

PROPERTY INFORMATION PACKET | THE DETAILS



3240 N. Charles & Additional Lot | Wichita, KS 67204

AUCTION: Saturday, August 8th @ 12:00 PM

12041E, T9th St N, Wichita, KS, 67206
316.867.3400 • 800.504.4489
www.McCurdyAuction.com



McCurdy
AUCTION LLC
REAL ESTATE SPECIALISTS



Table of Contents

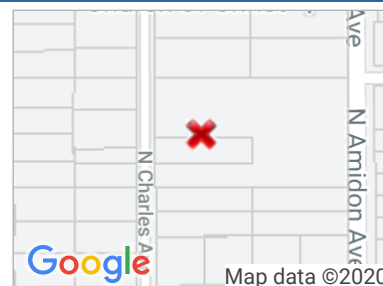
PROPERTY DETAIL PAGE
SELLER'S PROPERTY DISCLOSURE
SURVEY
LEAD-BASED PAINT DISCLOSURE
WATER WELL ORDINANCE
GROUNDWATER ADDENDUM
SECURITY 1 ST TITLE WIRE FRAUD ALERT
AVERAGE UTILITIES
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
UTILITY MAP
PLAT MAP
TERMS AND CONDITIONS
GUIDE TO AUCTION COSTS

The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid.

ALL FIELDS CUSTOMIZABLE



MLS # 583410
Status Active
Contingency Reason
Area 314
Address 3240 N CHARLES AVE
City Wichita
Zip 67204
Asking Price \$0
Original Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms 3
Total Bedrooms 3.00
AG Full Baths 1
AG Half Baths 0
Total Full Baths 1
Total Half Baths 0
Garage Size 2
Basement None
Levels One Story
Approximate Age 51 - 80 Years
Acreage 1.01 - 5 Acres

Approx. AGLA 1176
AGLA Source Court House
Approx. BFA 0.00
BFA Source Court House
Approx. TFLA 1,176
Lot Size/SqFt 68824
Number of Acres 1.58

GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600
Showing Phone	1-800-301-2055	Year Built	1951
Parcel ID	20173-099-31-0-31-01-009.00	School District	Wichita259
Elementary School	Pleasant Valley	Middle School	Pleasant Valley
High School	North	Subdivision	RUSSELL TRACTS
Legal	N 75 FT S 150 FT W 301 FT N1/2 LOT 11 RUSSELL TRACTS	Realtor.com Y/N	Yes
Display Address	Yes	VOW: Allow AVM	Yes
Virtual Tour Y/N			

ROOMS

Master Bedroom Level	Main	Master Bedroom Dimensions	19 x 10
Master Bedroom Flooring	Carpet	Living Room Level	Main
Living Room Dimensions	17.5 x 11.5	Living Room Flooring	Wood
Kitchen Level	Main	Kitchen Dimensions	11.5 x 8
Kitchen Flooring	Vinyl	Room 4 Level	Main
Room 4 Type	Dining Room	Room 4 Dimensions	8.5 x 10
Room 4 Flooring	Wood	Room 5 Level	Main
Room 5 Type	Bedroom	Room 5 Dimensions	11.6 x 12
Room 5 Flooring	Carpet	Room 6 Level	Main
Room 6 Type	Bedroom	Room 6 Dimensions	9 X 11.6
Room 6 Flooring	Carpet	Room 7 Level	
Room 7 Type		Room 7 Dimensions	
Room 7 Flooring		Room 8 Level	
Room 8 Type		Room 8 Dimensions	
Room 8 Flooring		Room 9 Level	
Room 9 Type		Room 9 Dimensions	
Room 9 Flooring		Room 10 Level	
Room 10 Type		Room 10 Dimensions	
Room 10 Flooring		Room 11 Level	
Room 11 Type		Room 11 Dimensions	
Room 11 Flooring		Room 12 Level	
Room 12 Type		Room 12 Dimensions	
Room 12 Flooring			

DIRECTIONS

Directions W. 29th St. N. & N. Amidon Ave - West to N. Charles Ave, North to Home.

FEATURES

ARCHITECTURE Ranch	GARAGE Detached Oversized	KITCHEN FEATURES Electric Hookup Laminate Counters	WARRANTY No Warranty Provided
EXTERIOR CONSTRUCTION Vinyl/Metal Siding	FLOOD INSURANCE Unknown	APPLIANCES Range/Oven	OWNERSHIP Individual
ROOF Composition	UTILITIES Sewer Natural Gas Public Water	MASTER BEDROOM Master Bdrm on Main Level	PROPERTY CONDITION REPORT No
LOT DESCRIPTION Standard	BASEMENT / FOUNDATION Crawl Space	AG OTHER ROOMS Mud Room	DOCUMENTS ON FILE Ground Water Lead Paint
FRONTAGE Paved Frontage	BASEMENT FINISH None	LAUNDRY Main Floor Separate Room 220-Electric	SHOWING INSTRUCTIONS Appt Req-Call Showing #
EXTERIOR AMENITIES Patio Covered Patio Fence-Chain Guttering Irrigation Well RV Parking Security Light Sidewalks Storm Door(s) Storm Windows/Ins Glass Outbuildings	COOLING Central Electric	INTERIOR AMENITIES Hardwood Floors Window Coverings-All Laminate – Other	LOCKBOX SCKMLS
	HEATING Forced Air Gas	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
	DINING AREA Formal	PROPOSED FINANCING Other/See Remarks	AGENT TYPE Sellers Agent

