

**WEDNESDAY, FEBRUARY 5, 2025 • 10:00 AM CT**  
**ONLINE ONLY: [www.gavelroads.com](http://www.gavelroads.com)**



## 22 W RAILROAD ST, LIBERAL, KS

This 3.47± acre property, located just ½ block north of Highway 54, offers vacant land with two large buildings and is zoned for Heavy Industrial use (zoning details available in the packet). The property features fencing around the majority of the area, with some sections left open. The North Building is a 50' x 98' steel frame structure, while the South Building, measuring 50' x 91', is a wood frame structure needing door repairs. A Union Pacific Railroad rail spur siding runs approximately 342 feet onto the property with the main line just two blocks away. While there is minimal overgrowth of trees and grass, most items on site will sell with the property.

**Legal Description:** 1.34 acres in 54 Addition and 2.13 acres in Block 3 and Block 4, J. E. George Addition, to the City of Liberal, Seward County, Kansas. Full legal description shown in the survey completed Sept. 4, 2024.

**Possession:** Possession will be upon closing.

**Taxes:** City of Liberal is tax exempt. 2025 Taxes will be prorated as of the date of closing by the title company.

**Location:** From the corner of Pancake Blvd (Hwy 54) and Kansas Ave, head north on Kansas Ave to Railroad St. Turn west on Railroad to George Ave. The property is at the southwest corner of George Ave and Railroad St.

**Terms:** Earnest money of \$2,000 required and shall be paid the day of the auction with the balance due on or before March 7, 2025. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium.



# Property Details for PID: 0881930501022018000

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Shareable link to Property Information :	<a href="https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0881930501022018000">https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0881930501022018000</a>
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Shareable link to Map:	<a href="https://www.kansasgis.org/orka/permalink.cfm?parcelid=0881930501022018000">https://www.kansasgis.org/orka/permalink.cfm?parcelid=0881930501022018000</a>
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QuickRef ID :	R8459
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Owner Name :	CITY OF LIBERAL
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Location:	22 W RAILROAD ST, Liberal, KS 67901
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Abbreviated Boundary Description:	J E GEORGE ADDN, BLOCK 3, & LTS 1-9 BLK 4 JE GEORGE ADD & ADJ VAC ALLEY & LOTS 1-13 & LTS 96-126 & 10' ADJ VAC ALLEY 54 ADDN
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## Owner Information:

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Owner	CITY OF LIBERAL
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Mailing Address	PO BOX 2199 LIBERAL, KS 67905-2199
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## Property Information:

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Type	Exempt
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Status	Active
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Taxing Unit	002-LIBERAL CITY
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Neighborhood Code	242
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## Secondary Address Details

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Address	22 W RAILRAOD ST, Liberal, KS 67901
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**Market Land Details:**

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Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	4
Square Feet	187,308
Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	7
Square Feet	313,632

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**Permit Details**

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Number	Date	Amount	Purpose
2017-117-EL	Feb 14, 2017	2500.0000	ELECTRICAL ROUGH IN AT A SCALE HOUSE 100 AMP SINGLE PHASE SERVICE

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**No Orion Deed Book Page Details found**

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**Additional Deed Book Page Details**

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Deed Book/Page 0295/0663 0409/0209 0409/0745 0520/0432

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## Value Details

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	Year	2024
<b>Current Final Value (Exempt)</b>	Land	\$51,700.00
	Building	\$223,080.00
	Total	\$274,780.00

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	Year	2023
<b>Current Final Value (Exempt)</b>	Land	\$51,700.00
	Building	\$217,640.00
	Total	\$269,340.00

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**No Dwelling Details found**

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**No Manufactured Home Details found**

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**No Additional Dwelling Details found**

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## Other Improvements

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Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Prefabricated Storage Shed	1	540	1955	AV	PR
Paving, Concrete with Base	1	10	1955	AV	PR
Prefabricated Storage Shed	1	486	1955	AV	PR

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Space Heater	1	2100	1950	AV	PR
Single -Metal, Tex Cover on Steel Frame	1	7104	1977	AV	AV

**Commercial Building Details**

Building No:	units :	Ident Units :	Struct Type :
1	0	1	Warehouse structure
2	0	1	Warehouse structure
3	0	1	Warehouse structure

