



156+/- Acres on 47th & 127th | Derby, KS 67037

AUCTION: BIDDING OPENS: Tues, May 26th @ 2:00 PM
BIDDING BEGINS CLOSING: Wed, June 10th @ 2:00 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 # 672483
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 23+/- Acres E 47th St. S. & S. 127th St. E.
Address 2 Parcel 1
City Derby
State KS
Zip 67037
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone	Rick W Brock - Office: 316-867-3600	List Date	4/9/2026
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	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	087-225-22-0-11-00-001.00	Virtual Tour Y/N	
Number of Acres	23.00		
Price Per Acre	0.00		
Lot Size/SqFt	1,002,000		
School District	Rose Hill Public Schools (USD 394)		
Elementary School	Rose Hill		
Middle School	Rose Hill		
High School	Rose Hill		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	NE1/4 SEC 22-28-2E		

DIRECTIONS

Directions (Derby) Southwest corner of E. 47th St. S. & S. 127th St. E.

FEATURES

SHAPE / LOCATION	OUTBUILDINGS	SHOWING INSTRUCTIONS	MINERALS
Rectangular	None	Call Showing #	Rights Included
Corner	MISCELLANEOUS FEATURES	LOCKBOX	OTHER LEASES
TOPOGRAPHIC	None	None	None
Level	DOCUMENTS ON FILE	AGENT TYPE	PONDS
Stream/River	Aerial Photos	Sellers Agent	1-4
Treeline	Ground Water Addendum	OWNERSHIP	PROPERTY USE
Wooded	Sellers Prop. Disclosure	Corporate	Pasture
PRESENT USAGE	FLOOD INSURANCE	Individual	Recreation
Pasture	Unknown	Trust	RESTRICTIONS / EASEMENTS
ROAD FRONTAGE	SALE OPTIONS	TYPE OF LISTING	None
Dirt	None	Excl Right w/o Reserve	TERRAIN
Paved	PROPOSED FINANCING	BUILDER OPTIONS	Level
UTILITIES AVAILABLE	Other/See Remarks	Open Builder	
Other/See Remarks	POSSESSION	FENCING	
IMPROVEMENTS	At Closing	None	
None			

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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, May 26th, 2026 at 2 PM (cst) | **BIDDING BEGINS CLOSING:** Wednesday, June 10th, 2026 at 2 PM (cst). 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.** Parcel 1 — 23± Acres of Pasture /Recreational Land w/Pond & Creek **ONLINE ONLY!!!!** 23± Acres Near Derby — **ABSOLUTE AUCTION!** Located on the corner of 47th Street S and 127th Street E, just outside Derby, this 23± acre parcel has the natural features to back up its homesite potential. Blacktop frontage on 47th Street, pond potential, mature trees, and Spring Creek running through the property — all just minutes from the shops, restaurants, and amenities of Derby and Wichita. Build here and get the country setting without giving up the convenience. Property Highlights: 23± acres of pastureland **ABSOLUTE** — sells regardless of price! Corner location at 47th St S and 127th St E Blacktop frontage on 47th St S Spring Creek runs through the property Pond potential Mature trees for privacy Zoned Rural Residential Minutes from Derby, Rose Hill & Wichita Premier homesite potential with water, trees, and easy access to everything — selling **ABSOLUTE** regardless of price! *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 \$25,000. Cascading Bidding Closing Sample **PARCEL 1 (23+/- ACRES) BIDDING CLOSING:** Wednesday, June 10th, 2026 at 2:00 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. **PARCEL 2 (41+/- ACRES) BIDDING CLOSING:** Wednesday, June 10, 2026 and will close no earlier than 2:10 PM or 10 minutes immediately following the bidding close for parcel 1. The bidding will remain open until 90 seconds have passed without receiving a bid. **PARCEL 3 (20+/- ACRES) BIDDING CLOSING:** Wednesday, June 10, 2026 and will close no earlier than 2:20 PM or 10 minutes immediately following the bidding close for parcel 2. The bidding will remain open until 90 seconds have passed without receiving a bid. **PARCEL 4 (31+/- ACRES) BIDDING CLOSING:** Wednesday, June 10, 2026 and will close no earlier than 2:30 PM or 10 minutes immediately following the bidding close for parcel 3. The bidding will remain open until 90 seconds have passed without receiving a bid. **PARCEL 5 (41+/- ACRES) BIDDING CLOSING:** Wednesday, June 10, 2026 and will close no earlier than 2:40 PM or 10 minutes immediately following the bidding close for parcel 4. The bidding will remain open until 90 seconds have passed without receiving a bid. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Acreage amounts on each parcel are approximate and subject to final survey. There are cattle on parcels 1 and 2, no crops planted, and possession will be given at closing.