FINANCIAL

Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	
Rental Amount		HOA Initiation Fee	
General Property Taxes	\$0.00	Home Warranty Purchased	Unknown
General Tax Year	2019	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$0.00		
Total Specials	\$0.00		

MARKETING REMARKS

Marketing Remarks The live auction portion of this auction has been canceled and replaced with a Live Stream Auction Event only This property is offered by Braden McCurdy with McCurdy Auction, LLC. Office: 316-867-3600 Email: bmccurdy@mccurdyauction.com ONSITE REAL ESTATE AUCTION ON SATURDAY, AUGUST 8TH, 2020 AT 12:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. 3 bedroom, 1 bathroom ranch home on 1.58 +/- acres in Northwest Wichita! Offered high bidders choice with the 2.30 +/- acre lot adjacent to the home. If both parcels are purchased, this would total 3.88 +/- total acres. This home features a detached 19 x 12 incredible garage/shop with additional off-street driveway parking available. This shop is roughed in for a bathroom and has a garage plus a bonus room space. The large lot has a covered front and back porch with a fully fenced-in area. The backyard also provides a storage shed. The interior of the home has a living room that opens up to the formal dining room with hardwood flooring and outside access. The kitchen includes the oven. Off the kitchen is a mudroom with washer and dryer hookups available. Three bedrooms and a full bathroom with a tub complete the home. 3240 N. Charles Ave. (Parcel 2-on survey) and the 2.30 +/- Acre Lot (Parcel 3-on survey) have undergone a survey and lot split that is not yet reflected on the taxes or in county records. Taxes and lot sizes on the individual parcels will be determined at closing as final amounts will not be available until such time as the lot split is finalized. Survey available for review in the property information packet, which includes acreage amounts being advertised. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The real estate will be open for previewing one hour prior to the real estate auction, or by scheduled appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$10,000.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	www.mccurdyauction.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	8/8/2020	
Auction Start Time	12:00 PM	
Auction End Date		

Auction End Time
Broker Registration Req Yes
Buyer Premium Y/N Yes
Premium Amount 0.10
Earnest Money Y/N Yes
Earnest Amount %/\$ 10,000.00

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





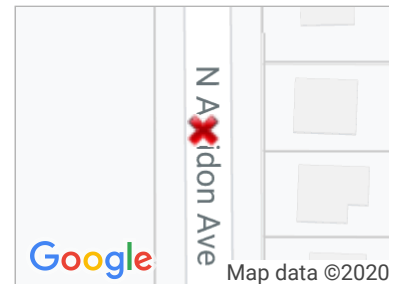
DISCLAIMER

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STANDARD



MLS # 583413
Class Land
Property Type Vacant Lot
County Sedgwick
Area 314
Address 2.30+/- Acres at 29th & Amidon
Address 2
City Wichita
State KS
Zip 67204
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	Realtor.com Y/N	Yes
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
Showing Phone	800-301-2055	Display Address	Yes
Zoning Usage	Single Family	VOW: Allow AVM	Yes
Parcel ID	20173-099-31-0-34-01-018.00	VOW: Allow 3rd Party Comm	Yes
Number of Acres	2.30	Sub-Agent Comm	0
Lot Size/SqFt	100188	Buyer-Broker Comm	3
School District	Wichita School District (USD 259)	Transact Broker Comm	3
Elementary School	Pleasant Valley	Variable Comm	Non-Variable
Middle School	Pleasant Valley	Virtual Tour Y/N	
High School	North		
Subdivision	RUSSELL TRACTS		
Legal	N 1/2 LOT 11 EXC N 75 FT S 150 FT W301 FT RUSSELL TRACTS		

DIRECTIONS

Directions W. 29th St & Amidon - North to vacant lot

FEATURES

SHAPE / LOCATION Rectangular	IMPROVEMENTS Sidewalks	SALE OPTIONS Other/See Remarks	AGENT TYPE Designated Sell Agent
TOPOGRAPHIC Level	OUTBUILDINGS None	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Individual
PRESENT USAGE None/Vacant	MISCELLANEOUS FEATURES None	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Paved	DOCUMENTS ON FILE Aerial Photos	SHOWING INSTRUCTIONS Call Showing #	HOUSE FEATURES House Listed Under Resid.
UTILITIES AVAILABLE Public Water	FLOOD INSURANCE Unknown	LOCKBOX None	BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2019
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

