

WEIGAND

AUCTION

PROPERTY INFORMATION

9315 194th Dr. Winfield, Kansas 67156



ACRES

46 Acres

2024 TAXES:

Gen: \$14,517.30

MLS#

654656

SQ. FT.

3,000

PROPERTY HIGHLIGHTS

- Event Venue: 3,000 SF facility accommodating up to 200 guests, featuring pine ceilings, a crystal chandelier, flat-screen TVs, a surround sound system, heating and air conditioning, a full bar, and a professional kitchen. For weddings, the venue also offers bridal and groom suites.
- Disc Golf Course: 18-hole disc golf course, established in 2020, with concrete tees and veteran targets. It's recognized for its challenging layout and scenic views, ranking #65 globally in 2023.
- Outdoor Spaces: The property includes a waterfront ceremony space with built-in bench seating, a pond with a dock, an orchard, and meadows, providing multiple scenic spots for ceremonies and photography.
- Activities: Horse swings, small playground and fishing opportunities enhance the guest experience.
- RV Camping and Accessibility: RV camping is available on-site, and the venue is conveniently located within a mile of Quail Ridge Golf Club.

QUICK TERMS

- Absolute Auction - No Reserve No Minimum
- 10% Buyers premium
- 3% Broker participation
- 10% Earnest money deposit 24 hours post sale
- Closing on or before 30 days post auction



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AUCTION PROCEDURES: Absolute auction with online bidding by approval only. Bidding will remain open until three (3) minutes have passed without receiving another bid. Brokerage reserves the right to request a proof of funds letter from a bank to participate in online bidding.

BUYER'S PREMIUM: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price.

AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to ten percent (10%) of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within twenty-four (24) hours of close of auction. Closing will take place on or before thirty (30) days following the day of the auction.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. Property is subject to sale prior to the completion of the auction.

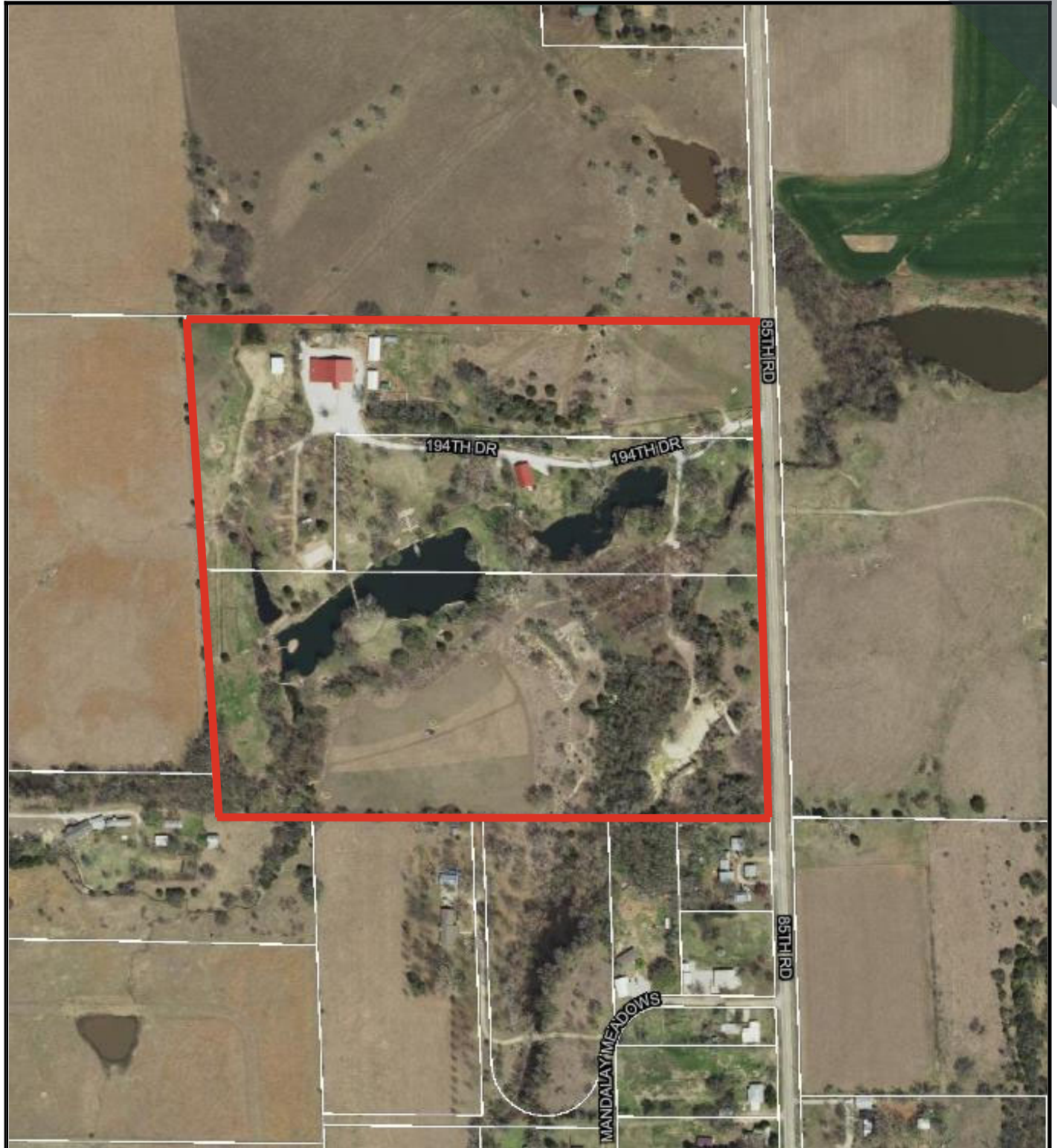
BROKER PARTICIPATION: At the completion of a successful closing, a fee of three percent (3%) of the final bid price will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com/terms for a detailed explanation of Terms and Conditions.