**Commercial Building Section Details**

Section No:	Level From :	Level To :	Size :	Perimeter :	Occupancy :	Wall Height :	Year Built :
1	1	1	4648	324	Storage Warehouse	14	1950

**Commercial Component Details**

Commercial Component :	Loading Dock, Concrete	Units :	65
Commercial Component :	Porch, Raised Slab with Roof	Units :	20
Commercial Component :	Space Heater	Units :	100 %

		Commercial Component :	Dock Height Floor	Units :	5500		
		Commercial Component :	Concrete Block	Units :	100 %		
1	1	1	5000	300	Storage Warehouse	18	1965

**Commercial Component Details**

		Commercial Component :	Single - Metal on Steel Frame	Units :	100 %		
		Commercial Component :	Space Heater	Units :	100 %		
1	1	1	4860	288	Storage Warehouse	16	1965

**Commercial Component Details**

		Commercial Component :	Space Heater	Units :	100 %		
		Commercial Component :	Single - Metal on Wood Frame	Units :	100 %		

**No Ag Land Details found**

**No Ag Building Details found**



# Open Records for Kansas Appraisers - Seward County



LEGAL DESCRIPTION (Parcel 1)

A parcel of land located in 54 Addition, to the City of Liberal, Seward County, Kansas, more particularly described as follows by Thad C. Reynolds, L.S.#1354, on September 4, 2024:

- Beginning at the Northeast corner of Lot 1 of said Addition,  
-thence S01°40'58"W along the East line of said Addition a distance of 236.11 feet;  
-thence S87°56'06"W a distance of 229.24 feet;  
-thence N02°48'04"W a distance of 251.95 feet to the North line of said Addition;  
-thence S88°17'49"E along the North line of said Addition a distance of 248.45 feet to the Point of Beginning.

Said parcel contains 1.34 acres, more or less, and is subject to easements, reservations and restrictions of record.

LEGAL DESCRIPTION (Parcel 2)

A parcel of land located in Block 3 and Block 4, J.E. George Addition, to the City of Liberal, Seward County, Kansas, more particularly described as follows by Thad C. Reynolds, L.S.#1354, on September 4, 2024:

- Beginning at the Northeast corner of Lot 1, Block 3 of said Addition,  
-thence S01°40'58"W a distance of 374.98 feet to the Southeast corner of Lot 9, Block 4 of said Addition;  
-thence N88°26'59"W a distance of 150.00 feet to the East line of Lot 10, of 54 Addition to the City of Liberal, Seward County, Kansas;  
-thence N01°40'58"E along the East line of said 54 Addition a distance of 225.38 feet to the Northeast corner of Lot 1, of said addition;  
-thence N88°17'49"W along the North line of said Addition a distance of 248.45 feet;  
-thence N02°48'04"W a distance of 105.26 feet to the Northwesterly line of Lot 13, Block 3, J.E. George Addition;  
-thence N57°56'40"E along said Northwesterly line a distance of 81.10 feet;  
-thence S88°17'49"E along the North line of said Block 3 a distance of 339.23 feet to the Point of Beginning.

Said parcel contains 2.13 acres, more or less, and is subject to easements, reservations and restrictions of record.

<b>EARLES ENGINEERING &amp; INSPECTION, INC.</b> Engineers - Surveyors - Construction Inspectors 116 N. Augustus St. 211 North Kansas 112 W. 4th St. McPherson, Ks 67460 Liberal, Kansas 67901 Pittsburg, Ks 66762 (785)309-1060 (620)626-8912 (620)308-5577 Email: earlesinc@earleseng.com	
FIELDWORK:	TR
DRAWN BY:	JR
CHECKED BY:	TR
DATE:	9/4/2024
FILE NO.:	24-706
SHEET OF:	1 4
Certificate of Survey Parcels in J.E. George Addition & 54 Addition, Liberal, Kansas	



LEGAL DESCRIPTION (Parcel 3-Easement)

