

Unless noted on field:

1/ All Wheat HRW, NI, GR	6/ Grass SMO, NI, FG
2/ All Sorghum GRS, NI, GR	7/ Alfalfa, NI, FG
3/ All Corn YEL, NI GR	8/ Sorghum Forage Cane, NI, FG
4/ All Soybeans COM, NI, GR	9/ Cotton, Upland, NI, GR
5/ Grass NAG, NI, GZ	10/ Grass NAG, NI, LS

Tract Cropland Total: 57.64 acres

2025 Program Year
 Map Created October 11, 2024

Farm 3318
Tract 5373
20-24-4

Displayed over 2023 NAIP

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Common Land Unit PLSS

- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Unless noted on field:

- | | |
|-----------------------------|--------------------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass SMO, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Alfalfa, NI, FG |
| 3/ All Corn YEL, NI GR | 8/ Sorghum Forage Cane, NI, FG |
| 4/ All Soybeans COM, NI, GR | 9/ Cotton, Upland, NI, GR |
| 5/ Grass NAG, NI, GZ | 10/ Grass NAG, NI, LS |

Tract Cropland Total: 57.64 acres

2025 Program Year

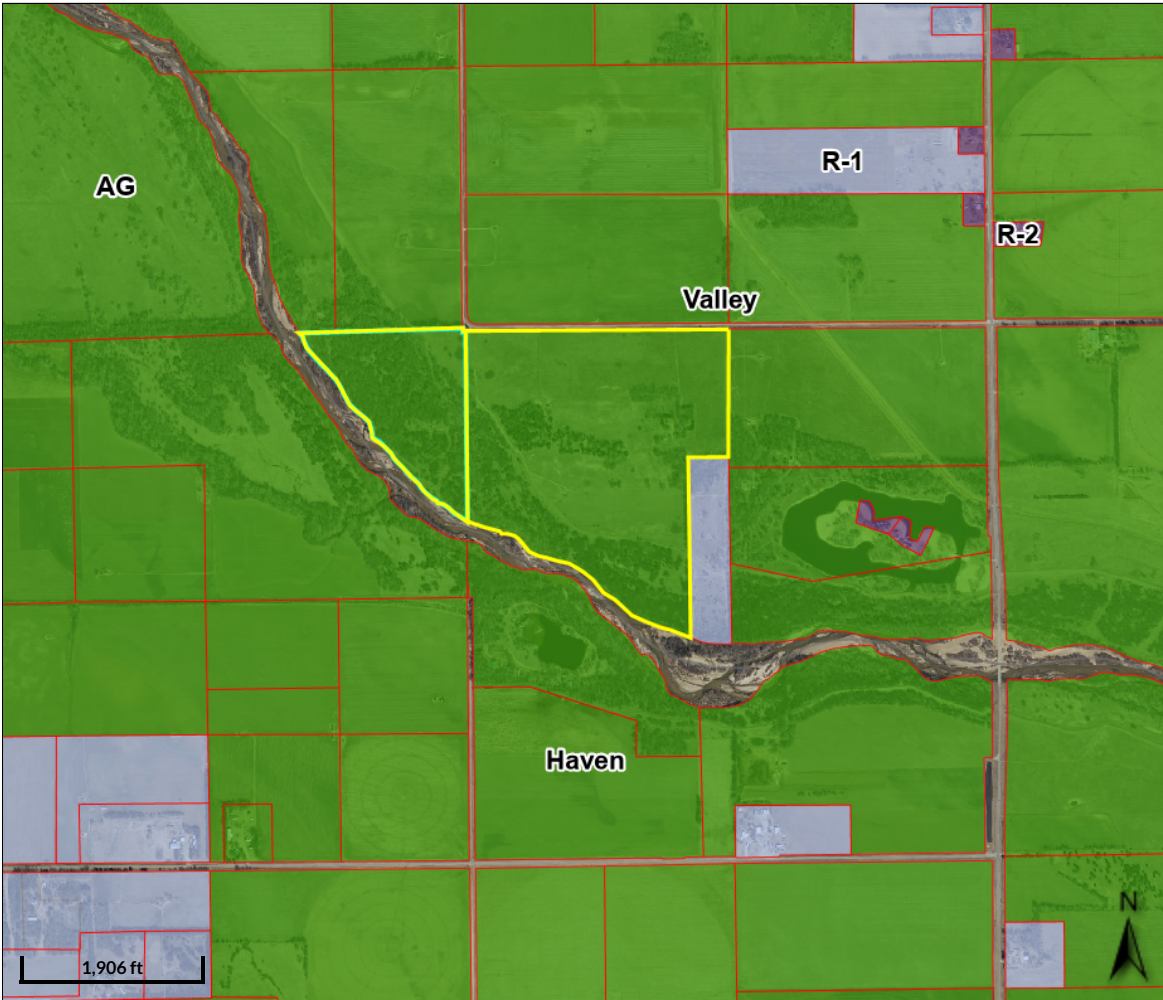
Map Created October 11, 2024

Farm 3318
Tract 5373

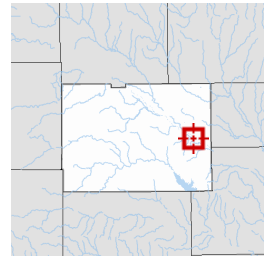
19-24-4

Displayed over 2023 NAIP

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Overview

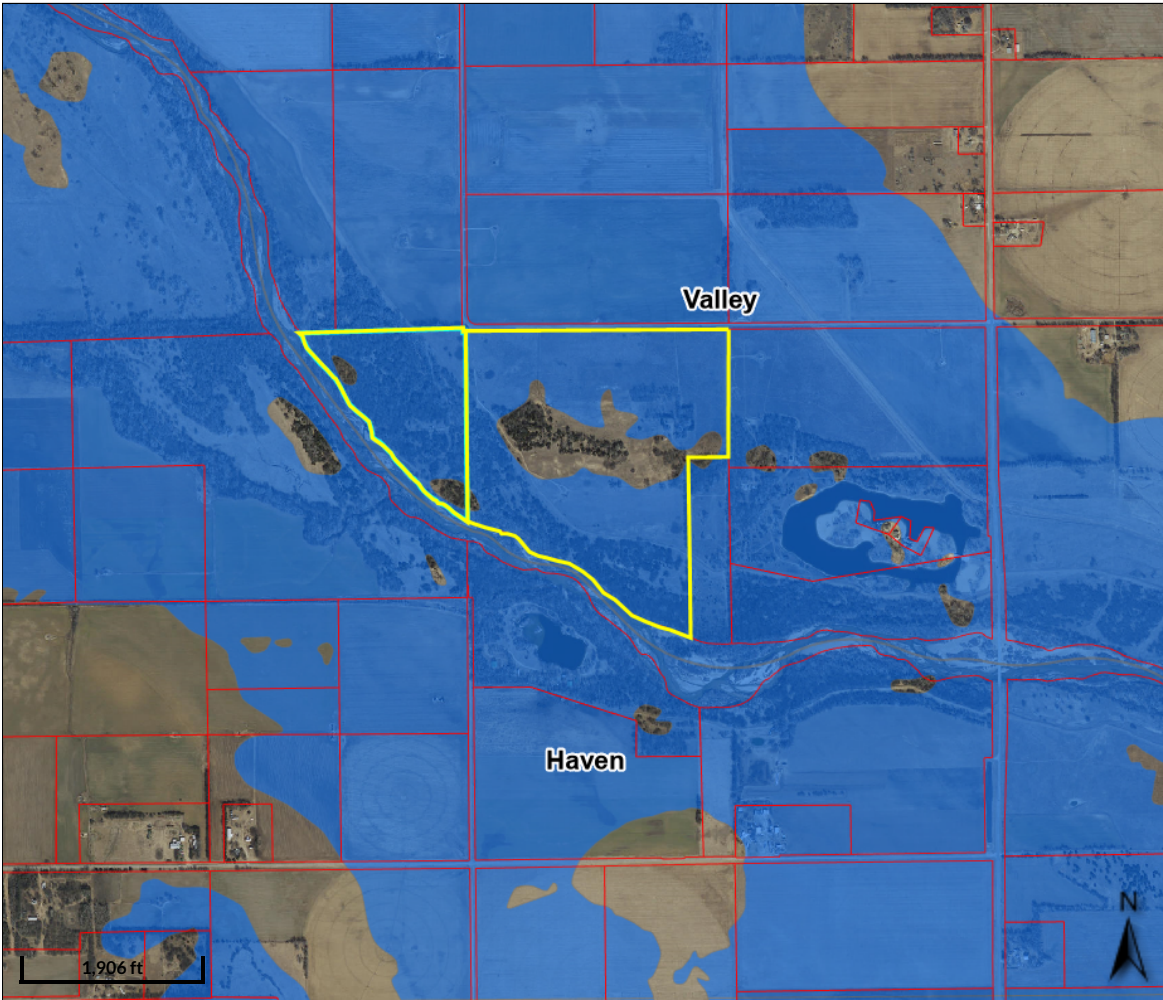


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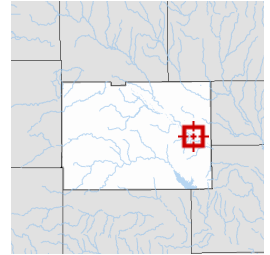
- Parcels
- Townships
- Reno County**
- CW ECS
- AG
- R-1
- R-2
- R-3
- V-1
- City
- ETJ
- Road Centerline
- Reno County Boundary

Parcel ID	154190000001000	Alternate ID	R27809	Owner Address	SCHMIDT, B E REV LIV TRUST & DOROTHY L REV TRUST
Sec/Twp/Rng	19-24-04W	Class	A - Agricultural Use		4058 S APPLETON DR
Property Address	E LONG VIEW RD Burrton	Acreage	42.2		SPRINGFIELD, MO 65807
District	191				
Brief Tax Description	VALLEY TOWNSHIP, S19, T24, R04W, ACRES 42.2, ALL THAT PART OF SECTION 19 LYING NE OF THE ARKANSAS RIVER				
	(Note: Not to be used on legal documents)				

Date created: 4/20/2026
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Overview