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AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	www.mccurdyauction.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	8/8/2020	
Auction Start Time	12:00 PM	
Auction End Time		
Broker Registration Req	Yes	
Broker Reg Deadline	08/07/2020 @ 5:00	
Buyer Premium Y/N	Yes	
Premium Amount	0.10	
Earnest Money Y/N	Yes	
Earnest Amount %/\$	20,000.00	

TERMS OF SALE

Terms of Sale

ADDITIONAL PICTURES



DISCLAIMER

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SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 **Property Address:** 3240 N. Charles Ave. & Additional Lot Wichita KS 67204
2 **Seller:** Melvin K. Thorp & Janet L. Thorp **Date of Purchase:** _____
3 **Property currently zoned as:** _____

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

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

12 **By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.**

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

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

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

PART I

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

None
Does Not Transfer
Working
Not Working
Don't Know

WATER SYSTEMS

20 ☒ ☐ ☐ ☐ ☐ Well/Pump _____
21 ☐ ☐ ☐ ☐ ☐ Drinking _____ Irrigation _____
22 ☐ ☐ ☐ ☐ ☐ Location _____
23 ☐ ☐ ☐ ☐ ☐ Depth _____
24 ☐ ☐ ☐ ☐ ☐ Type _____
25 ☐ ☐ ☐ ☐ ☐ If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No
26 ☐ ☐ ☐ ☐ ☐ Is the property connected to ☐ city ☒ rural water systems?
27 ☐ ☐ ☐ ☐ ☐ Rural Water Transfer? ☐ Yes ☒ No Transfer Fee \$ _____
28 ☐ ☐ ☐ ☐ ☒ Cistern _____
29 ☐ ☐ ☐ ☐ ☐ Other _____
30 ☐ ☐ ☐ ☐ ☐ Comments: _____
31 _____
32 _____

DRAINAGE/SEWAGE SYSTEMS

33 ☐ ☐ ☐ ☐ ☒ Sewer Lines _____
34 ☒ ☐ ☐ ☐ ☐ Septic/Laterals _____
35 ☒ ☐ ☐ ☐ ☐ Lagoon _____
36 ☒ ☐ ☐ ☐ ☐ Tank Size _____ Location _____
37 ☒ ☐ ☐ ☐ ☐ # Feet of Laterals _____
38 ☐ ☐ ☐ ☐ ☐ Other _____
39 ☐ ☐ ☐ ☐ ☐ Other _____
40 ☐ ☐ ☐ ☐ ☐ Comments: _____
41 _____
42 _____

Seller's Initials MT JS

Buyer's Initials _____

PART II

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

Yes
No
Don't Know

GAS/ELECTRIC

- 43 ☐ ☒ Is there a propane tank on the property?
44 If yes, is it ☐ owned ☐ leased?
45 ☐ ☒ Is gas connected to property?
46 If not, distance to nearest source? _____
47 ☐ ☒ Is electricity connected to property?
48 If not, distance to nearest source? _____
49 ☐ ☐ To your knowledge, is there any additional costs to hook up utilities?
50 If yes, please explain: _____
51 _____
52 Comments: _____
53 _____

DRAINAGE/SEWAGE SYSTEMS

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

BOUNDARIES/LAND

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

HOMEOWNER'S ASSOCIATION

- 79 ☐ ☒ ☐ Is the property subject to rules or regulations of any homeowner's association?
80 Annual dues \$ _____ Initiation Fee \$ _____
81 To your knowledge, are there any problem relating to any common area?
82 ☐ ☒ Have you been notified of any condition which may result in an increase in assessments?
83 Comments: _____
84 _____
85 _____

Seller's Initials

MT *gs*

Buyer's Initials

PART II - Continued

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

Yes
No
Don't Know

ENVIRONMENTAL CONDITIONS

To your knowledge, are any of the following substances, materials, or products present on the real property?

- | | | | |
|----|--------------------------|-------------------------------------|--|
| 86 | | | |
| 87 | | | |
| 88 | ☐ | ☒ | Asbestos |
| 89 | ☐ | ☒ | Contaminated soil or water (including drinking water) |
| 90 | ☐ | ☒ | Landfill or buried materials |
| 91 | ☐ | ☒ | Methane gas |
| 92 | ☐ | ☒ | Oil sheers in wet areas |
| 93 | ☐ | ☒ | Radioactive material |
| 94 | ☐ | ☒ | Toxic material disposal (e.g., solvents, chemicals, etc.) |
| 95 | ☐ | ☒ | Underground fuel or chemical storage tanks |
| 96 | ☐ | ☒ | EMFs (Electro Magnetic Fields) |
| 97 | ☐ | ☒ | Gas or oil wells in area |
| 98 | ☐ | ☒ | Other |
| 99 | ☐ | ☒ | To your knowledge, are any of the above conditions present near your property? |

Comments: _____

MISCELLANEOUS

To your knowledge:

- | | | | |
|-----|--------------------------|-------------------------------------|---|
| 103 | | | |
| 104 | ☐ | ☒ | Are there any gas/oil wells on the property or adjacent property? |
| 105 | ☐ | ☒ | Is the present use of the property a non-conforming use? |
| 106 | ☐ | ☒ | Are there any violations of local, state or federal government laws or regulations relating to this property? |
| 107 | ☐ | ☒ | Is there any existing or threatened legal or regulatory action affecting this property? |
| 108 | ☐ | ☒ | Are there any current special assessments or do you have knowledge of any future assessments? |
| 109 | ☐ | ☒ | Are there any proposed or pending zoning changes on this or adjacent property? |
| 110 | ☐ | ☒ | Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions? |
| 111 | ☐ | ☒ | Are there any diseased or dead trees or sl.rubs? |
| 112 | ☐ | ☒ | Is the property located in an area where public authorities have or are contemplating condemnation proceedings? |
| 113 | | | |
| 114 | ☐ | ☒ | Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below. |

Comments: _____

Seller Owns:

- | | | | |
|-----|--------------------------|-------------------------------------|--|
| 118 | | | |
| 119 | ☐ | ☒ | Mineral Rights: |
| 120 | | | _____ % pass with the land to the Buyer |
| 121 | | | _____ % are owned by third party |
| 122 | ☐ | ☒ | Are there any oil, gas, or wind leases of record or Other? Please explain: _____ |
| 123 | | | |

Crops planted at the time of sale:

- | | | | |
|-----|--------------------------|-------------------------------------|---------------------------------------|
| 124 | ☐ | ☒ | |
| 125 | | | _____ pass with the land to the Buyer |
| 126 | | | _____ remain with the Seller |
| 127 | | | _____ none |
| 128 | | | _____ negotiable |
| 129 | | | _____ Other (please describe): _____ |

Tenant's rights apply to the subject property with lease or shares as follows: NA

Water Rights:

- | | | | |
|-----|--|--|--|
| 132 | | | |
| 133 | | | _____ pass with the land to the Buyer - Permit # _____ |
| 134 | | | _____ remain with the Seller - Permit # _____ |
| 135 | | | _____ have been terminated |

Comments: _____

Seller's Initials MT ga Buyer's Initials _____

SELLER'S ACKNOWLEDGMENT

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

MT JS
Melvin K Thorp *6-30-2020*
Seller Melvin K. Thorp Date

MT JS
Janet L. Thorp *6-30-2020*
Seller Janet L. Thorp Date

OR

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller. I have not occupied this property in Never years and am not familiar with all conditions represented in this form.

This is my Estate

Melvin K Thorp *6-30-2020*
Seller Melvin K. Thorp Date

Janet L. Thorp *6-30-2020*
Seller Janet L. Thorp Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

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

Buyer _____ Date _____

Buyer _____ Date _____

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Seller's Initials

MT JS

Buyer's Initials _____

A PORTION OF LOT 11, RUSSELL TRACTS
WICHITA, SEDGWICK COUNTY, KS



△ SECTION CORNER FOUND, ORIGIN UNKNOWN
 UNLESS OTHERWISE NOTED
 ○ MOMENTUM FOUND, ORIGIN UNKNOWN
 UNLESS OTHERWISE NOTED
 ● UNDESIGNED "X" CUT SET IN CONCRETE
 1/2" x 24" REBAR W/AVE CLS 20 CAP ST
 MEASURED
 (M) PLATTED (PER PUSSELL TRACTS RS-B-1)
 (P1) PLATTED (FOR YOUNG'S REPLAT SZ 18)
 (P2)
 CHAIN LINK FENCE
 POINT OF COMMENCEMENT
 P.O.C.
 P.O.B.

1. A TITLE COMMITMENT FOR THE SURVEYED PARCEL WAS NOT PROVIDED BY CLIENT.
2. NOTES AS MEDICALLY STATED ON SHOWED HEREON, THIS SURVEY DOES NOT PURPORT
3. TO REFLECT ANY FACTS OR CONDITIONS THAT MAY AFFECT THE VALUE OF THE REAL
4. ESTATE. UNPLATTED EASEMENTS, UNPLATTED BUILDING SETBACK LINES, RESTRICTIVE
5. COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND
6. THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THE SURVEYED PARCEL
7. WHICH ARE NOT SHOWN HEREON.
8. SET BACKS ARE SHOWN BY DASHED LINES AND CODES FOR CONDITIONS THAT MIGHT AFFECT
9. THE DEVELOPMENT OF THIS SURVEYED PARCEL.
10. BEARINGS AND DISTANCES SHOWN WERE MEASURED BY INSTRUMENT ON THE GROUND

ASSUMED BEARING OF S 00°57'30" E ALONG THE EAST LINE OF SOUTHWEST QUARTER,
SECTION 31, T28S, R1E.