AUCTION

Auction Date	5/26/2026	Auction Location	mccurdy.com
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	6/9/2026 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 672484
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 41 +/- Acres at E 47th St. S. & S. 127th St. E.
Address 2 Parcel 2
City Derby
State KS
Zip 67037
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



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Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	087-225-22-0-11-00-001.00	Virtual Tour Y/N	
Number of Acres	41.00		
Price Per Acre	0.00		
Lot Size/SqFt	1786000		
School District	Rose Hill Public Schools (USD 394)		
Elementary School	Rose Hill		
Middle School	Rose Hill		
High School	Rose Hill		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	NE1/4 SEC 22-28-2E		

DIRECTIONS

Directions (Derby) E. 47th St. S. & 127th St. E. - South to Parcel 2

FEATURES

SHAPE / LOCATION Irregular	OUTBUILDINGS None	POSSESSION At Closing	FENCING None
TOPOGRAPHIC Level Pond/Lake Treeline Wooded	MISCELLANEOUS FEATURES None	SHOWING INSTRUCTIONS Call Showing #	MINERALS Rights Included
PRESENT USAGE Pasture Recreational	DOCUMENTS ON FILE Aerial Photos Ground Water Addendum Sellers Prop. Disclosure	LOCKBOX None	OTHER LEASES None
ROAD FRONTAGE Dirt	FLOOD INSURANCE Unknown	AGENT TYPE Sellers Agent	PONDS 1-4
UTILITIES AVAILABLE Other/See Remarks	SALE OPTIONS None	OWNERSHIP Corporate Individual Trust	PROPERTY USE Pasture
IMPROVEMENTS None	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve	RESTRICTIONS / EASEMENTS None
FINANCIAL		BUILDER OPTIONS Open Builder	TERRAIN Other

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

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AUCTION

Auction Date	5/26/2026	Auction Location	mccurdy.com
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	6/9/2026 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

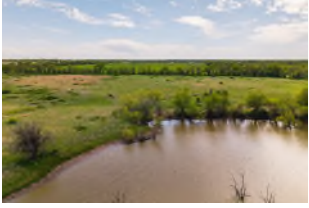
Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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ALL FIELDS CUSTOMIZABLE



MLS # 672486
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 20+/- Acres at E 47th St. S. & S. 127th St. E.
Address 2 Parcel 3
City Derby
State KS
Zip 67037
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Rick W Brock - Office: 316-867-3600	List Date	4/9/2026
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	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	087-225-22-0-11-00-001.00	Virtual Tour Y/N	
Number of Acres	20.00		
Price Per Acre	0.00		
Lot Size/SqFt	871200		
School District	Rose Hill Public Schools (USD 394)		
Elementary School	Rose Hill		
Middle School	Rose Hill		
High School	Rose Hill		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	NE1/4 SEC 22-28-2E		

DIRECTIONS

Directions (Derby) E. 47th St. S. & 127th St. E. - West to Parcel 3

FEATURES

SHAPE / LOCATION Rectangular	DOCUMENTS ON FILE Aerial Photos Ground Water Addendum Sellers Prop. Disclosure	OWNERSHIP Corporate Individual Trust	IRRIGATION No
TOPOGRAPHIC Level Treeline	FLOOD INSURANCE Unknown	TYPE OF LISTING Excl Right w/o Reserve	MINERALS Rights Included
PRESENT USAGE Tillable	SALE OPTIONS None	BUILDER OPTIONS Open Builder	OTHER LEASES None
ROAD FRONTAGE Paved	PROPOSED FINANCING Other/See Remarks	AG CLASS Other	PONDS 1-4
UTILITIES AVAILABLE Other/See Remarks	POSSESSION At Closing	CROPS Other	PROPERTY USE Agricultural
IMPROVEMENTS None	SHOWING INSTRUCTIONS Call Showing #	FARM TYPE None	RESTRICTIONS / EASEMENTS None
OUTBUILDINGS None	LOCKBOX None	FENCING None	TERRAIN Level
MISCELLANEOUS FEATURES None	AGENT TYPE Sellers Agent		