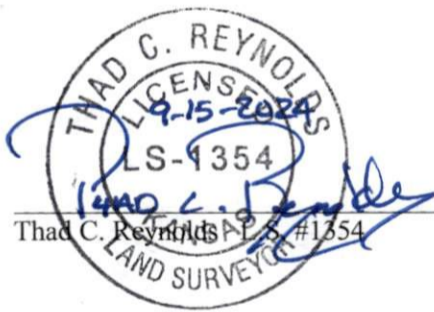
A parcel of land located in Block 3, J.E. George Addition and 54 Addition, to the City of Liberal, Seward County, Kansas, more particularly described as follows by Thad C. Reynolds, L.S.#1354, on September 4, 2024:

- Beginning at the Northeast corner of Lot 1, Block 3 of said Addition,
- thence N88°17'49"W along the North line of said Block a distance of 173.22 feet to the Point of Beginning of parcel to be described;
- thence continuing N88°17'49"W along said North line a distance of 10.00 feet;
- thence S02°26'24"W a distance of 120.41 feet;
- thence S45°52'38"W a distance of 69.41 feet;
- thence S00°16'30"E a distance of 113.90 feet;
- thence S08°31'42"E a distance of 107.77 feet;
- thence N87°56'06"E a distance of 10.06 feet;
- thence N08°31'42"W a distance of 108.18 feet;
- thence N00°16'30"W a distance of 108.92 feet;
- thence N45°52'38"E a distance of 69.13 feet;
- thence N02°26'24"E a distance of 124.53 feet to the Point of Beginning.

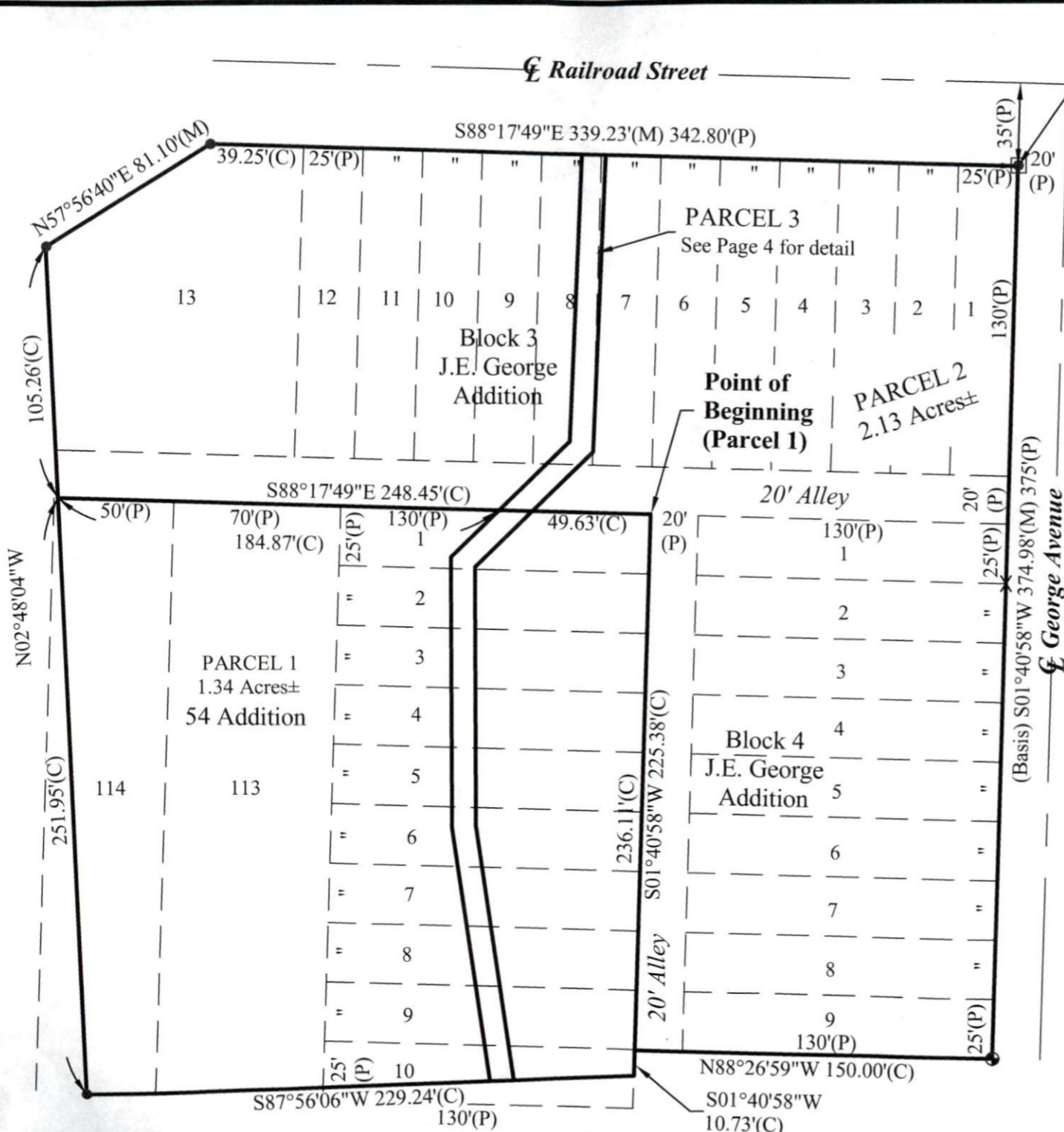
Said parcel contains 4,111.24 square feet, more or less, and is subject to easements, reservations and restrictions of record.