Kevin Howell | Auctioneer
620-229-3590 | khowell@weigand.com



Aerial



5/8/2025

STANDARD

WEIGAND

AUCTION



Aerial View

MLS # 654656
Status Active
Contingency Reason
Property Type Business Opportunity
Address 9315 194th Dr.
Address 2
City Winfield
State KS
Zip 67156
County Cowley
Area SCKMLS
Asking Price \$0
Class Commercial/Ind/Bus
For Sale/Auction/For Rent Auction
Associated Document Count 1
Picture Count 36



GENERAL

List Agent	Kevin Howell	List Date	5/1/2025
List Office	J.P. Weigand & Sons - OFF: 316-262-6400	Expiration Date	12/3/2025
Co-List Agent		Realtor.com Y/N	Yes
Co-List Office		Display on Public Websites	Yes
Showing Phone	316-292-3971	Display Address	Yes
Sale/Lease		VOW: Allow AVM	Yes
Building Size SqFt	2,001 - 3,000	VOW: Allow 3rd Party Comm	Yes
Number of Acres	45.40	Virtual Tour Y/N	Yes
Zoning	General Comm	Virtual Tour	Virtual Tour
Parcel ID	20035-202-09-0-00-02-006.01-0	Days On Market	7
# of Stories	1	Cumulative DOM	7
Apx Gross Building SqFt	3,000.00	Cumulative DOMLS	
Apx Net Rentable SqFt		Input Date	5/1/2025 2:08 PM
Apx Min Available SqFt	0.00	Update Date	5/1/2025
Apx Max Contiguous SqFt	3,000.00	Off Market Date	
Apx Vacant SqFt	0.00	Status Date	5/1/2025
Land SqFt	2,003,760.00	HotSheet Date	5/1/2025
Present Use of Bldg	Events	Price Date	5/1/2025
Bldg on Leased Land		Term of Lease	
Invest Package Available	No	Virtual Tour 3 Label	
Year Built	2011	Previous Status	
Subdivision		Owner Name 2	
Legal	See Private Remarks	Level of Service	Full Service
Original Price	\$0	COO Date	
Virtual Tour 2 Label		Listing Visibility Type	MLS Listing
Virtual Tour 4 Label		Price Per SQFT	
Owner Name		Mapping	
FIPS Code	20035	Input Date	5/1/2025 2:08 PM
On Market Date		RESO Universal Property Identifier	
Doc Manager	0		
Geocode Quality	Exact Match		
Sold Price Per SQFT			
Tax ID			
Update Date	5/1/2025 2:08 PM		
Unique Property Identifier			
Showing Start Date			

DIRECTIONS

Directions Go South out of Winfield, Kansas on Hwy 77. Continue south on Hwy 77, until you get to Quail Ridge Dr. MAKE a left (east) onto Quail Ridge Dr., and immediately make a right (south) onto Pike Road, also known as 85th St. Continue south on 85th St. to the entrance of Quail Valley at 85th and 194th St.

FEATURES

LOADING DOCK	ROOF	OWNER PAID EXPENSES	TERMS OF LEASE
None	Metal	External Building Repairs	Other/See Remarks
RAIL	UTILITIES AVAILABLE	Electricity	DOCUMENTS ON FILE
None	City Water	Internal Building Repairs	Aerial Photos
OVERHEAD DOORS	Septic Tank	Janitorial	OWNERSHIP

FEATURES

8 Ft Clearance

PARKING

Parking Over 25
Other/See Remarks

ROAD FRONTAGE

County

LOCATION

Freestanding

CONSTRUCTION

Frame
Pre-Fabricated

SIDEWALL HEIGHT

Over 20 Ft

Water Well

FLOORS

Concrete Slab

HEATING

Forced Air

Propane

COOLING

Central Air

TENANT PAID EXPENSES

None

Mechanical Repairs

Personal Property Tax

Property Insurance

Real Estate Taxes

Site Maintenance

Trash

Water

ELECTRICAL

220 Volt

MISCELLANEOUS FEATURES

Fencing

Security Lights

PROPOSED FINANCING

Cash

Individual

SHOWING INSTRUCTIONS

Special Instructions-See

LOCKBOX

None

TYPE OF LISTING

Excl Right w/o Reserve

AGENT TYPE

Designated Sell Agent

FLOOD INSURANCE

Unknown

POSSESSION

At Closing

FINANCIAL

Assumable Y/N	No
With Financing	
Value Land	
Value Improved	0
General Property Taxes	\$14,517.00
General Tax Year	2024
Special Taxes	0.00
Special Tax Year	2024
Special Balance	0.00
Gross Income	
Earnest \$ Deposited With	Security 1st

PUBLIC REMARKS

Public Remarks Onlie Auction Only - Don't miss your opportunity to own a premier piece of Kansas countryside – The Farm at Quail Valley is going to auction! This stunning property offers a rare combination of natural beauty and investment potential. This versatile event venue and world-class disc golf course is set on 46± picturesque acres and offers a blend of rustic charm and modern amenities, making it suitable for various events, including weddings, corporate gatherings, and recreational activities. Conveniently located with easy access to nearby towns and highways, The Farm at Quail Valley is a true gem ready for its next chapter. **PROPERTY HIGHLIGHTS** • Event Venue: 3,000 SF facility accommodating up to 200 guests, featuring pine ceilings, a crystal chandelier, flat-screen TVs, a surround sound system, heating and air conditioning, a full bar, and a professional kitchen. For weddings, the venue also offers bridal and groom suites. • Disc Golf Course: 18-hole disc golf course, established in 2020, with concrete tees and veteran targets. It's recognized for its challenging layout and scenic views, ranking #65 globally in 2023. • Outdoor Spaces: The property includes a waterfront ceremony space with built-in bench seating, a pond with a dock, an orchard, and meadows, providing multiple scenic spots for ceremonies and photography. • Activities: A jumping pillow, horse swings, and fishing opportunities enhance the guest experience. • RV Camping and Accessibility: RV camping is available on-site, and the venue is conveniently located within a mile of Quail Ridge Golf Club. ***Home on the property is currently occupied by the facility manager as part of employment agreement***

MARKETING REMARKS

Marketing Remarks Onlie Auction Only - Don't miss your opportunity to own a premier piece of Kansas countryside – The Farm at Quail Valley is going to auction! This stunning property offers a rare combination of natural beauty and investment potential. This versatile event venue and world-class disc golf course is set on 46± picturesque acres and offers a blend of rustic charm and modern amenities, making it suitable for various events, including weddings, corporate gatherings, and recreational activities. Conveniently located with easy access to nearby towns and highways, The Farm at Quail Valley is a true gem ready for its next chapter. **PROPERTY HIGHLIGHTS** • Event Venue: 3,000 SF facility accommodating up to 200 guests, featuring pine ceilings, a crystal chandelier, flat-screen TVs, a surround sound system, heating and air conditioning, a full bar, and a professional kitchen. For weddings, the venue also offers bridal and groom suites. • Disc Golf Course: 18-hole disc golf course, established in 2020, with concrete tees and veteran targets. It's recognized for its challenging layout and scenic views, ranking #65 globally in 2023. • Outdoor Spaces: The property includes a waterfront ceremony space with built-in bench seating, a pond with a dock, an orchard, and meadows, providing multiple scenic spots for ceremonies and photography. • Activities: A jumping pillow, horse swings, and fishing opportunities enhance the guest experience. • RV Camping and Accessibility: RV camping is available on-site, and the venue is conveniently located within a mile of Quail Ridge Golf Club.