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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, May 26th, 2026 at 2 PM (cst) | BIDDING BEGINS CLOSING: Wednesday, June 10th, 2026 at 2:20 PM (cst). 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. Parcel 3 — 20± Acres of Agricultural Land ONLINE ONLY!!! 20± Acres Near Derby! 20± of productive ground in an ideal location. This parcel features paved access off 47th Street S — minutes from Derby, Rose Hill, and Wichita. Plant your homesite here, hold it as a land investment, or keep an eye on the development potential as this corridor continues to grow. Straightforward ground with a lot of upside depending on what you're looking for. Property Highlights: 20± acres of tillable land Paved access off 47th Street S Premier homesite potential Zoned Rural Residential Minutes from Derby, Rose Hill & Wichita In the path of growth between Wichita, Derby & Rose Hill *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 \$25,000. Cascading Bidding Closing Sample PARCEL 1 (23+/- ACRES) BIDDING CLOSING: Wednesday, June 10th, 2026 at 2:00 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. PARCEL 2 (41+/- ACRES) BIDDING CLOSING: Wednesday, June 10, 2026 and will close no earlier than 2:10 PM or 10 minutes immediately following the bidding close for parcel 1. The bidding will remain open until 90 seconds have passed without receiving a bid. PARCEL 3 (20+/- ACRES) BIDDING CLOSING: Wednesday, June 10, 2026 and will close no earlier than 2:20 PM or 10 minutes immediately following the bidding close for parcel 2. The bidding will remain open until 90 seconds have passed without receiving a bid. PARCEL 4 (31+/- ACRES) BIDDING CLOSING: Wednesday, June 10, 2026 and will close no earlier than 2:30 PM or 10 minutes immediately following the bidding close for parcel 3. The bidding will remain open until 90 seconds have passed without receiving a bid. PARCEL 5 (41+/- ACRES) BIDDING CLOSING: Wednesday, June 10, 2026 and will close no earlier than 2:40 PM or 10 minutes immediately following the bidding close for parcel 4. The bidding will remain open until 90 seconds have passed without receiving a bid. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Acreage amounts on each parcel are approximate and subject to final survey.

AUCTION

Auction Date	5/26/2026	Auction Location	mccurdy.com
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	6/9/2025 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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ALL FIELDS CUSTOMIZABLE



MLS # 672487
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 31+/- Acres at E 47th St. S. & S. 127th St. E.
Address 2 Parcel 4
City Derby
State KS
Zip 67037
Status Active
Contingency Reason
Asking Price \$0
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Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	087-225-22-0-11-00-001,00	Virtual Tour Y/N	
Number of Acres	31.00		
Price Per Acre	0.00		
Lot Size/SqFt	1,350,000		
School District	Rose Hill Public Schools (USD 394)		
Elementary School	Rose Hill		
Middle School	Rose Hill		
High School	Rose Hill		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	NE1/4 SEC 22-28-2E		

DIRECTIONS

Directions (Derby) E. 47th St. S. & 127th St. E. - West to Parcel 4

FEATURES

SHAPE / LOCATION Rectangular	MISCELLANEOUS FEATURES None	SHOWING INSTRUCTIONS Call Showing #	FENCING None
TOPOGRAPHIC Level Treeline	DOCUMENTS ON FILE Aerial Photos Ground Water Addendum	LOCKBOX None	MINERALS Rights Included
PRESENT USAGE Tillable	Sellers Prop. Disclosure	AGENT TYPE Sellers Agent	OTHER LEASES None
ROAD FRONTAGE Paved	FLOOD INSURANCE Unknown	OWNERSHIP Corporate Individual	PONDS 1-4
UTILITIES AVAILABLE Other/See Remarks	SALE OPTIONS None	Trust	PROPERTY USE Agricultural
IMPROVEMENTS None	EXISTING FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve	RESTRICTIONS / EASEMENTS None
OUTBUILDINGS None	PROPOSED FINANCING Other/See Remarks	BUILDER OPTIONS Open Builder	TERRAIN Level
	POSSESSION At Closing		

FINANCIAL

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

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Buyer Premium Y/N	Yes		

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PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES



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MLS # 672488
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 41 +/- Acres at E 47th St. S. & S. 127th St. E.
Address 2 Parcel 5
City Derby
State KS
Zip 67037
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

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Elementary School	Rose Hill		
Middle School	Rose Hill		
High School	Rose Hill		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	NE1/4 SEC 22-28-2E		

DIRECTIONS

Directions (Derby) E. 47th St. S. & S. 127th St. E. - West to Parcel 5. Southwest corner

FEATURES

SHAPE / LOCATION Irregular	MISCELLANEOUS FEATURES None	LOCKBOX None	MINERALS Rights Included
TOPOGRAPHIC Level Treeline	DOCUMENTS ON FILE Aerial Photos Ground Water Addendum	AGENT TYPE Sellers Agent	OTHER LEASES None
PRESENT USAGE Tillable	FLOOD INSURANCE Unknown	OWNERSHIP Corporate Individual Trust	PONDS 1-4
ROAD FRONTAGE None	SALE OPTIONS None	TYPE OF LISTING Excl Right w/o Reserve	PROPERTY USE Agricultural
UTILITIES AVAILABLE Other/See Remarks	PROPOSED FINANCING Other/See Remarks	BUILDER OPTIONS Open Builder	RESTRICTIONS / EASEMENTS None
IMPROVEMENTS None	POSSESSION At Closing	FENCING None	TERRAIN Level
OUTBUILDINGS None	SHOWING INSTRUCTIONS Call Showing #		