SURVEYOR'S DESCRIPTIONS:

PARCEL 1
A PORTION OF THE NORTH HALF OF LOT 11 OF RUSSELL TRACTS, A SUBDIVISION IN THE CITY OF WICHITA,
COUNTY OF SEDGWICK, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS

COMMENCING AT THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE ON AN ASSUMED BEARING ON THE WEST LINE OF SAID LOT 11, 500'47'55"E 100.00 FEET, THENCE PARALLEL WITH NORTH LINE OF SAID LOT 11, N89°08'17"E 294.56 FEET, THENCE PARALLEL TO SAID WEST LINE OF LOT 11, N00°47'55"W 100.00 FEET TO SAID NORTH LINE OF LOT 11, THENCE ON SAID NORTH LINE OF LOT 11, S89°08'17"E 294.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.67 ACRE MORE OR LESS.
END OF DESCRIPTION

PARCEL 2
A PORTION OF THE NORTH HALF OF LOT 11 OF RUSSELL TRACTS, A SUBDIVISION IN THE CITY OF WYOMING,
COUNTY OF SEDGWICK, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE ON AN ASSUMED BEARING ON THE WEST LINE OF SAID LOT 11, 500°47'55" E, 100.00 FEET TO THE POINT OF BEGINNING, THENCE PARALLEL W/ NORTH LINE OF SAID LOT 11, N89°03'17" E, 294.58 FEET, THENCE PARALLEL TO SAID WEST LINE OF LOT 11, 500°47'55" E, 234.23 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF LOT 11, THENCE ON SAID SOUTH LINE S80°05'59" W, 294.58 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF LOT 11, THENCE ON SAID WEST LINE OF LOT 11, N00°47'55" W, 234.17 FEET TO THE POINT OF BEGINNING.

SAD PARCEL CONTAINS 138 ACRES MORE OR LESS.

END OF DESCRIPTION

PARCEL 3
A PORTION OF THE NORTH HALF OF LOT 11 OF RUSSELL TRACTS, A SUBDIVISION IN THE CITY OF MONTA,
COUNTY OF SEDGWICK, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS

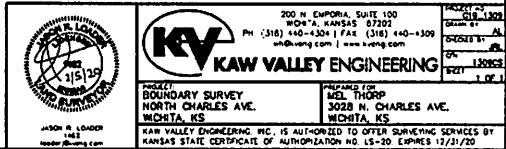
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE ON AN ASSUMED BEARING ON THE NORTH LINE OF SAID LOT 11, N89°08'17"E 294.56 FEET TO THE POINT OF BEGINNING, THENCE PARALLEL WITH THE WEST LINE OF SAID LOT 11, S001°47'55"E 334.23 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF LOT 11, THENCE ON SAID SOUTH LINE, N89°08'59"E 301.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH ANDSON STREET, THENCE ON SAID WEST RIGHT-OF-WAY LINE, N003°30'W 334.28 FEET TO THE NORTH LINE OF SAID LOT 11, THENCE ON SAID NORTH LINE, S89°08'17"W 300.45 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 2.30 ACRES MORE OR LESS

END OF DESCRIPTION

I, JASON A. LOADER, BEING A DULY LICENSED SURVEYOR UNDER THE LAWS OF KANSAS, HEREBY CERTIFY THAT THIS PLAT OR MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

(AN ORIGINAL SEAL WITH SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE
FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)



PARCEL 1

A PORTION OF THE NORTH HALF OF LOT 11 OF RUSSELL TRACTS, A SUBDIVISION IN THE CITY OF WICHITA, COUNTY OF SEDGWICK, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE ON AN ASSUMED BEARING ON THE WEST LINE OF SAID LOT 11, S00°47'55"E 100.00 FEET; THENCE PARALLEL WITH NORTH LINE OF SAID LOT 11, N89°08'17"E 294.56 FEET; THENCE PARALLEL TO SAID WEST LINE OF LOT 11, N00°47'55"W 100.00 FEET TO SAID NORTH LINE OF LOT 11; THENCE ON SAID NORTH LINE OF LOT 11, S89°08'17"W 294.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.67 ACRE MORE OR LESS.

END OF DESCRIPTION

PARCEL 2

A PORTION OF THE NORTH HALF OF LOT 11 OF RUSSELL TRACTS, A SUBDIVISION IN THE CITY OF WICHITA, COUNTY OF SEDGWICK, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE ON AN ASSUMED BEARING ON THE WEST LINE OF SAID LOT 11, S00°47'55"E 100.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH NORTH LINE OF SAID LOT 11, N89°08'17"E 294.56 FEET; THENCE PARALLEL TO SAID WEST LINE OF LOT 11, S00°47'55"E 234.23 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF LOT 11; THENCE ON SAID SOUTH LINE S89°08'59"W 294.56 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF LOT 11; THENCE ON SAID WEST LINE OF LOT 11, N00°47'55"W 234.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.58 ACRES MORE OR LESS.