PRIVATE REMARKS

Private Remarks Online Auction Only Contact Kevin Howell for a showing: (316) 292-3971 Home on the property is currently occupied by the facility manager as part of employment agreement Full Legal: TRACT I: A tract in the South Half of the Northwest Quarter of Section 9, Township 33 South, Range 4 East of the 6th P.M., Cowley County, Kansas, beginning at the point on the East line, 320.00 feet South of the Northeast corner of the South Half of said Quarter Section, thence North 87 deg. 37 min. 58 sec. West (assumed) parallel with the North line of said South Half of said Quarter Section, 1180.00 feet; thence South 0 deg. 00 min. East, 366.00 feet; thence South 87 deg. 37 min. 58 sec. East, 1180.00 feet to the East line of said Northwest Quarter; thence North 0 deg. 00 min. East, along the East line of said Northwest Quarter, 366.00 feet to the point of beginning. TRACT II: A tract in the South Half of the Northwest Quarter of Section 9, Township 33 South, Range 4 East of the 6th P.M., Cowley County, Kansas, beginning at the Northeast corner of the South Half of said Quarter Section; thence North 87 deg. 37 min. 58 sec. West (assumed) along the North line of the South Half of said Quarter Section, 1560.21 feet; thence South 1 deg. 58 min. 19 sec. East, 687.38 feet, thence South 87 deg. 37 min. 58 sec. East, 356.64 feet; thence North 0 deg. 00 min. East, 366.00 feet, thence South 87 deg. 37 min. 58 sec. East, 1180.00 feet to the East line of said Quarter Section; thence North 0 deg. 00 min. East, along the East line of said Quarter Section, 320.00 feet to the point of beginning. TRACT III: A tract in the South Half of the Northwest Quarter of Section 9, Township 33 South, Range 4 East of the 6th P.M., Cowley County, Kansas, beginning at the Southeast corner of said Quarter Section; thence North 0 deg. 00 min. East (assumed) along the East line of said Quarter Section, 643.76 feet; thence North 87 deg. 37 min. 58 sec. West, parallel with the North line of the South Half of said Quarter Section, 1536.64 feet; thence South 1 deg. 58 min. 19 sec. East, 644.04 feet to the South line of said Quarter Section; thence South 87 deg. 35 min. 39 sec. East, along the South line of said Quarter Section, 1514.40 feet to the point of beginning.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	weigandauctions.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	5/1/2025	2 - Open for Preview
Auction Start Time	2:00 PM	2 - Open/Preview Date
Auction End Date	6/3/2025	2 - Open Start Time
Auction End Time	2:00 PM	2 - Open End Time
Broker Registration Req	Yes	3 - Open for Preview
Broker Reg Deadline		3 - Open/Preview Date
Buyer Premium Y/N	Yes	3 - Open Start Time
Premium Amount	10.00	3 - Open End Time
Earnest Money Y/N	Yes	
Earnest Amount %/\$	10.00	

TERMS OF SALE

Terms of Sale AUCTION PROCEDURES: Absolute auction with online bidding by approval only. Bidding will remain open until three (3) minutes have passed without receiving another bid. Brokerage reserves the right to request a proof of funds letter from a bank to participate in online bidding. BUYER'S PREMIUM: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to ten percent (10%) of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within twenty-four (24) hours of close of auction. Closing will take place on or before thirty (30) days following the day of the auction. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. Property is subject to sale prior to the completion of the auction. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

PERSONAL PROPERTY

Personal Property

SOLD

How Sold
Sale Price
Net Sold Price
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N
Selling Agent
Selling Office
Co-Selling Agent
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name

ADDITIONAL PICTURES



Living Room



Aerial View



Aerial View



Aerial View



Back Of Structure



Entry



Yard



Yard



Aerial View



Aerial View



Aerial View



Aerial View



Yard



Yard



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Front Of Structure



Front Of Structure



Stable



Out Buildings



Entry





Other



Other



Other



Other

WEIGAND
AUCTION



Garage



Other



Kitchen

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

Cowley County, KS

Summary

Parcel ID 2020900002006010
Quick Ref ID R10557
Location 9315 194TH DR
 Winfield, KS 67156
Brief Tax Description S09, T33, R04, ACRES 14.1, PT S1/2NW1/4 BEG NE COR, W1560.
 21, S687.38, E356.64, N366, E1180, N320 TO POB LESS ROW
Taxing Unit 077
Lot Size
Acres 14.1
Property Class Commercial & Industrial
Lot Block
S-T-R 09-33-04
Neighborhood 600 Rural tracts Winfield School District
Zoning

Owners

Primary Owner
[Ruud Investments, LLC](#)
 9313 194th Dr
 Winfield, KS 67156

Property Factors

Topography	Level - 1	Parking Type	None - 0
Utilities	Well - 5, Septic - 6	Parking Quantity	None - 0
Access	Paved Road - 1	Parking Proximity	Far - 0
Fronting	Secondary Artery - 2	Parking Covered	0
Location	Neighborhood or Spot - 6	Parking Uncovered	0

Market Land

Method	Type	AC/SF	Class
Acre	Primary Site - 1	6.95	

Agricultural Land

Details:			Summary:	
Ag Type	Ag Acres	Ag Soil	Dry Land Acres	
NG	1.99	3921	Irrigated Acres	
NG	0.72	3923	Native Grass Acres	7.15
NG	2.64	4671	Tame Grass Acres	
NG	1.80	4746	Total Ag Acres	7.15

Commercial Information

Structure Type Social / fraternal hall
Bldg No & Name 1
Identical Units 1
No. of Units 0
Unit Type
Class C

Building Sections								
Sect	Occupancy	Use	Year Built	Lvl From	Lvl To	Area	Perim	Hgt
1	Banquet Hall		1997	01	01	5,524	342	12

Other Building Improvements

Occupancy	Qty	Year Built	Area	Perim	Hgt	Stories
Greenhouse, Straight-Wall, Small	1	1998	464	0	10	1
Greenhouse, Straight-Wall, Small	1	1998	406	0	9	1
Farm Utility Shelter	1	2004	1,680	0	9	1
Farm Utility Shelter	1	2006	1,274	0	9	1
Loafing Shed	1	1997	256	48	10	1
Farm Utility Shelter	1	2009	820	0	12	1
Tool Shed	1	1950	410	102	10	1
Prefabricated Storage Shed	1	1978	200	60	7	1
Farm Sun Shade Shelter	1	2006	378	42	7	1
Prefabricated Storage Shed	1	1970	64	32	8	1
Site Improvements	1	2004	420	0	8	1