FINANCIAL

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

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, May 26th, 2026 at 2 PM (cst) | BIDDING BEGINS CLOSING: Wednesday, June 10th, 2026 at 2:40 PM (cst). 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. Parcel 5 — 41± Acres of Tillable Land w/Homesite Potential ONLINE ONLY!!! 41± Acres Near Derby! For the buyer who wants privacy without isolation, this parcel delivers. Productive tillable ground, wooded treelines on three sides, and a tucked-back setting that offers a natural seclusion that's genuinely hard to find this close to Derby, Rose Hill, and Wichita. Build here and enjoy a true rural setting while staying within easy reach of everything the area has to offer. Access off paved 47th Street S keeps it convenient without giving up the quiet. Property Highlights: 41± acres of productive tillable land Paved access off 47th Street S Wooded treelines on three sides Tucked back from the road — natural privacy Premier homesite potential Adjacent to the Estates at Wandering Oaks development Zoned Rural Residential Minutes from Derby, Rose Hill & Wichita In the path of growth between Wichita, Derby & Rose Hill *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 \$25,000. Cascading Bidding Closing Sample PARCEL 1 (23+/- ACRES) BIDDING CLOSING: Wednesday, June 10th, 2026 at 2:00 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. PARCEL 2 (41+/- ACRES) BIDDING CLOSING: Wednesday, June 10, 2026 and will close no earlier than 2:10 PM or 10 minutes immediately following the bidding close for parcel 1. The bidding will remain open until 90 seconds have passed without receiving a bid. PARCEL 3 (20+/- ACRES) BIDDING CLOSING: Wednesday, June 10, 2026 and will close no earlier than 2:20 PM or 10 minutes immediately following the bidding close for parcel 2. The bidding will remain open until 90 seconds have passed without receiving a bid. PARCEL 4 (31+/- ACRES) BIDDING CLOSING: Wednesday, June 10, 2026 and will close no earlier than 2:30 PM or 10 minutes immediately following the bidding close for parcel 3. The bidding will remain open until 90 seconds have passed without receiving a bid. PARCEL 5 (41+/- ACRES) BIDDING CLOSING: Wednesday, June 10, 2026 and will close no earlier than 2:40 PM or 10 minutes immediately following the bidding close for parcel 4. The bidding will remain open until 90 seconds have passed without receiving a bid. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Acreage amounts on each parcel are approximate and subject to final survey.

AUCTION

Auction Date	5/26/2026	Auction Location	mccurdy.com
Auction Offering	Real Estate Only	Auction Start Time	5:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	6/9/2026 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

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 STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 **Property Address: 156.54+/- Acres At E. 47th St. S. & S. 127th St. E. - Derby, KS**

2 **Seller:** * See list of names below **Date of Purchase:** _____

3 **Property currently zoned as:** _____

4 * **SELLER:** Aiello Tucker Investments, LLC, Robert S. Lightner Jr. Rev Trust, Glenn Engles and Lisa Engles

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

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

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

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

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

PART I

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

- None
- Does Not Transfer
- Working
- Not Working
- Don't Know

20 **WATER SYSTEMS**

21 Well/Pump no well _____

22 Drinking _____ Irrigation _____

23 Location _____

24 Depth _____

25 Type _____

26 If on well water, has water ever shown test results of contamination? Yes No

27 Is the property connected to city rural water systems?

28 Rural Water Transfer? Yes No Transfer Fee \$ _____

29 Cistern _____

30 Other _____

31 Comments: _____

32 _____

33 **DRAINAGE/SEWAGE SYSTEMS**

34 Sewer Lines _____

35 Septic/Laterals _____

36 Lagoon _____

37 Tank Size _____ Location _____

38 # Feet of Laterals _____

39 Other _____

40 Other _____

41 Comments: _____

42 _____

Seller's Initials **AA GE LE JJC** Buyer's Initials **RSL**



PART II

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

None Does Not Transfer Working Not Working Don't Know

GAS/ELECTRIC

- 43 Is there a propane tank on the property?
44 If yes, is it owned leased?
45 Company:
46 Are there solar panels on the property?
47 If yes, are they owned rented/leased?
48 Company:
49 Are there wind turbines on the property?
50 If yes, are they owned rented/leased?
51 Company:
52 Is there hydroelectric on the property?