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor in the State of Kansas, do hereby certify that the above plat and description were performed under my supervision and are in conformance with Kansas "Minimum Standards for Boundary Surveys." This Survey does not certify ownership or the existence or location of unplatted easements.  
Date of Survey: August 15, 2024



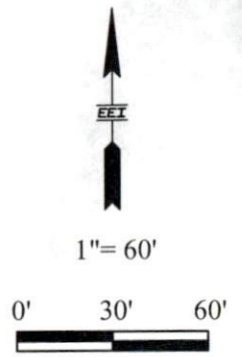
<b>EARLES ENGINEERING &amp; INSPECTION, INC.</b>	
Engineers - Surveyors - Construction Inspectors	
116 N. Augustus St. McPherson, Ks 67460 (785)309-1060	211 North Kansas Liberal, Kansas 67901 (620)626-8912
112 W. 4th St. Pittsburg, Ks 66762 (620)308-5577	Email: earlesinc@earleseng.com
FIELDWORK: TR	Certificate of Survey  Parcels in J.E. George Addition & 54 Addition, Liberal, Kansas
DRAWN BY: JR	
CHECKED BY: TR	
DATE: 9/4/2024	
FILE NO: 24-706	
SHEET 2 OF 4	



Point of Beginning  
(Parcel 2)  
Point of Commencement  
(Parcel 3-Easement)

**LEGEND**

- Found Mag nail
- Found 1/2"x24" Rebar w/ "EEI-1354" cap
- Found 1" bar
- X Found Chiseled "X" in concrete
- M Measured Distance
- C Calculated Distance
- P Platted Distance



**NOTE**

- 1) Basis of Bearings: Assumed S01°40'58"W along the East line of Block 3 and Block 4 of the J.E. GEORGE ADDITION, to the City of Liberal, Seward County, Kansas.
- 2) Monuments found have an uncertain origin unless noted otherwise.
- 3) Per "Kansas Minimum Standards for the practice of Land Surveying"; all easements evidenced by a record document which were provided at the time of this survey, were shown. No such documentation or title work were provided.

<b>EARLES ENGINEERING &amp; INSPECTION, INC.</b>	
Engineers - Surveyors - Construction Inspectors	
116 N. Augustus St. 211 North Kansas 112 W. 4th St. McPherson, Ks 67460 Liberal, Kansas 67901 Pittsburg, Ks 66762 (785)309-1060 (620)626-8912 (620)308-5577	
Email: earlesinc@earleseng.com	
FIELDWORK:	TR
DRAWN BY:	JR
CHECKED BY:	TR
DATE:	9/4/2024
FILE NO.:	24-706
SHEET OF:	3 4

Certificate of Survey

Parcels in  
J.E. George Addition  
& 54 Addition,  
Liberal, Kansas

Point of Commencement  
(Parcel 3-Easement)

Railroad Street

N88°17'49"W 339.23'

156.01'

173.22'

L1

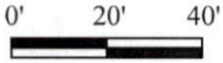
Point of Beginning  
(Parcel 3-Easement)

**LEGEND**

- Found Mag nail
- Found 1/2"x24" Rebar w/ "EEI-1354" cap



1" = 40'