Appraised Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$323,810.00	\$337,650.00	\$336,960.00	\$307,180.00	\$280,510.00
Land Value	\$32,200.00	\$32,190.00	\$30,310.00	\$28,720.00	\$29,990.00
Appraised Total Value	\$356,010.00	\$369,840.00	\$367,270.00	\$335,900.00	\$310,500.00

Assessed Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$77,006.00	\$80,466.00	\$81,442.00	\$73,830.00	\$67,342.00
Land Value	\$8,082.00	\$8,079.00	\$7,609.00	\$7,210.00	\$7,526.00
Assessed Total Value	\$85,088.00	\$88,545.00	\$89,051.00	\$81,040.00	\$74,868.00

2023 Taxing Units

Code	Description	Rate
CC041	COWLEY CCC	17.919
CT200	COWLEY COUNTY	43.328
FE050	FIRE DISTRICT 7	5.250
RC465	USD 465 RECREATION	3.990
RL704RN	SCKR LIBRARY	1.161
SB465	USD 465 BOND & INTEREST	4.941
SD465	USD 465 OTHER FUNDS	22.768
SG465	USD 465 GENERAL FUND	20.000
ST100	STATE	1.500
TW022	PLEASANT VALLEY TWP	10.005

No data available for the following modules: Dwelling Information, Manufactured Home Information, Permits, Sketches, Photos, SVQ.

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 GEOSPATIAL

Cowley County, KS

Summary

Parcel ID 2020900002006000
Quick Ref ID R10556
Location 9313 194TH DR
 Winfield, KS 67156
Brief Tax Description S09 , T33 , R04 , ACRES 9.6 , PR S1/2NW1/4 BEG S320 FROM NE COR,W1180,S366,E1180,N366 TO P OB LESS ROW
Taxing Unit 077
Lot Size
Acres 9.6
Property Class Commercial & Industrial
Lot Block
S-T-R 09-33-04
Neighborhood 600 Rural tracts Winfield School District
Zoning

Owners

Primary Owner
[Ruud Investments, LLC](#)
 9313 194th Dr
 Winfield, KS 67156

Property Factors

Topography	Level - 1	Parking Type	Off Street - 1
Utilities	Well - 5, Septic - 6	Parking Quantity	Adequate - 2
Access	Paved Road - 1	Parking Proximity	On Site - 3
Fronting	Secondary Artery - 2	Parking Covered	0
Location	Neighborhood or Spot - 6	Parking Uncovered	0

Market Land

Method	Type	AC/SF	Class
Acre	Primary Site - 1	0.74	R
Acre	Primary Site - 1	8.86	C

Dwelling Information

Res Type Single-Family Residence
Quality AV
Physical Condition AV
Year Built 2012
Eff Year 0
MS Style One Story
LBCS Struct Detached SFR unit
No. of Units 0
Total Living Area 1680
Upper Floor Living Area % 0
Main Floor Living Area 1680
CDU AV
Remodel
Arch Style Ranch
Bsmt Type Slab - 1
Total Rooms 0
Bedrooms 1
Family Rooms 0
Full Baths 2
Half Baths 0
Foundation None - 1

Other Building Improvements

Occupancy	Qty	Year Built	Area	Perim	Hgt	Dimensions	Stories	Value
Site Improvements	1	2012	342	0	8	18 X 19	1	1,090

Dwelling Components

Code	Units	Pct	Quality	Year
Frame, Hardboard Sheets	0	100		
Metal, Preformed	0	100		
Warmed & Cooled Air	0	100		
Automatic Floor Cover Allowance	0			
Plumbing Fixtures (#)	8			
Plumbing Rough-ins (#)	1			
Slab on Grade (% or SF)	1680			
Wood Deck (SF) with Roof	420			

Other Building Improvements

Occupancy	Qty	Year Built	Area	Perim	Hgt	Stories
Site Improvements	1	2009	2,279	0	8	1

Appraised Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$195,420.00	\$186,170.00	\$199,520.00	\$176,000.00	\$157,050.00
Land Value	\$56,620.00	\$54,330.00	\$37,680.00	\$36,630.00	\$40,350.00
Appraised Total Value	\$252,040.00	\$240,500.00	\$237,200.00	\$212,630.00	\$197,400.00

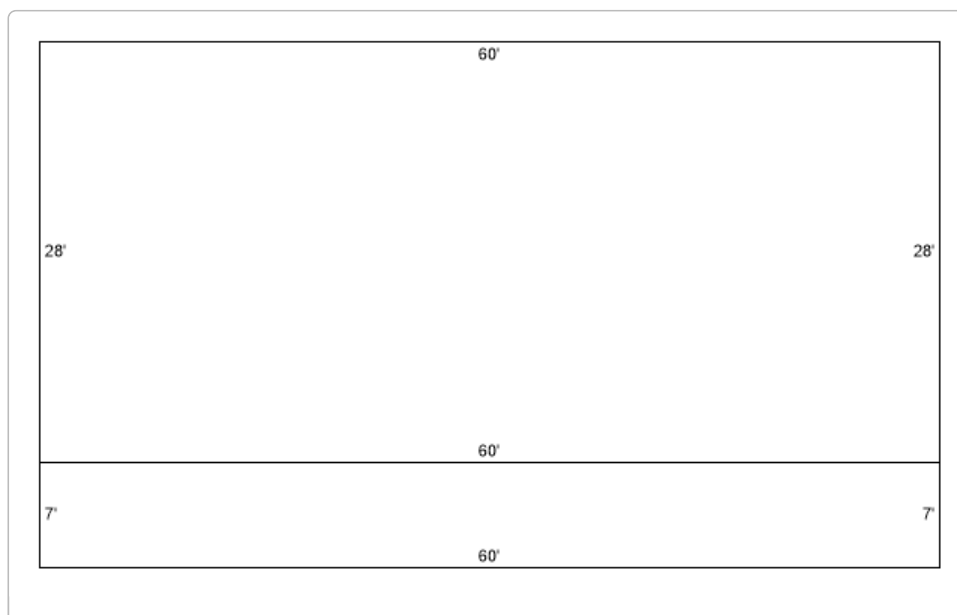
Assessed Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$25,711.00	\$21,410.00	\$22,945.00	\$20,240.00	\$18,061.00
Land Value	\$13,252.00	\$6,248.00	\$4,333.00	\$4,212.00	\$4,640.00
Assessed Total Value	\$38,963.00	\$27,658.00	\$27,278.00	\$24,452.00	\$22,701.00

2023 Taxing Units

Code	Description	Rate
CC041	COWLEY CCC	17.919
CT200	COWLEY COUNTY	43.328
FE050	FIRE DISTRICT 7	5.250
RC465	USD 465 RECREATION	3.990
RL704RN	SCKR LIBRARY	1.161
SB465	USD 465 BOND & INTEREST	4.941
SD465	USD 465 OTHER FUNDS	22.768
SG465	USD 465 GENERAL FUND	20.000
ST100	STATE	1.500
TW022	PLEASANT VALLEY TWP	10.005

Sketches



No data available for the following modules: Agricultural Land, Manufactured Home Information, Commercial Information, Photos, SVQ.