Yes No Don't Know

- 53 Is gas connected to property? If not, distance to nearest source?
54 Is electricity connected to property? If not, distance to nearest source?
55 To your knowledge, is there any additional costs to hook up utilities?
56 If yes, please explain:
57
58 Comments:
59

DRAINAGE/SEWAGE SYSTEMS

- 60 Is property connected to a public sewer system?
61 If yes, no explanation required.
62 Is there a septic tank/lagoon system serving this property?
63 If yes, when was it last serviced? Date
64 To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
65 To your knowledge, is the property located in a federally designated flood plain or wetlands area?
66 Is the property located in a subdivision with a master drainage plan?
67 If so, is this property in compliance?
68 Has the property ever had a drainage problem during your ownership?
69 Do you currently pay flood insurance?
70 Other drainage/sewage systems and their conditions:
71 Comments:
72

BOUNDARIES/LAND

- 73 Have you had a survey of your property?
74 Are the boundaries of your property marked in any way?
75 Is there any fencing on the boundary(ies) of the property?
76 If yes, does the fencing belong to the property?
77 To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
78 Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
79
80 Is this property owner responsible for maintenance of any such shared feature?
81 Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?
82
83 Comments:
84

Seller's Initials AA GE LE Buyer's Initials

Yes No Don't Know

HOMEOWNER'S ASSOCIATION

- 85
86 Is the property subject to rules or regulations of any homeowner's association?
87 Annual dues \$ _____ Initiation Fee \$ _____
88 To your knowledge, are there any problems relating to any common area?
89 Have you been notified of any condition which may result in an increase in assessments?
90 Comments: _____
91

ENVIRONMENTAL CONDITIONS

- 92 To your knowledge, are any of the following substances, materials, or products present on the real property?
93
94 Asbestos
95 Contaminated soil or water (including drinking water)
96 Landfill or buried materials
97 Methane gas
98 Oil sheers in wet areas
99 Radioactive material
100 Toxic material disposal (e.g., solvents, chemicals, etc.)
101 Underground fuel or chemical storage tanks
102 EMFs (Electro Magnetic Fields)
103 Gas or oil wells in area
104 Other
105 To your knowledge, are any of the above conditions present near your property?
106 Comments: _____
107

MISCELLANEOUS

To your knowledge:

- 108
109
110 Are there any gas/oil wells on the property or adjacent property?
111 Is the present use of the property a non-conforming use?
112 Are there any violations of local, state or federal government laws or regulations relating to this property?
113 Is there any existing or threatened legal or regulatory action affecting this property?
114 Are there any current special assessments or do you have knowledge of any future assessments?
115 Are there any proposed or pending zoning changes on this or adjacent property?
116 Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
117 Are there any diseased or dead trees or shrubs?
118 Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
119
120 Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.
121 Comments: _____
122

Seller Owns:

- 123
124
125 Mineral Rights:
126 [X] % pass with the land to the Buyer _____ % remain with the Seller
127 _____ % are owned by third party _____ unknown
128 Are there any oil, gas, or wind leases of record or Other? Please explain: _____
129
130 Crops planted at the time of sale:
131 _____ pass with the land to the Buyer [X] remain with the Seller
132 _____ none _____ negotiable
133 Other (please describe): _____
134

Seller's Initials AA GE LE Buyer's Initials _____

135 Tenant's rights apply to the subject property with lease or shares as follows: _____
 136 _____
 137 _____
 138 Water Rights:
 139 pass with the land to the Buyer - Permit # _____
 140 _____ remain with the Seller - Permit # _____
 141 _____ have been terminated
 142 Comments: _____
 143 _____

SELLER'S ACKNOWLEDGMENT

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

150 Antonio Aiello 04/09/2026 Lisa Engels 04/06/2026 Robert S. Lightner Jr.
 151 Glenn Engels 04/06/2026 Janice J. Lightner Date 04/03/2026 Seller Date
 OR

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

154 _____
 155 Seller Date Seller Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

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

175 _____
 176 Buyer Date Buyer Date

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Seller's Initials GE LE RSL JJA AA Buyer's Initials _____



WATER WELL INSPECTION REQUIREMENTS

Property Address: 156.54+/- Acres At E. 47th St. S. & S. 127th St. E. - Derby, KS 67037

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

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Lisa Engels
04/06/2026

Authentisign
Antonio Aiello 04/09/2026

Authentisign
Janice J. Lightner
04/03/2026

Owner/Seller

Date

Authentisign
Robert S. Lightner Jr.

04/03/2026

Authentisign
Glenn Engels

04/06/2026

Owner/Seller

Date

Buyer

Date

Buyer

Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 156.54+/- Acres At E. 47th St. S. & S. 127th St. E. - Derby, KS 67037

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

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

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

10 Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

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

16 Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

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

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

24 **CERTIFICATION**

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

28 Antonio Aiello 04/09/2026 Lisa Engels
29 Seller Date 04/06/2026 Buyer Date
30 Glenn Engels 04/06/2026 Janice J. Lightner
31 Seller Date Buyer Date
Robert S. Lightner Jr. 04/03/2026 04/03/2026

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Abbreviated 156 Farm Record

Tract 4543 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	93.89	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	93.89	0.00	87

TOTAL **93.89** **0.00**

NOTES

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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.