PARCEL 3  
4,111.24 SF±

LINE DATA		
	Bearing	Distance
L1	N88°17'49"W	10.00'
L2	N87°56'06"E	10.06'

J.E. George Addition  
54 Addition

S45°52'38"W 69.41'

N45°52'38"E 69.13'

S02°26'24"W 120.41'

N02°26'24"E 124.53'

S00°16'30"E 113.90'

N00°16'30"W 108.92'

S08°31'42"E 107.77'

N08°31'42"W 108.18'

168.91'

50.26'

N87°56'06"E

L2

**EARLES ENGINEERING & INSPECTION, INC.**

Engineers - Surveyors - Construction Inspectors  
 116 N. Augustus St. 211 North Kansas 112 W. 4th St.  
 McPherson, Ks 67460 Liberal, Kansas 67901 Pittsburg, Ks 66762  
 (785)309-1060 (620)626-8912 (620)308-5577  
 Email: earlesinc@earleseng.com

FIELDWORK: TR  
 DRAWN BY: JR  
 CHECKED BY: TR  
 DATE: 9/4/2024  
 FILE NO: 24-706  
 SHEET 4 OF 4

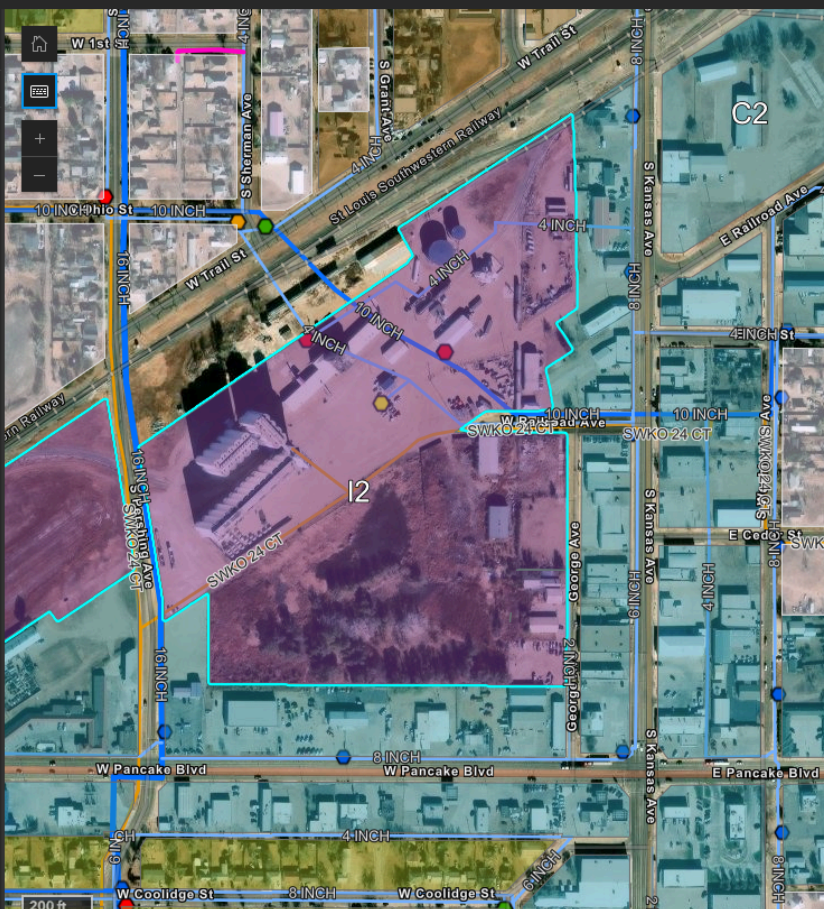
Certificate of Survey  
 Parcels in  
 J.E. George Addition  
 & 54 Addition,  
 Liberal, Kansas

# EcoDevo\_Map

Heavy Industrial District

Zoom to

Zone Code	I2
Zone Description	Heavy Industrial District
Ordinance number	
Created on	



**ARTICLE XIV**  
**"I-2" HEAVY INDUSTRIAL DISTRICT**

**Section 1. Intent and Purpose of District:** The "I-2" Heavy Industrial District is intended for the purpose of allowing basic or primary industries, which are generally not compatible with residential and/or commercial activity. Certain extremely obnoxious or hazardous uses will require special permission to locate in this district.