END OF DESCRIPTION

PARCEL 3

A PORTION OF THE NORTH HALF OF LOT 11 OF RUSSELL TRACTS, A SUBDIVISION IN THE CITY OF WICHITA, COUNTY OF SEDGWICK, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE ON AN ASSUMED BEARING ON THE NORTH LINE OF SAID LOT 11, N89°08'17"E 294.56 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE WEST LINE OF SAID LOT 11, S00°47'55"E 334.23 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF LOT 11; THENCE ON SAID SOUTH LINE, N89°08'59"E 301.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH AMIDON STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE, N00°57'30"W 334.29 FEET TO THE NORTH LINE OF

SAID LOT 11; THENCE ON SAID NORTH LINE, S89°08'17"W 300.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.30 ACRES MORE OR LESS.

END OF DESCRIPTION

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address 3240 N. Charles Ave. & Additional Lot - Wichita, KS 67204

Lead Warning Statement

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

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

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

MT JS Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; **or**
_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and Reports available to the Seller (*initial one*):

MT JS Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; **or**
_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)

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

_____ (d) Buyer has received the pamphlet *Protect Your Family from Lead Paint in Your Home*. (*initial*)

(e) Buyer has (*initial one*):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; **or**

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S/LICENSEE'S ACKNOWLEDGMENT (initial below)

STAR (f) Agent/Licensee has informed the Seller of the Seller's obligation under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

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

Melvin K. Thompson 6-30-2020
Seller Date

Buyer Date

Janet E. Thompson 6-30-2020
Seller Date

Buyer Date

Shelly West 6/30/20
Agent/Licensee Date

Agent/Licensee Date



WATER WELL INSPECTION REQUIREMENTS City of Wichita

Property Address: 3240 N. Charles Ave. & Additional Lot - Wichita, KS 67204

1. Any property within the *City of Wichita* with any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES X NO For the home only.

If yes, what type? Irrigation X Drinking Other

Location of Well: 30 to 40 yards behind Detached Garage

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

If yes, what type? Septic Lagoon

Under
Black
Bucket

Location of Lagoon/Septic Access: _____

Melvin L. [Signature]
Owner

6-30-2020
Date

Janet L. [Signature]
Owner

6-30-2020
Date

ADDENDUM _____
(Groundwater)

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

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

The parties are proposing the sale and purchase of certain property, commonly known as:
3240 N. Charles Ave. & Additional Lot - Wichita, KS 67204

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

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

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

MT gs Seller has no knowledge of groundwater contamination or other environmental concerns; or
_____ Known groundwater contamination or other environmental concerns are:

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

MT gs Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or
_____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

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

CERTIFICATION

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

<u>Melanie K. Ayers</u>	<u>6-30-2020</u>	_____	_____
Seller	Date	Buyer	Date
<u>Janet L. Skop</u>	<u>6-30-2020</u>	_____	_____
Seller	Date	Buyer	Date

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Security 1st Title

File #:

Property Address:

3240 N. Charles Ave. & Additional
Wichita, KS 67204

Lot

WIRE FRAUD ALERT

IMPORTANT! YOUR FUNDS MAY BE AT RISK

****SECURITY 1ST TITLE DOES NOT SEND WIRE INSTRUCTIONS UNLESS REQUESTED****

This Alert is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer. Realtors®, Real Estate Brokers, Title Companies, Closing Attorneys, Buyers and Sellers are targets for fraudsters to gain access to information for the purpose of wire fraud schemes. Many homebuyers have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain wiring instructions or routing information, and will request that the Buyer send funds to an account controlled by the fraudster.

Security 1st Title does not require your funds to be wired. We accept certified checks. If you prefer to wire, you must contact us by phone to request our wire instructions. We will give them verbally or send via SECURED email. After receipt, if you receive another email or unsolicited call purporting to alter these instructions please disregard and immediately contact us.

*****Closing funds in the form of ACH Electronic Transfers will NOT be accepted*****

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **DO NOT FORWARD** wire instructions to any other parties.
- **ALWAYS VERIFY WIRE INSTRUCTIONS**, specifically the ABA routing number and account number, by calling the party who is receiving the funds.
- **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify with a phone directory.
- **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

ACKNOWLEDGEMENT OF RECEIPT – YOU MUST SIGN BELOW

Your signature below acknowledges receipt of this Wire Fraud Alert.

Buyer

Seller

Wendy Thompson 6-30-2020
Janet S. Thompson 6-30-2020

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

AVERAGE MONTHLY UTILITIES MISCELLANEOUS INFORMATION

Property Address: 3240 N. Charles & Additional Lot - Wichita, KS 67204 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

	Utility Provider Company	12 Month Avg
Electric:	<u>Evergy</u>	<u>\$25-60</u>
Water & Sewer:	<u>City of Wichita</u>	<u>\$30</u>
Gas Propane:	<u>Kansas Gas Service</u>	<u>\$40</u>

If propane, is tank owned or leased? Owned Leased

If leased, please provide company name and monthly lease amount:

Appliances that Transfer:	Refrigerator?	Yes	☒	Washer?	Yes	☒
	Dishwasher?	Yes	☒	Dryer?	Yes	☒
	Stove/Oven?	☒	No	Other?	_____	
	Microwave?	Yes	☒	_____		