Common Land Unit

- Cropland
- Non-cropland
- CRP

2026 Crop Year

Farm 1442
Tract 4543

Wetland Determination Identifiers

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



Tract 1 of 1

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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Original: _____
Revision: _____
Cropland: 93.89
Farmland: 155.97

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr Pr	Org Stat	Nat Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
4543	2	GRASS	NAG	GZ	N	C	N	I N A	62.08	62.08	No				01		CC

Producer OP - GLENN ENGELS

Share 100.00 FSA Physical Location Sedgwick, Kansas

NAP Unit 2577

Signature Date 07/15/2025 (A)

Tract 4543 Summary

PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	GRASS	NAG	GZ	N	A						62.08						

Photo Number/Legal Description: T14/ NE1/4 22-28-2E
Cropland: 93.89

Reported on Cropland: 0.00

Difference: -93.89

Reported on Non-Cropland: 62.08

Note: All cropland has not been reported.

REPORT OF COMMODITIES FARM SUMMARY

Operator Name and Address

Original: _____
Revision: _____
Cropland: 93.89
Farmland: 155.97

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

PP	Crop/ Commodity	Variety/ Type	Int Use	Irr Prac	Unit	Reporting	Crop/ Commodity	Share	Variety/ Type	Share	Crop/ Commodity	Share	Variety/ Type	Share	Crop/ Commodity	Share	Variety/ Type	Rpt/Det	Rpt/Det	Rpt/Det
01	GRASS	NAG	GZ	N	A	Failed	GRASS	100.00	NAG									NA	NA	NA
GLENN ENGELS																				
62.08																				

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By) _____ Date _____

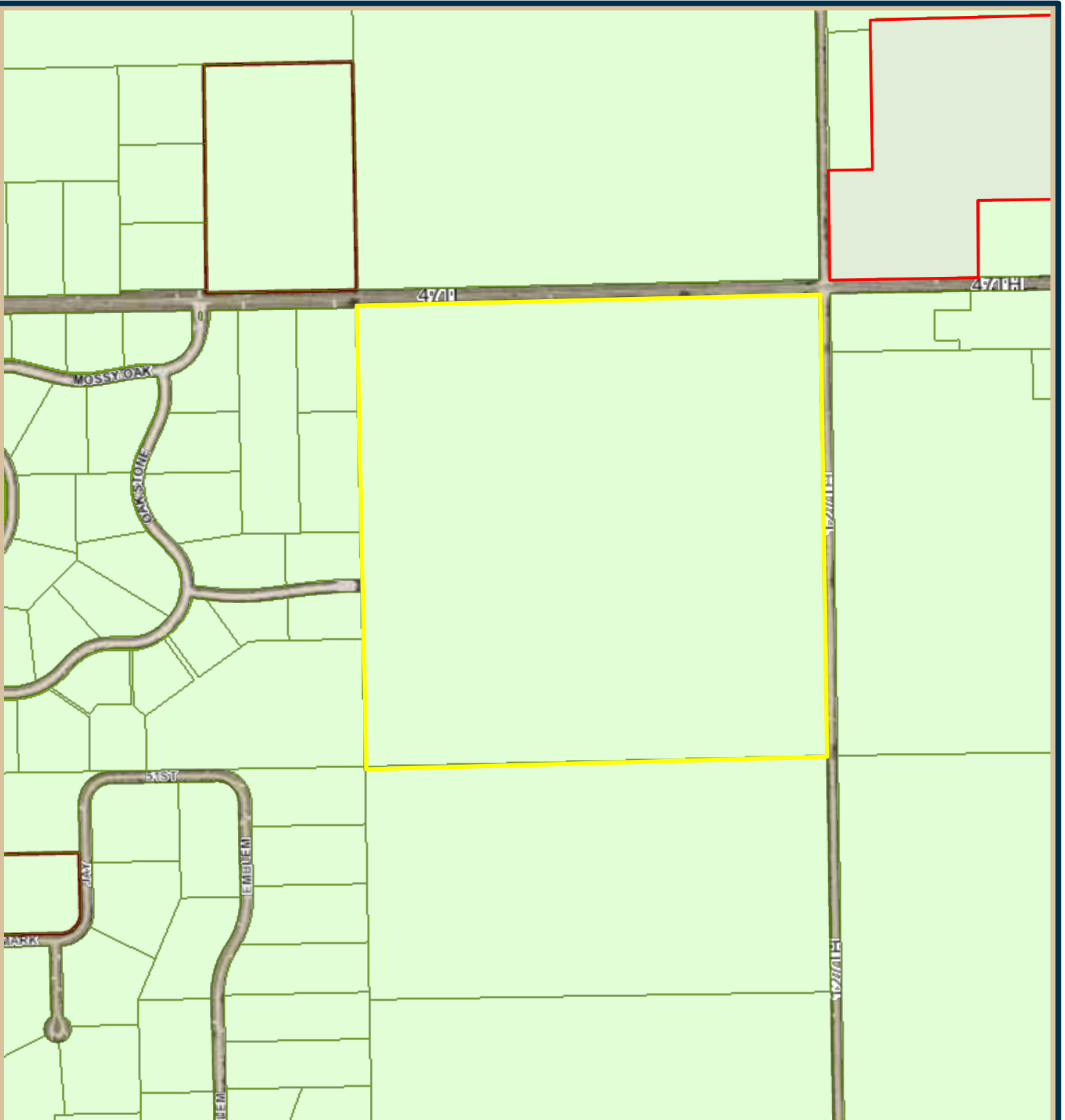
Title/Relationship of Individual Signing in the Representative Capacity _____

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USDA is an equal opportunity provider, employer, and lender.