**Section 2. District Regulations:** In District "I-2", no building or land shall be used and no building or structure shall be erected, altered or enlarged, which is arranged, intended, or designed for other than one of the uses listed in Section 3 below.

**Section 3. Use Regulations:**

1. Any use permitted in I-P or I-1.
2. Grain Elevators.
3. The following uses of land may be allowed in this district by special use permit when submitted, reviewed, and approved by the Board of Zoning Appeals:
  - a. Automobile wrecking yards, junk yards, and scrap processing yards, and one on site residential structure, subject however, to the restrictions in the Article on the Board of Zoning Appeals.
  - b. Petroleum refining.
  - c. Ready-mix concrete and asphalt mix plants.
  - d. Manufacturing or storage of bulk, oil, gas and explosives.
  - e. Other uses which may be noxious or offensive by reason of the emission of odor, dust, smoke, gas, noise or vibration.

**Section 4. Intensity of Use Regulations:**

1. A building, structure or use allowed in this district may occupy all that portion of the lot except for that area required for off-street parking and off-street loading and unloading and their access roads and as otherwise required in Section 6.
2. In the case where the required off-street parking and/or loading and unloading will be provided within the building or structure, then the structure may cover the entire lot except as otherwise required in Section 6 below.

**Section 5. Height Regulations:**

1. When a building or structure is within one hundred fifty feet (150') of a residential district zone, said building or structure shall not exceed forty-five feet (45') in height.
2. When a building or structure is more than one hundred fifty feet (150') from a residential district zone, said building or structure shall not exceed one hundred fifty feet (150') in height, if not in conflict with airport approach zones.

#### **Section 6. Yard Regulations:**

1. **Front Yard:** No front yard shall be required for uses permitted in this district except as required for arterial and collector streets. (See Additional Height, Area, and Use Regulations of this Ordinance).
2. **Side Yard:** No side yard shall be required for uses in this district, except where such use abuts a residential district zone, in which case there shall be required fifteen feet (15') of side yard of the lot which abuts the residential district.
3. **Rear Yard:** No rear yard shall be required in this district, except where such rear yard abuts a residential district zone, in which case there shall be required fifteen feet (15') of rear yard.

Division of Environment  
Curtis State Office Building  
1000 SW Jackson St., Suite 410  
Topeka, KS 66612-1367



Phone: 785-296-1660  
Fax: 785-559-4261  
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

January 19, 2023

Brad Beer  
City of Liberal  
324 N Kansas Avenue  
Liberal, KS 67901

**RE: Restrictive Covenant Inspection In Compliance for:  
Liberal Iron and Metal  
US HWYS 54 & 83, Liberal, Seward County, Kansas  
KDHE Project Code: C1-088-70145**

Dear Mr. Beer:

On December 27, 2022, the Kansas Department of Health and Environment (KDHE) performed an inspection of the above-referenced site. A copy of the inspection form is enclosed with this letter for your review and records. The inspection identified that the property is **IN COMPLIANCE** with the Restrictive Covenant as recorded at the Seward County Register of Deeds office. Please continue to ensure the vegetation is healthy across the protective structure to prevent erosion by necessary means of reseeding, watering, etc.

KDHE appreciates your cooperation and looks forward to the next scheduled inspection in 2027.

Should you have any questions, please contact me at (785) 296-1666 or [dayton.allen@ks.gov](mailto:dayton.allen@ks.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Dayton Allen".

Dayton Allen  
Environmental Specialist  
Long Term Stewardship & Brownfields

Enclosures: EUC Inspection Form

cc: Andrea Schiller → Dayton Allen → C1-088-70145 (1) (w/o enclosure)

# LIBERAL IRON & METALS : XYNE-3PH9-TB6

BER - EUC - Environmental Use Control (EUC) Inspection

Inspector: Dayton Allen

Start Date: 01/19/2023    Completed Date: 01/19/2023

## Property Information on File

1. Project Name	Liberal Iron and Metals
2. Project Code	C1-088-70145
3. EUCA Number	N/A
4. Property Owner(s) on File	City of Liberal
5. Owner Phone Number	620-626-2253
6. Project Address US HWYS 54 & 83, LIBERAL, KS	
7. County	Seward
8. Section, Township, Range	
<b>Section</b>	<b>Town</b>
<b>Range</b>	
9. Latitude/Longitude	
<b>Latitude</b>	<b>Longitude</b>
10. EUC Category Designation	N/A
11. Inspection Frequency	Five year
12. Property Zoning on File	
13. Program	EUC
14. Protective Structure On-Property	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

## Verification of Restrictions

If the property is out of compliance, please explain in the remarks section provided below. Attach additional sheets if needed.