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Cowley County, KS

Summary

Parcel ID	2020900002006020
Quick Ref ID	R10558
Location	85TH RD Winfield, KS 67156
Brief Tax Description	S09, T33, R04, ACRES 22.34, PT S1/2NW1/4 BEG S686 FROM NE
Taxing Unit	COR,W1536.64,S645.42,E1514.4,N 643.76 TO POB LESS ROW
Lot Size	077
Acreage	22.34
Property Class	Commercial & Industrial
Lot Block	
S-T-R	09-33-04
Neighborhood	600 Rural tracts Winfield School District
Zoning	

Owners

Primary Owner
[Ruud Investments, LLC](#)
 9313 194th Dr
 Winfield, KS 67156

Property Factors

Topography	Level - 1	Parking Type	None - 0
Utilities	None - 8	Parking Quantity	None - 0
Access	Paved Road - 1	Parking Proximity	Far - 0
Fronting	Secondary Artery - 2	Parking Covered	0
Location	Neighborhood or Spot - 6	Parking Uncovered	0

Market Land

Method	Type	AC/SF	Class
Acre	Primary Site - 1	22.34	

Appraised Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$0.00	\$230.00	\$210.00	\$180.00	\$160.00
Land Value	\$78,900.00	\$2,190.00	\$2,220.00	\$2,140.00	\$2,070.00
Appraised Total Value	\$78,900.00	\$2,420.00	\$2,430.00	\$2,320.00	\$2,230.00

Assessed Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$0.00	\$58.00	\$53.00	\$45.00	\$40.00
Land Value	\$19,725.00	\$657.00	\$666.00	\$642.00	\$621.00
Assessed Total Value	\$19,725.00	\$715.00	\$719.00	\$687.00	\$661.00

2023 Taxing Units

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Cowley County, KS

Tax Summary

Tax ID 12126
Tax Year 2024
Name RUUD INVESTMENTS, LLC
Property Address 9313 194TH DR, Winfield, KS 67156
Sec-Twp-Rng 93-34-34
Description S09, T33, R04, ACRES 9.6, PR S1/2NW1/4 BEG S320 FROM NE COR,W1180,S366,E1180,N366 TO P OB LESS ROW
Parcel ID/Cama 2020900002006000
Parcel Classes R
Tax Unit 77

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
2024	\$27,658	126.217	\$3,318.42	\$0.00	\$3,318.42	\$0.00	Y
2023	\$27,278	131.860	\$3,500.16	\$0.00	\$3,500.16	\$3,500.16	N
2022	\$24,452	135.900	\$3,231.04	\$0.00	\$3,231.04	\$3,231.04	N
2021	\$22,701	141.447	\$3,165.00	\$0.00	\$3,165.00	\$3,165.00	N
2020	\$22,039	142.278	\$3,089.66	\$0.00	\$3,089.66	\$3,089.66	N
2016	\$42,919	135.282	\$5,760.18	\$0.00	\$5,760.18	\$5,760.18	N

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[Contact Us](#)

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 **SCHNEIDER**
 GEOSPATIAL

Cowley County, KS

Tax Summary

Tax ID 12126.2
Tax Year 2024
Name RUUD INVESTMENTS, LLC
Property Address 00000 85TH RD, Winfield, KS 67156
Sec-Twp-Rng 93-34-34
Description S09, T33, R04, ACRES 22.35, PT S1/2NW1/4 BEG S686 FROM NE COR,W1536.64,S645.42,E1514.4,N 643.76 TO POB LESS ROW
Parcel ID/Cama 2020900002006020
Parcel Classes A
Tax Unit 77

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
2024	\$715	126.217	\$90.26	\$0.00	\$90.26	\$90.26	N
2023	\$719	131.860	\$94.82	\$0.00	\$94.82	\$94.82	N
2022	\$687	135.900	\$93.36	\$0.00	\$93.36	\$93.36	N
2021	\$661	141.447	\$93.50	\$0.00	\$93.50	\$93.50	N
2020	\$640	142.278	\$91.06	\$0.00	\$91.06	\$91.06	N
2016	\$5,504	135.282	\$744.60	\$0.00	\$744.60	\$744.60	N

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 GEOSPATIAL

Cowley County, KS

Tax Summary

Tax ID 12126.1
Tax Year 2024
Name RUUD INVESTMENTS, LLC
Property Address 9315 194TH DR, Winfield, KS 67156
Sec-Twp-Rng 93-34-34
Description S09, T33, R04, ACRES 14.09, PT S1/2NW1/4 BEG NE COR,W1560. 21,S687.38,E356.64,N366,E1180, N320 TO POB LESS ROW
Parcel ID/Cama 2020900002006010
Parcel Classes C
Tax Unit 77

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
2024	\$88,545	126.217	\$11,108.64	\$0.00	\$11,108.64	\$149.31	Y
2023	\$89,051	131.860	\$11,694.60	\$0.00	\$11,694.60	\$11,694.60	N
2022	\$81,040	135.900	\$10,962.80	\$0.00	\$10,962.80	\$10,962.80	N
2021	\$74,868	141.447	\$10,543.88	\$0.00	\$10,543.88	\$10,543.88	N
2020	\$74,199	142.278	\$10,510.90	\$0.00	\$10,510.90	\$10,510.90	N
2016	\$30,021	135.282	\$4,015.32	\$0.00	\$4,015.32	\$4,015.32	N

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Property Details for PID: 0182020900002006000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0182020900002006000
Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0182020900002006000
QuickRef ID :	R10556
Owner Name :	RUUD INVESTMENTS, LLC
Location:	9313 194TH DR, Winfield, KS 67156
Abbreviated Boundary Description:	S09 , T33 , R04 , ACRES 9.6 , PR S1/2NW1/4 BEG S320 FROM NE COR,W1180,S366,E1180,N366 TO P OB LESS ROW

Owner Information:

Owner	RUUD INVESTMENTS, LLC
Mailing Address	9313 194TH DR WINFIELD, KS 67156

Property Information:

Type	Residential
Status	Active
Taxing Unit	077
Neighborhood Code	600

Secondary Address Details

Address	9313 194TH RD, Winfield, KS 67156
---------	-----------------------------------

Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	6
Square Feet	277,042
Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	3
Square Feet	141,134

Permit Details

Number	Date	Amount	Purpose
1222	Jun 22, 2012		

Deed Book Page Details

Book	Page
985	404
985	410
892	232

Additional Deed Book Page Details

Deed Book/Page 0858/0337

Value Details

	Year	2024
Current Final Value (Residential)	Land	\$54,330.00
	Building	\$186,170.00
	Total	\$240,500.00

	Year	2023
Current Final Value (Residential)	Land	\$37,680.00
	Building	\$199,520.00
	Total	\$237,200.00

Dwelling Details

Story Height	One Story	Style	Ranch	Year Built	2012
Total Sq Ft Living Area	1680	Main Floor Living SqFt :	1680	Upper Floor Living Pct :	
Total Rooms:	0	Bedrooms:	1	Remodel Year:	

Full Baths:	2	Half Baths:	0	Basement:	
Depreciation Rating:	AV	Physical Condition:	AV	Quality:	AV

No Manufactured Home Details found

Additional Dwelling Details

Residential Component	Units	Quality	Year Built
Frame, Hardboard Sheets	100%		
Metal, Preformed	100%		
Warmed & Cooled Air	100%		
Plumbing Fixtures	8		
Slab on Grade	1680		
Wood Deck with Roof	420		

Other Improvements

Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Concrete Unreinforced	1	402	2012	AV	AV
Porch, Raised Slab	1	2279	2009	AV	AV

No Commercial Building Details found

No Commercial Building Section Details found

No Ag Land Details found

No Ag Building Details found

Property Details for PID: 0182020900002006010

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0182020900002006010
Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0182020900002006010
QuickRef ID :	R10557
Owner Name :	RUUD INVESTMENTS, LLC
Location:	9315 194TH DR, Winfield, KS 67156
Abbreviated Boundary Description:	S09, T33, R04, ACRES 14.09, PT S1/2NW1/4 BEG NE COR,W1560. 21,S687.38,E356.64,N366,E1180, N320 TO POB LESS ROW

Owner Information:

Owner	RUUD INVESTMENTS, LLC
Mailing Address	9313 194TH DR WINFIELD, KS 67156

Property Information:

Type	Commercial & Industrial
Status	Active
Taxing Unit	077
Neighborhood Code	600

Secondary Address Details

Address	00000 194TH DR, Winfield, KS 67156
---------	------------------------------------

Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	7
Square Feet	302,742

No Permit Details found

Deed Book Page Details

Book	Page
985	410
882	623
989	11

Additional Deed Book Page Details

Deed Book/Page 8500/513

Value Details

Current Final Value (Agricultural)	Year	2024
	Land	\$620.00

Building \$0.00

Total \$620.00

Year 2024

Land \$31,570.00

Current Final Value (Commercial and Industrial)

Building \$308,410.00

Total \$339,980.00

Year 2024

Land \$0.00

Current Final Value (Residential)

Building \$29,240.00

Total \$29,240.00

Year 2023

Land \$630.00

Current Final Value (Agricultural)

Building \$0.00

Total \$630.00

Year 2023

Land \$29,680.00

Current Final Value (Commercial and Industrial)

Building \$316,230.00

Total \$345,910.00

Current Final Value (Residential)

Year 2023

Land \$0.00

Building \$20,730.00

Total	\$20,730.00
-------	-------------

No Dwelling Details found

No Manufactured Home Details found

No Additional Dwelling Details found

Other Improvements

Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Greenhouse, Straight-Wall, Small	1	464	1998	AV	FR-
Greenhouse, Straight-Wall, Small	1	406	1998	AV	PR
Farm Utility Shelter	1	1680	2004	VG	AV
Farm Utility Shelter	1	1274	2006	GD	AV
Default Walls	1	256	1997	GD	AV
Farm Utility Shelter	1	820	2009	VG	AV
No HVAC	1	410	1950	AV	FR
Prefabricated Storage Shed	1	200	1978	AV	AV
Farm Sun Shade Shelter	1	378	2006	AV	AV
Prefabricated Storage Shed	1	64	1970	AV	FR
Porch, Raised Slab	1	420	2004	AV	AV

Commercial Building Details

Building No:	units :	Ident Units :	Struct Type :
1	0	1	Social / fraternal hall

Commercial Building Section Details

Section No:	Level From :	Level To :	Size :	Perimeter :	Occupancy :	Wall Height :	Year Built :
1	1	1	5524	342	Banquet Hall	12	1997

Commercial Component Details

	Commercial Component :	Package Unit	Units :	100 %
	Commercial Component :	Stud - EIFS (Synthetic Stucco)	Units :	75 %
	Commercial Component :	Porch, Raised Slab	Units :	576
	Commercial Component :	Single - Metal on Wood Frame	Units :	25 %
	Commercial Component :	Porch, Slab with Roof	Units :	580
	Commercial Component :	Porch, Slab with Roof	Units :	585
	Commercial Component :	Porch, Slab with Roof	Units :	240

Ag Land Details

Acre Type :	No Acres :	Map Unit :	Irrig :	Well Depth :
5 - Native Grass - NG	1.99	3921		
5 - Native Grass - NG	0.72	3923		
5 - Native Grass - NG	2.63	4671		
5 - Native Grass - NG	1.80	4746		
Total Acres :	7.14			

No Ag Building Details found

Property Details for PID: 0182020900002006020

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0182020900002006020
Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0182020900002006020
QuickRef ID :	R10558
Owner Name :	RUUD INVESTMENTS, LLC
Location:	00000 85TH RD, Winfield, KS 67156
Abbreviated Boundary Description:	S09, T33, R04, ACRES 22.35, PT S1/2NW1/4 BEG S686 FROM NE COR,W1536.64,S645.42,E1514.4,N 643.76 TO POB LESS ROW

Owner Information:

Owner	RUUD INVESTMENTS, LLC
Mailing Address	9313 194TH DR WINFIELD, KS 67156

Property Information:

Type	Agricultural Use
Status	Active
Taxing Unit	077
Neighborhood Code	600

No Secondary Address Details found

Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	0
Square Feet	0

No Permit Details found

Deed Book Page Details

Book	Page
985	410
882	623
989	11

Additional Deed Book Page Details

Deed Book/Page 0850/0513

Value Details

Current Final Value (Agricultural)	Year	2024
	Land	\$2,190.00
	Building	\$230.00

	Total	\$2,420.00
	Year	2023
	Land	\$2,220.00
Current Final Value (Agricultural)	Building	\$210.00
	Total	\$2,430.00