156+/- Acres at 47th & 127th, Derby, KS 67037 - Zoning Rural Residential

Date: 5/6/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

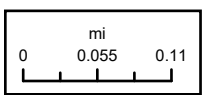
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

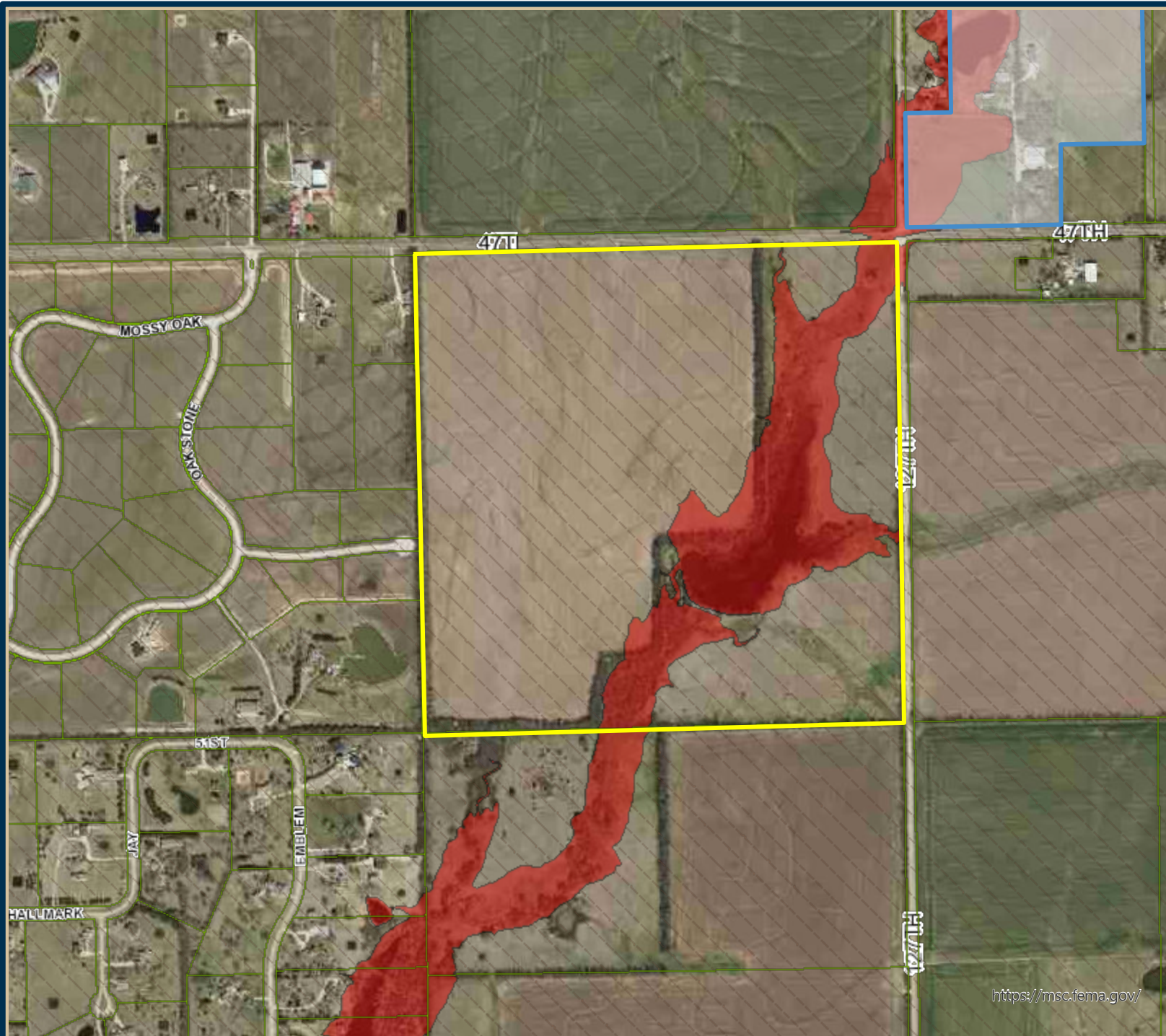
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Sedgwick County, Kansas