Answer the Questions Accordingly by Marking "Yes", "No", or "N/A".

"N/A" indicates this restriction does not apply to the property.

1. Has the protective structure(s) retained its functional integrity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
2. Is the protective structure(s) free of erosion, cracks, or other evidence of degradation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
3. Have water wells been drilled, constructed, or used on the property for unauthorized purposes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
4. Has unauthorized construction or excavation occurred?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA



**LIBERAL IRON & METALS : XYNE-3PH9-TB6**  
 BER - EUC - Environmental Use Control (EUC) Inspection

Inspector: Dayton Allen

Start Date: 01/19/2023 Completed Date: 01/19/2023

<b>Verification of Restrictions</b>	
5. Is vegetation present and kept in acceptable condition?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
6. Are all permanent survey markers, benchmarks, and monitoring stations in place as designed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
7. Are local ordinances included in the EUCA being enforced?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
8. Are site security measures in place and in working condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
9. Site security measures include: (mark all that apply)	
10. Is the property used for non-residential purposes only?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
11. Is the property being used for unauthorized agricultural activities as defined in the EUCA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
12. Land use type: (mark all that apply)	Vacant
13. Surrounding land use type:(mark all that apply)	Commercial, Industrial, Residential
14. Has property zoning changed since the last inspection?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
15. Does current property zoning exclude residential use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
16. Is the EUCA recorded at the county register of deeds? (For first inspection, provide a copy of the recorded EUCA)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
17. Does the name of the property owner on file at KDHE match the owner listed on the deed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
18. Has property ownership changed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
19. Is the property being leased?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
20. Remarks (describe any additional restrictions for the property, if any, in the remarks area.) None	
<b>Current Property Description</b>	
Please take pictures of the property and include in inspection report.	
1. Describe the current condition and use(s) of the property. Current use remains vacant	
2. Describe any improvements, including new structures, made to the property since the previous inspection. None	

LIBERAL IRON & METALS : XYNE-3PH9-TB6  
BER - EUC - Environmental Use Control (EUC) Inspection

Inspector: Dayton Allen

Start Date: 01/19/2023    Completed Date: 01/19/2023

**Current Property Description**

3. Describe any need for repairs to the protective structure(s), security measures, monitoring stations, permanent benchmarks, or other features. Include observation of erosion, cracking, weed control, settlement, subsidence, excessive burrowing, etc.

None

**Inspector Information**

1. Inspector Name

Dayton Allen

2. Inspection Date

12/27/2022

3. Inspector Signature

A handwritten signature in black ink, appearing to read "Dayton Allen", is written over a horizontal line. The signature is stylized and cursive.

LIBERAL IRON & METALS (XYNE-3PH9-TB6)  
Violation List

No Violations Found



First American Title™

# INFORMATIONAL PURPOSES ONLY

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

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: AMERICAN TITLE & ABSTRACT SPEC., INC.  
 Issuing Office: 217 N. Kansas Ave., Liberal, KS 67901  
 Issuing Office's ALTA® Registry ID:  
 Commitment No.: 241670P  
 Issuing Office File No.: 241670P  
 Property Address: 22 W. Railroad St., Liberal, KS 67901

### SCHEDULE A

1. Commitment Date: January 2, 2025 at 08:00 AM
2. Policy to be issued:
  - a. OWNER'S (07/01/2021)  
 Proposed Insured: TBD  
 Proposed Amount of Insurance:  
 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: City of Liberal.
5. The Land is described as follows:  
 SEE EXHIBIT A ATTACHED HERETO

**AMERICAN TITLE & ABSTRACT SPEC., INC.**

By: \_\_\_\_\_  
**AMERICAN TITLE & ABSTRACT SPEC.,  
 INC.**

*This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.*

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SCHEDULE B, PART I - Requirements