No Dwelling Details found

No Manufactured Home Details found

No Additional Dwelling Details found

No Other Improvements found

No Commercial Building Details found

No Commercial Building Section Details found

Ag Land Details

Acre Type :	No Acres :	Map Unit :	Irrig :	Well Depth :
5 - Native Grass - NG	0.44	3921		
5 - Native Grass - NG	7.59	3922		
2 - Dry Land - DR	0.04	3923		

5 - Native Grass - NG	3.68	3923		
2 - Dry Land - DR	0.96	4671		
5 - Native Grass - NG	1.26	4671		
5 - Native Grass - NG	8.07	4746		
5 - Native Grass - NG	0.31	6401		
Total Acres :	22.35			

Ag Building Details

Type	Quantity	Size	Year Built	Grade	Condition
Tool Shed		12X8	1990	AV	FR
Prefabricated Storage Shed		10X20	1978	AV	UN



Commitment Cover Page

Order Number: **3126795**

Delivery Date: **04/17/2025**

Property Address: **9313 194th Dr, 9315 194th Dr., 00000 85th Rd, Winfield, KS 67156**

For Closing Assistance

Commercial Escrow
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
CommercialEscrow@Security1st.com

For Title Assistance

Lindsey Rice
216 E. 9th Avenue
PO Box 541
Winfield, KS 67156
Office: (620) 221-0430
lrice@security1st.com

Seller/Owner

Ruud Investments, LLC
9313 194th Dr
Winfield, KS 67156
Delivered via: Electronic Mail

Agent for Seller

J.P. Weigand & Sons, Inc. - Market St.
Attention: Taylor Hake
150 N. Market
Wichita, KS 67202
(316) 292-3970 (Work)
thake@weigand.com
Delivered via: Electronic Mail

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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Title Fee Invoice

Date:	04/17/2025	Buyer(s):	Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Order No.:	3126795	Seller(s):	Ruud Investments, LLC, a Kansas limited liability company
Issuing Office:	Commercial Escrow Security 1st Title 216 E. 9th Avenue PO Box 541 Winfield, KS 67156	Property Address:	9313 194th Dr, 9315 194th Dr., 00000 85th Rd, Winfield, KS 67156

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (\$1,000.00)	\$415.00
	Total \$415.00
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Vesting Documents:

[Cowley county recorded 09/09/2016 at book 985 page 410](#)
[Cowley county recorded 11/15/2016 at book 989 page 11](#)

Tax Information:

[12126](#), [12126.1](#), [12126.2](#)



First American Title™

WEIGAND

AUCTION

Commitment for Title Insurance
Kansas - 2021 v. 01.00 (07-01-2021)

ALTA COMMITMENT FOR TITLE INSURANCE

issued by
First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

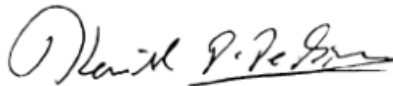
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title, LLC



Security 1st Title

Lindsey Rice
(620) 221-0430 (Work)
(620) 221-2839 (Work Fax)
lrice@security1st.com

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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First American Title™

WEIGAND

AUCTION

Commitment for Title Insurance
Kansas - 2021 v. 01.00 (07-01-2021)

Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title, LLC	Buyer:	Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Issuing Office:	216 E. 9th Avenue PO Box 541 Winfield, KS 67156	Title	Lindsey Rice
ALTA Universal ID:	1010831	Contact:	(620) 221-0430 (Work) (620) 221-2839 (Work Fax) lrice@security1st.com
Loan ID Number:			
Commitment No.:	KS-C3126795		
Property Address:	9313 194th Dr, 9315 194th Dr., 00000 85th Rd, Winfield, KS 67156		

SCHEDULE A

1. Commitment Date:

04/10/2025 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

\$1,000.00

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Ruud Investments, LLC, a Kansas limited liability company

5. The Land is described as follows:

Property description set forth in Exhibit A attached hereto and made a part hereof.

Security 1st Title

By: 

David Armagost, President

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Commitment No.: KS-C3126795

Exhibit A

TRACT I: A tract in the South Half of the Northwest Quarter of Section 9, Township 33 South, Range 4 East of the 6th P.M., Cowley County, Kansas, beginning at the point on the East line, 320.00 feet South of the Northeast corner of the South Half of said Quarter Section, thence North 87 deg. 37 min. 58 sec. West (assumed) parallel with the North line of said South Half of said Quarter Section, 1180.00 feet; thence South 0 deg. 00 min. East, 366.00 feet; thence South 87 deg. 37 min. 58 sec. East, 1180.00 feet to the East line of said Northwest Quarter; thence North 0 deg. 00 min. East, along the East line of said Northwest Quarter, 366.00 feet to the point of beginning.

TRACT II: A tract in the South Half of the Northwest Quarter of Section 9, Township 33 South, Range 4 East of the 6th P.M., Cowley County, Kansas, beginning at the Northeast corner of the South Half of said Quarter Section; thence North 87 deg. 37 min. 58 sec. West (assumed) along the North line of the South Half of said Quarter Section, 1560.21 feet; thence South 1 deg. 58 min. 19 sec. East, 687.38 feet, thence South 87 deg. 37 min. 58 sec. East, 356.64 feet; thence North 0 deg. 00 min. East, 366.00 feet, thence South 87 deg. 37 min. 58 sec. East, 1180.00 feet to the East line of said Quarter Section; thence North 0 deg. 00 min. East, along the East line of said Quarter Section, 320.00 feet to the point of beginning.

TRACT III: A tract in the South Half of the Northwest Quarter of Section 9, Township 33 South, Range 4 East of the 6th P.M., Cowley County, Kansas, beginning at the Southeast corner of said Quarter Section; thence North 0 deg. 00 min. East (assumed) along the East line of said Quarter Section, 643.76 feet; thence North 87 deg. 37 min. 58 sec. West, parallel with the North line of the South Half of said Quarter Section, 1536.64 feet; thence South 1 deg. 58 min. 19 sec. East, 644.04 feet to the South line of said Quarter Section; thence South 87 deg. 35 min. 39 sec. East, along the South line of said Quarter Section, 1514.40 feet to the point of beginning.