1:9,028














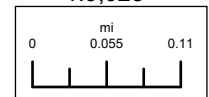
Sedgwick County, Kansas



Flood Plain

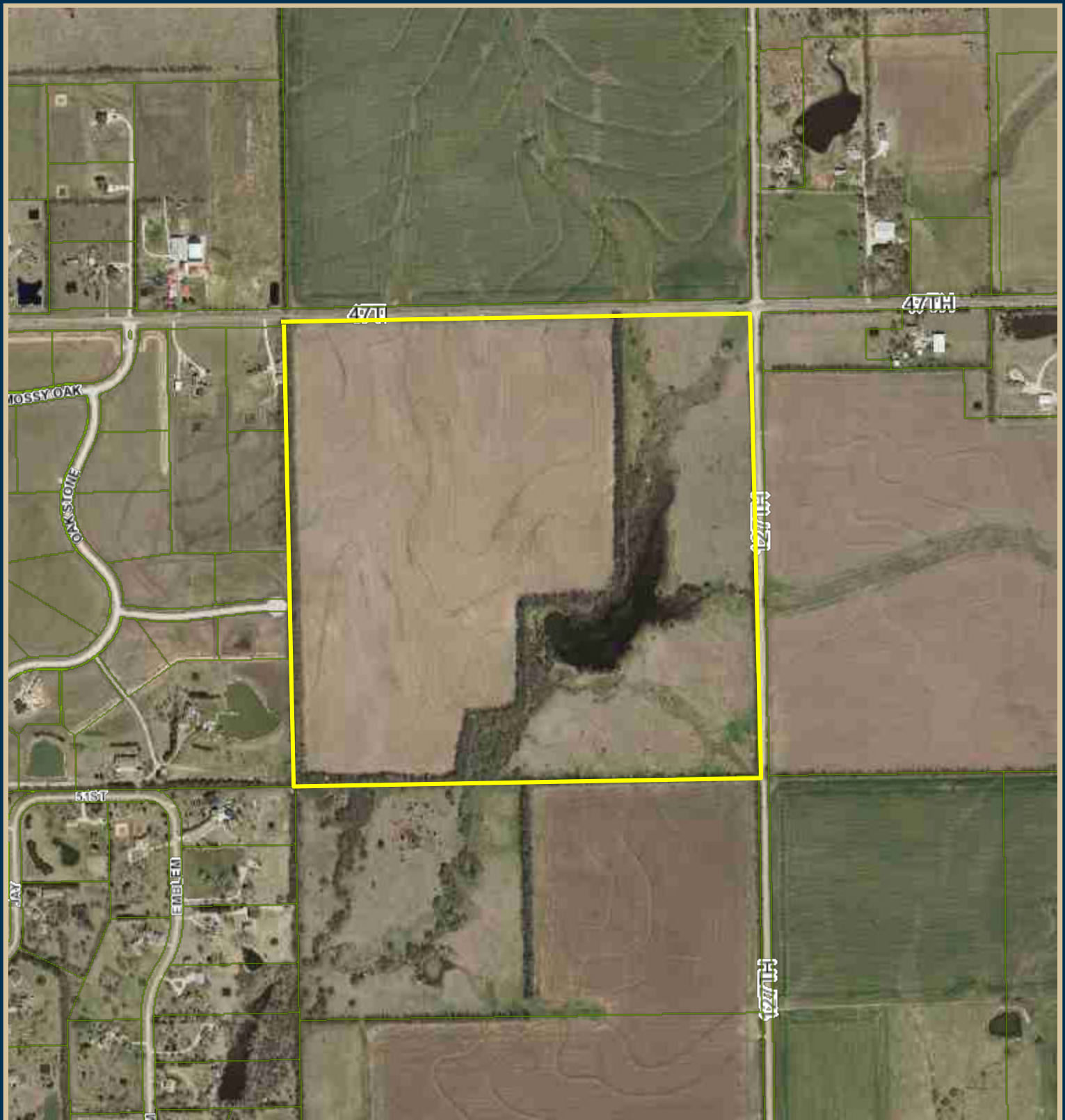
- (X) 0.2 Pct Annual Chance
-  0.2 PCT Annual Chance Flood Hazard
- A
-  A
- AE
-  AE,
- AE, FLOODWAY
-  AE, FLOODWAY
- AH
-  AH
- AO
-  AO
- X - Area of Special Consideration
-  X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- X
-  X,
- Area Not Included
- 

1:9,028



Date: 5/6/2026

<https://msc.fema.gov/>



Geographic Information Services
 Sedgwick County...
working for you

156+/- Acres on 47th & 127th, Derby, KS 67037 - Aerial

Date: 3/24/2026

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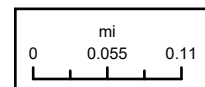
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Sedgwick County, Kansas



1:9,028



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*)

