

LANGE AUCTIONS

BUYER INFORMATION PACKET
FOR PURCHASE BY AUCTION
207 N. HIGH ST. ARGONIA, KS
2 BR SINGLE FAMILY HOME.



Auction Date: Feb. 4th, 2012

Time: 10:00 a.m.

Auction Held Onsite

Property will be available for inspection 1 hour prior to auction.

Lange Auctions

844 N. Baltimore Derby, KS. 67037

Don Burford, Auctioneer/Associate Broker

Jeff M. Lange, Broker

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2 BR, 1 BA, 844 SF home built in 1920 in poor condition. This is a fixer upper or tear downer.

LEGAL DESCRIPTION	Lot 1-2, Block 2, Argonia Original Town
PROPERTY LOCATION	Hwy 160 to High. South to property
MANNER OF AUCTION	Sold to the highest bidder, subject to Seller approval.
PROPERTY DESCRIPTION	2 BR, 1 BA, 844 SF home built in 1920 in poor condition. This is a fixer-upper or tear downer.
TAXES 2011	Taxes to be prorated to closing date. 2011 taxes were \$84.02 plus \$100.00 special taxes.
EASEMENTS	Buyer to accept any and all easements, restrictions, roadways, and right-of ways of record.
EARNEST MONEY	NON-REFUNDABLE 10% made out to Kansas Secured Title
CLOSING	On or before March 2, 2012 at Kansas Secured Title, Derby, KS. Title policy and closing costs to be shared equally between buyer and seller.
POSSESSION	At closing.





Tax History Inquiry for BURFORD, MARIETTA C

View Parcel Information --- GIS Parcel Map --- Tax Search Page

Property Address											
207 HIGH ST											
Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description	Parcel Id/Cama	Parcel Classes				
2011 RealEstate - A00138	00-00-00	ARGONIA ORIGINAL TOWN	2	1	ARGONIA, ORIGINAL TOWN , BLOCK 2 , LOT 1; - 2	185-16-0-20-11-006.00-0					
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq	Book-Page	Date of Transfer
001	359	ARGONIA	\$547	173.606	\$84.02	\$100	Amount \$184.02	Amount \$0	No	0697 - 0405	03/14/81

Additional Years.

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description	Parcel Id/Cama	Parcel Classes				
2010 RealEstate - A00138	00-00-00	ARGONIA ORIGINAL TOWN	2	1-2		185-16-0-20-11-006.00-0	RES URB				
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq		
001	359	ARGONIA	\$548	174.307	\$84.56	\$100	Amount \$184.56	Amount \$184.56	No		

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description	Parcel Id/Cama	Parcel Classes				
2009 RealEstate - A00138	00-00-00	ARGONIA ORIGINAL TOWN	2	1-2		185-16-0-20-11-006.00-0	RES URB				
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq		
001	359	ARGONIA	\$631	168.226	\$93.54	\$0	Amount \$93.54	Amount \$93.54	No		

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description	Parcel Id/Cama	Parcel Classes				
2008 RealEstate - A00138	00-00-00	ARGONIA ORIGINAL TOWN	2	1-2		185-16-0-20-11-006.00-0	RES URB				
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq		
001	359	ARGONIA	\$624	167.262	\$91.9	\$0	Amount \$91.9	Amount \$91.9	No		

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description	Parcel Id/Cama	Parcel Classes				
2008 RealEstate - A00138A	00-00-00	ARGONIA ORIGINAL TOWN	2	1-2	ADD#675-9/9/09	185-16-0-20-11-006.00-0					

Tax Detail Information

Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq
001	359	ARGONIA	\$0	0	\$0	\$100	Amount \$100	Amount \$0	Yes

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description	Parcel Id/Cama	Parcel Classes
2007 RealEstate - A00138	00-00-00	ARGONIA ORIGINAL TOWN	2	1-2		185-16-0-20-11-006.00-0	RES URB

Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq
001	359	ARGONIA	\$622	155.548	\$84.32	\$0	Amount \$84.32	Amount \$84.32	No

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Property Address: 207 N High, Argoia, KS

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

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

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) MCB Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) MCB Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

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

Certification of Accuracy

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

<u>Maretha Clay Burp</u>	<u>1-4-12</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Doss Burp</u>	<u>1-4-12</u>	_____	_____
Agent	Date	Agent	Date



DISCLOSURE OF SPECIAL ASSESSMENTS

Property Address 207 N High Argonia KS

Special Assessments. In compliance with Kansas Law, Seller hereby discloses to Buyer (or Purchaser) that the property (or Real Estate) is subject to special assessments for the purposes stated below or is located in an improvement district that may occasion the imposition of special assessments on the Property for such purposes, as follows:

Purpose: Weed tax \$ 100.-, per year, pays out in 2011

Purpose: _____ \$ _____, per year, pays out in _____

Purpose: _____ \$ _____, per year, pays out in _____

Purpose: _____ \$ _____, per year, pays out in _____

Purpose: _____ \$ _____, per year, pays out in _____

Purpose: _____ \$ _____, per year, pays out in _____

Purpose: _____, the total amount of the assessment is unknown but is in good faith estimated to be \$ 100.-

Sellers of real estate must now disclose in the contract, or by a separate statement, the existence of special assessments or fees against a property, or that the property is located in an improvement district. This includes special assessments for streets, sidewalks, storm water drains, sanitary sewers, parks and other similar improvements. The disclosure must be acknowledged by the buyer in writing. If the amount of the special assessment fee is unknown, the seller must make a good faith estimate of the amount.

Seller Marietta Clay Burford Seller _____
Date 1-4-12 Date _____

I acknowledge that I have been informed of any Special Assessments concerning this property.

Buyer _____ Date _____ Buyer _____ Date _____

GROUNDWATER ADDENDUM

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

Groundwater contamination has been detected in several areas in Kansas. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:
207 N High, Argonia, KS

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

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

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

MCB Seller has no knowledge of groundwater or other environmental concerns;
or

_____ Known groundwater contamination or other environmental concerns are:

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

MCB Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or

_____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

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

CERTIFICATION

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

<u>Mariela Clay Taylor</u>	<u>1-4-12</u>	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date