Homeowners Association: Yes ☒

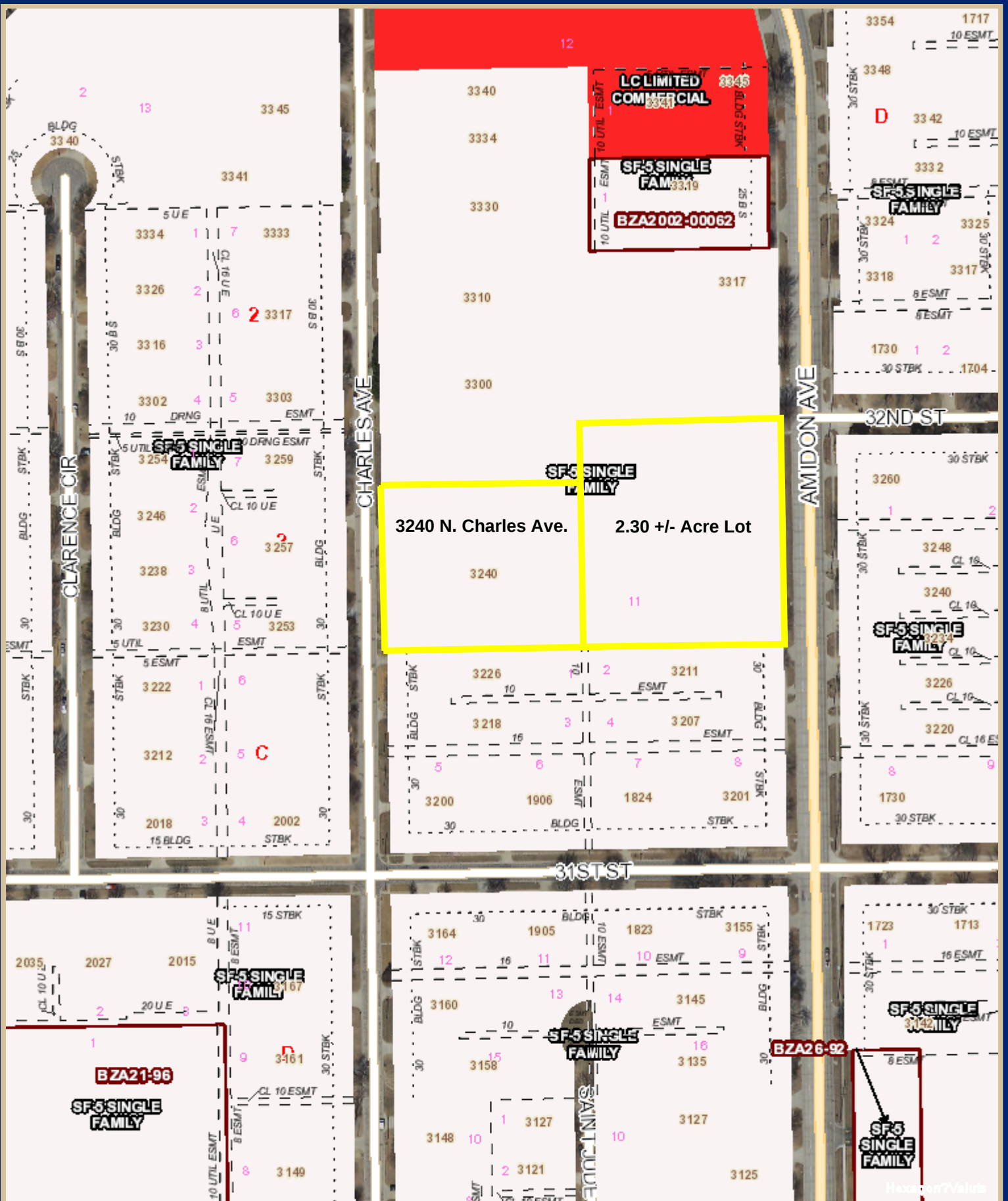
Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? NO

Home is vacant therefore utilities are low

Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.



Geographic Information Services
 Sedgewick County...
 working for you

Zoning: SF-5 Single Family
 3240 N. Charles Ave. & 2.30 +/- Acres -
 Wichita, KS 67204

Exported: 7/1/2020 at 5:06 PM



0 0.0175 0.035
 mi
 1 inch = 188 feet

It is understood that the Sedgewick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map. The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.
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Legend

Flood Plain

Base Flood Approximate



Base Flood Elevations



0.2 Pct Annual Chance



0.2 PCT Annual Chance Flood H

A



A

AE



AE,

AE, FLOODWAY



AE, FLOODWAY

AH



AH

AO



AO

X - Area of Special Consideration



X AREA OF SPECIAL CONSIDER

X



X,

Area Not Included





Sedgwick County...
working for you

**3240 N. Charles Ave. & 2.30 +/- Acres -
Wichita, KS 67204**

0 0.0175 0.035
 |-----|-----| mi
 1 inch = 188 feet

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3240 N. Charles Ave. & 2.30 +/- Acre Lot - Wichita, KS 67204