**INFORMATIONAL  
PURPOSES ONLY**

Commitment No.: 241670P  
File No.: 241670P

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, delivered, and recorded in the Public Records.
  - a. General Warranty Deed from City of Liberal to TBD
5. Copy of Minutes from the City of Liberal approving Sale of said property as well as who is authorized to sign documents for the purchase of said property.
6. Secure and submit to this office for our file a properly executed owners affidavit from City of Liberal evidencing the fact that there are no amounts due and owing for labor performed or materials furnished for improvements to the described premises within the past 130 days which could possibly lead to the filing of a mechanics' or materialmen's lien.
7. Secure and submit to this office, for our file, a properly executed Survey Affidavit.
8. Submit to this office a properly completed Distribution of Sellers Net Proceeds.
9. NOTE: State of Kansas, County of Seward recording information as through 12/31/2020.  
Recording Fees:  
Deed \$21.00 first page, \$17.00 each additional page thereafter  
Mortgage \$21.00 first page, \$17.00 each additional page thereafter  
The State of Kansas requires that deeds transferring real estate must be accompanied by the Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller), Grantee (Buyer), or the Real Estate Agent. Certain exemptions do apply.
10. NOTE: If the subject property contains a Mobile Home/Manufactured Housing Unit/Modular Home located on the premises Evidence of Title Elimination must be provided to our office prior to closing for review or further requirements may be made.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance. 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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SCHEDULE B  
(Continued)

# INFORMATIONAL PURPOSES ONLY

Commitment No.: 241670P  
File No.: 241670P

## 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, unless such lien is 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.
8. General ad valorem taxes for the year 2024 and subsequent years which are not yet due and payable. TAX ID#FF0001 is TAX EXEMPT
9. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown on Schedule B.
10. The City of Liberal, pursuant to Charter Ordinance No. 11, filed August 24, 1979 at 2:30 PM and recorded in Book 310, page 886 and which supersedes KSA 14-1041 et seq, assumes control over minerals within the corporate City Limits, but acquires no rights in the surface by same.
11. Reservations, dedications, easements and building setback lines as shown on the Plat of said 54 ADDITION, recorded January 8, 1954, in Plat Book II.
12. Subject to conditions, covenants, restrictions and reservations, the being deemed covenants running with the land, as set out in Deed of Conveyance from the City of Liberal to \_\_\_\_\_.
13. Subject to Survey By Earles Engineering & Inspection, Inc. dated September 4, 2024 and recorded on September 16, 2024 at 10:40 AM in Book 755 at Page 171.

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*First American Title™*

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

# Exhibit A

Commitment No.: 241670P

The Land referred to herein below is situated in the County of Seward, State of Kansas, and is described as follows:

### SURFACE AND SURFACE RIGHTS ONLY, IN AND TO:

#### Tract 1

A parcel of land located in 54 Addition, to the City of Liberal, Seward County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of said Addition,

- thence S01°40'58"W along the East line of said Addition a distance of 236.11 feet;
- thence S87°56'06"W a distance of 229.24 feet;
- thence N02°48'04"W a distance of 251.95 feet to the North line of said Addition;
- thence S88°17'49"E along the North line of Said Addition a distance of 248.45 feet to the Point of Beginning.

#### Tract 2

A parcel of land located in Block 3 and Block 4, J.E. George Addition, to the City of Liberal, Seward County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 3 of said addition,

- thence S01°40'58"W a distance of 374.98 feet to the Southeast corner of Lot 9, Block 4 of said Addition;
- thence N88°26'59"W a distance of 150.00 feet to the East line of Lot 10, of 54 Addition to the City of Liberal, Seward County, Kansas;
- thence N01°40'58"E along the East line of said 54 Addition a distance of 225.38 feet to the Northeast corner of Lot 1, of said addition;
- thence N88°17'49"W along the North line of said Addition a distance of 248.45 feet;
- thence N02°48'04"W a distance of 105.26 feet to the Northwesterly line of Lot 13, Block 3, J.E. George Addition;
- thence N57°56'40"E along said Northwesterly line a distance of 81.10 feet;
- thence S88°17'49"E along the North line of said Block 3 a distance of 339.23 feet to the Point of Beginning.

**INFORMATIONAL  
PURPOSES ONLY**