**SCHEDULE B, PART I - Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

Tax Year: 2024

Full Amount: \$3,318.42, Not Paid

Tax Parcel Number: 12126 (TRACT I - 9313 194th Dr)

Tax Year: 2024

Full Amount: \$11,108.64, Partially Paid

Tax Parcel Number: 12126.1 (TRACT II - 9315 194th Dr)

Tax Year: 2024

Full Amount: \$90.26, Paid

Tax Parcel Number: 12126.2 (TRACT III - 00000 85th Rd)

7. **File a partial release of the Mortgage dated September 02, 2016, recorded September 09, 2016, as Book 985, Page [412-420](#), made by Steve Ruud aka Robert S Ruud, an unmarried individual, to Community National Bank & Trust, in the amount of \$750,000.00.**
8. **File Release of State Tax Lien filed April 15, 2021 as CLW-2021-ST-000198 against Ruud Investments LLC, in the amount of \$1,282.38, plus interest and penalties.**
9. **File Release of State Tax Lien filed March 02, 2022 as CLW-2022-ST-000158 against Ruud Investments LLC, in the amount of \$421.33, plus interest and penalties.**
10. **File Release of State Tax Lien filed April 27, 2022 as CLW-2022-ST-000252 against Ruud Investments LLC, in the amount of \$848.00, plus interest and penalties.**
11. **File Release of State Tax Lien filed September 19, 2023 as CLW-2023-ST-000306 against Ruud Investments LLC, in the amount of \$127.48, plus interest and penalties.**
12. **File Release of State Tax Lien filed September 19, 2023 as CLW-2023-ST-000307 against Ruud Investments LLC, in the amount of \$936.55, plus interest and penalties.**

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13. File Release of State Tax Lien filed March 11, 2025 as CLW-2025-ST-000123 against Ruud Investments LLC, in the amount of \$1,081.00, plus interest and penalties.
14. File Release of State Tax Lien filed March 11, 2025 as CLW-2025-ST-000124 against Ruud Investments LLC, in the amount of \$2,154.56, plus interest and penalties.
15. We have a copy of the articles of organization of Ruud Investments, a limited liability company, we must be furnished with proof that there has been no amendment to the articles of organization, or if there have been such amendments, furnish authentic copies thereof.

Furnish for examination an authentic copy of the operating agreement, and of any amendments thereto, of Ruud Investments, a limited liability company.

We reserve the right to make any additional requirements we deem necessary.

Any instrument to be executed by the limited liability company must:

- a. Be executed in the limited liability company's name, and
 - b. Be signed by all the members if management has been retained by the members (in the alternative one member can sign the documents and the rest can sign a separate consent form), or by such managers or other persons as provided in the operating agreement, if said document creates a lower approval threshold.
16. We are informed by the Office of the Secretary of State of the State of Kansas that Ruud Investments, LLC is not active and in good standing with said office.
We must be furnished with proof satisfactory to us that said entity is in good standing with said office prior to closing.
 17. File a Warranty Deed from Ruud Investments, LLC, a Kansas limited liability company to a Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 of Schedule A.
 18. Provide this company with a properly completed and executed Owner's Affidavit.
 19. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

**SCHEDULE B, PART II—Exceptions**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2025, and subsequent years, none now due and payable.**

NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.

8. **An easement for right of way to Wichita Natural Gas Co. recorded in Jr. Book I, Page [286](#).**
9. **An easement for right of way Rural Water District #2 recorded in Jr. Book 40, Page [410](#).**
10. **Roadway easement, if any, over the East side of subject property.**
11. **Liability, if any, for loss or damage occasioned by the lack of access to the water well serving the improvements on the subject property. Company has been informed that the well supplying water to the residences actually lies only on TRACT II. Although there is an easement of record to Rural Water District No 2, we have been informed that the district does not supply water to the property.**
12. **Liability, if any, for loss or damage occasioned by the lack of access to and from the subject property. The property set forth in Schedule A hereto, was previously held in common ownership with the property adjacent thereto on the North, South, and West. Although it does front a public road, access to and from said property appears to be via a driveway originating across the southeast corner of the property adjacent to the north.**

NOTE: Access from highway is located on land described as TRACT II herein although the existing driveway crosses onto property adjoining to the South being TRACT I.

**COMMITMENT CONDITIONS****1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions.
 4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to

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this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE

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TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations ("CCPA"). To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1st Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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Weigand Auction
Broker Registration Form



J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
(316) 262-3970
Email: khowell@weigand.com
CC: thake@weigand.com

Brokerage Company Name: _____
Brokerage License Number: _____ Telephone Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Real Estate Agent's Name: _____
Real Estate Agent's License Number: _____ State: _____
Real Estate Agent's Email: _____
Buyer's Broker/Licensee, if applicable, is functioning as:

☐ Agent of the Buyer

☐ Transaction Broker

☐ Designated Buyer's Agent*

*Supervising Broker acts as a Transaction Broker

Auction Property/Location: The Farm at Quail Valley

Auction Date: June 3rd 2025 @ 2:00 PM

Print Name of Company / Buying Entity (If Applicable)

Print Name of Individual Bidder

(Company, Joint Venture, Trustee Name(s)):

(individual, signing on behalf of buying entity):

Broker Participation Fee

To qualify for the three percent (3%) Broker Participation Fee, the real estate broker's properly registered buyer must be the high bidder, as well as purchase and close on the auction property registered above. The broker must hold an active real estate license in the State of Kansas and be legally eligible to participate, with no restrictions or prohibitions under the law.

In the case of multiple registrations of the same buyer by different brokers, the first registration received by J.P. Weigand & Sons, Inc. will be recognized. The broker may submit only one Broker Registration Form per auction and with only one buyer. The broker must attend live auctions with the buyer. If the broker has not met all the requirements, no Broker Participation Fee will be paid, even if its buyer purchases the property.

Broker and buyer(s) acknowledge and agree that seller and auctioneer have not made and hereby specifically disclaims any warranty, guarantees or representation, oral or written, past, present or future of, as, to, or concerning, (i) the nature, square footage, condition, value, or quality of property, including but not by way of limitation, the water, soil, & geology and suitability of the property for any and all activities & uses the buyer may elect to conduct thereon. Broker and buyer(s) each hereby agree to indemnify and hold harmless the auctioneer from and against any and all claims with respect to this transaction. This indemnification agreement of the properties shall survive the closing.

By signing below, we certify that we have both read the above terms and conditions of this registration, the terms and conditions of the auction brochure and due diligence package (if any), and agree to defend and hold J.P. Weigand & Sons, Inc. and seller harmless if there is a claim by any other broker with this buyer.

Broker Registration Form must be received by J.P. Weigand & Sons, Inc. before buyer's first bid.

Real Estate Agent

Buyer

By: _____

By: _____

Date: _____

Date: _____

Received and Acknowledged by J.P. Weigand & Sons, Inc.

By: _____

Date/Time: _____