Legend

- Water Hydrants
- Water Valves
- Water Service Taps
- Backflow Devices
- Water Nodes
- Water Mains
- Parcels
- Andover Parcels

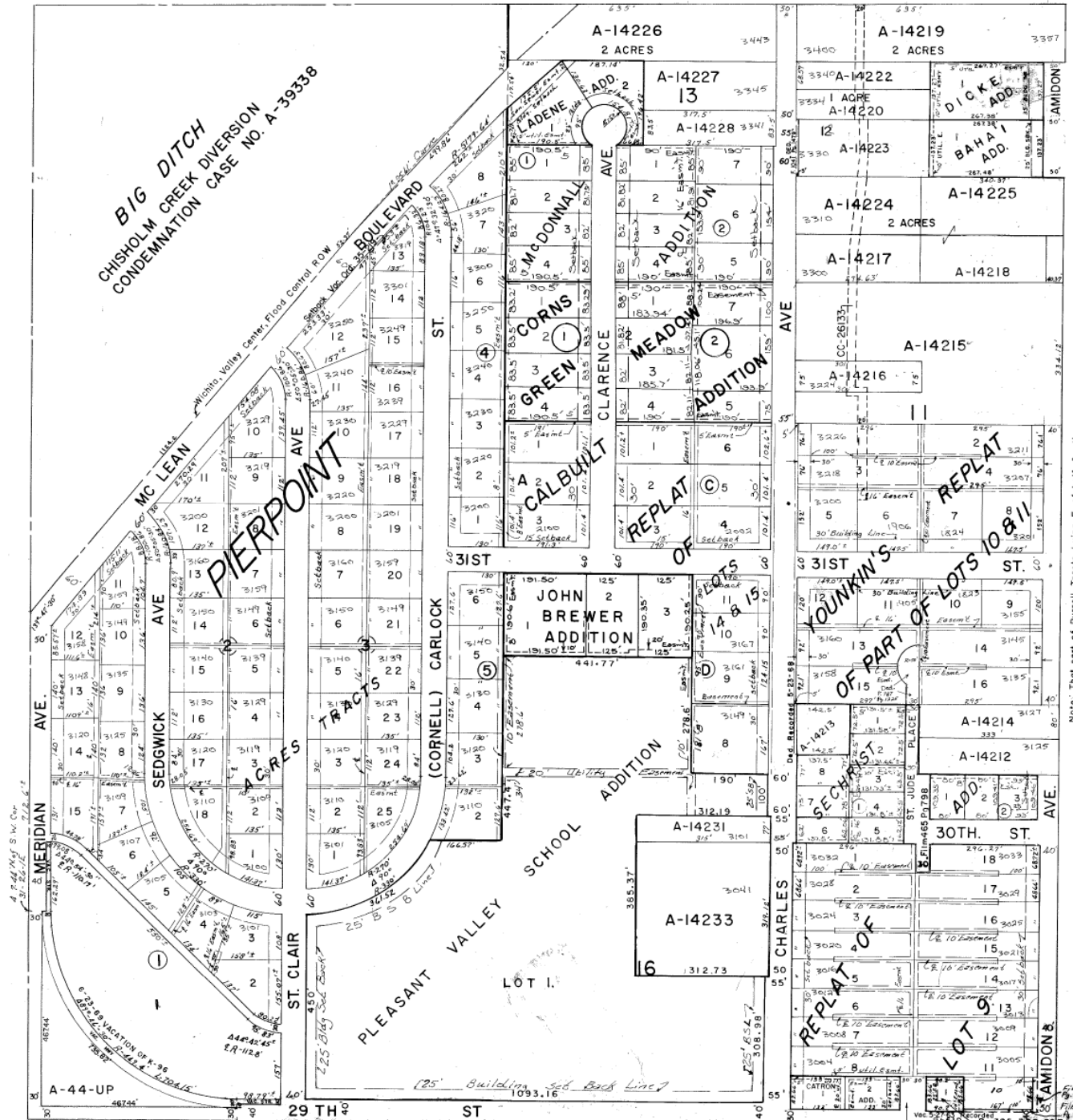
This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 1,200



S.W. 1/4 SEC. 31, TWP 26.S. R1E.

KE
124



Note: That part of Russell Tracts Lying E. of half Section Line is shown on sheet KE-123

TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
4. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
5. The Real Estate is not offered contingent upon financing.
6. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.
7. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.
8. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
9. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the

protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.

10. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
11. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
12. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guests or minors accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
13. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
14. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
15. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. McCurdy reserves the right to establish all bidding increments.
17. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
18. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
19. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
20. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
21. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
22. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission (*If Applicable*)
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents (*If Applicable*)

THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium (*If Applicable*)
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee (*If Applicable*)
- All New Loan Charges (*If Obtaining Financing*)
- Lender's Title Policy Premiums (*If Obtaining Financing*)
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. (*If Applicable*)