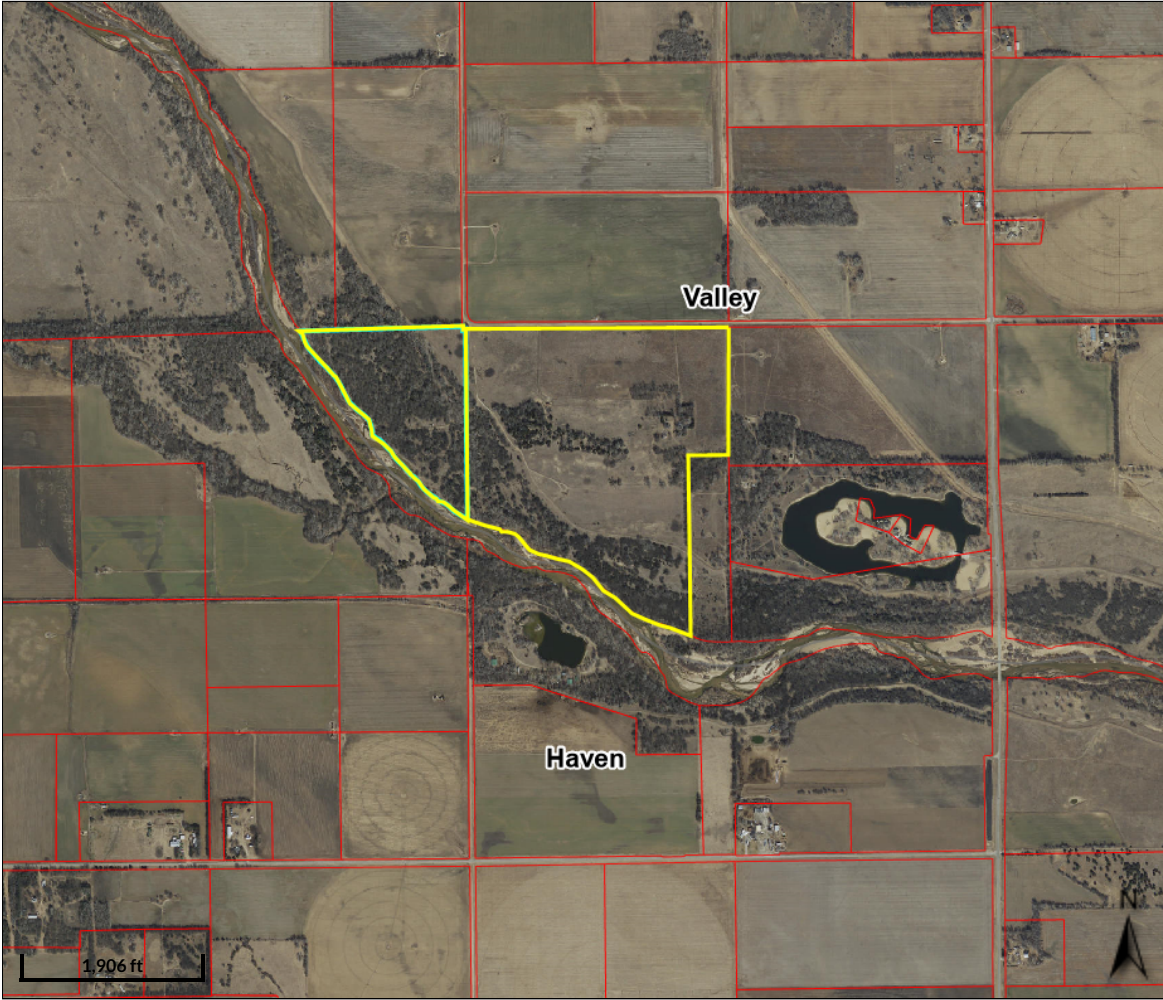


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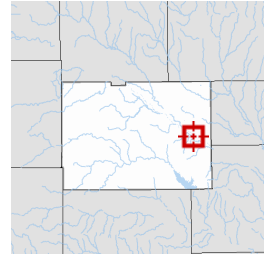
- Parcels
- Townships
- Flood Hazard Areas**
- Floodway
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Road Centerline
- Reno County Boundary

Parcel ID	154190000001000	Alternate ID	R27809	Owner Address	SCHMIDT, B E REV LIV TRUST & DOROTHY L REV TRUST
Sec/Twp/Rng	19-24-04W	Class	A - Agricultural Use		4058 S APPLETON DR
Property Address	E LONG VIEW RD Burrton	Acreage	42.2		SPRINGFIELD, MO 65807
District	191				
Brief Tax Description	VALLEY TOWNSHIP, S19, T24, R04W, ACRES 42.2, ALL THAT PART OF SECTION 19 LYING NE OF THE ARKANSAS RIVER				
	(Note: Not to be used on legal documents)				





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Overview



Legend

-  Parcels
-  Townships
-  Road Centerline
-  Reno County Boundary

Parcel ID	154190000001000	Alternate ID	R27809	Owner Address	SCHMIDT, B E REV LIV TRUST & DOROTHY L REV TRUST
Sec/Twp/Rng	19-24-04W	Class	A - Agricultural Use		4058 S APPLETON DR
Property Address	E LONG VIEW RD Burrton	Acreage	42.2		SPRINGFIELD, MO 65807
District	191				
Brief Tax Description	VALLEY TOWNSHIP, S19, T24, R04W, ACRES 42.2, ALL THAT PART OF SECTION 19 LYING NE OF THE ARKANSAS RIVER				
	<i>(Note: Not to be used on legal documents)</i>				

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Boundary 182.51 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5845	Yaggy fine sandy loam, 0 to 1 percent slopes	135.3	74.13	0	27	2w
5974	Tivin-Willowbrook, occasionally flooded, complex, 0 to 12 percent slopes	26.47	14.5	0	26	6e
5550	Imano clay loam, occasionally flooded	17.62	9.65	0	55	3w
9999	Water	3.12	1.71	0	-	-
TOTALS		182.5 1(*)	100%	-	29.1	2.69

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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)*

