

# PROPERTY INFORMATION PACKET | THE DETAILS



**21.76 +/- Acres on 263<sup>rd</sup> St W | Viola, KS 67149**

12041 E. 13th St. N., Wichita, KS, 67206  
316.867.3600 • 800.544.4489  
[www.McCurdyAuction.com](http://www.McCurdyAuction.com)



**McCurdy**  
AUCTION  
REAL ESTATE SPECIALISTS



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## PT PIP



**MLS #** 602960  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Sedgwick  
**Area** 630 - Viola  
**Address** 21.76 Acres on 263rd St W  
**Address 2**  
**City** Viola  
**State** KS  
**Zip** 67149  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$165,000  
**For Sale/Auction/For Rent** For Sale  
**Associated Document Count** 0



## GENERAL

<b>List Agent - Agent Name and Phone</b>	Isaac Klingman	<b>List Date</b>	10/4/2021
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Expiration Date</b>	4/4/2022
	Ty Patton	<b>Realtor.com Y/N</b>	Yes
<b>Co-List Agent - Agent Name and Phone</b>		<b>Display on Public Websites</b>	Yes
<b>Co-List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Display Address</b>	Yes
<b>Showing Phone</b>	800-301-2055	<b>VOW: Allow AVM</b>	Yes
<b>Zoning Usage</b>	Rural	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Parcel ID</b>	08727-8-27-0-31-00-001.00	<b>Variable Comm</b>	Non-Variable
<b>Number of Acres</b>	21.76	<b>Virtual Tour Y/N</b>	
<b>Price Per Acre</b>	7,582.72	<b>Days On Market</b>	1
<b>Lot Size/SqFt</b>	947865	<b>Cumulative DOM</b>	1
<b>School District</b>	Renwick School District (USD 267)	<b>Cumulative DOMLS</b>	
<b>Elementary School</b>	Garden Plain	<b>Input Date</b>	10/5/2021 12:52 PM
<b>Middle School</b>	Garden Plain	<b>Update Date</b>	10/5/2021
<b>High School</b>	Garden Plain	<b>Off Market Date</b>	
<b>Subdivision</b>	NONE	<b>Status Date</b>	10/5/2021
<b>Legal</b>	Recent lot split, See exhibit A	<b>HotSheet Date</b>	10/5/2021
		<b>Price Date</b>	10/5/2021

## DIRECTIONS

**Directions** (Viola) S. 263rd St W. & W. 111th St S - North to property

## FEATURES

<b>SHAPE / LOCATION</b>	<b>IMPROVEMENTS</b>	<b>SALE OPTIONS</b>	<b>AGENT TYPE</b>
Irregular	None	Other/See Remarks	Sellers Agent
<b>TOPOGRAPHIC</b>	<b>OUTBUILDINGS</b>	<b>PROPOSED FINANCING</b>	<b>OWNERSHIP</b>
Rolling	None	Conventional	Individual
Wooded	<b>MISCELLANEOUS FEATURES</b>	<b>POSSESSION</b>	<b>TYPE OF LISTING</b>
<b>PRESENT USAGE</b>	None	At Closing	Excl Right w/o Reserve
None/Vacant	<b>DOCUMENTS ON FILE</b>	<b>SHOWING INSTRUCTIONS</b>	<b>BUILDER OPTIONS</b>
Tillable	Ground Water Addendum	Call Showing #	Open Builder
<b>ROAD FRONTAGE</b>	Photographs	<b>LOCKBOX</b>	
County	<b>FLOOD INSURANCE</b>	None	
<b>UTILITIES AVAILABLE</b>	Unknown		
Other/See Remarks			

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$0.00
<b>General Tax Year</b>	0
<b>Yearly Specials</b>	\$0.00
<b>Total Specials</b>	\$0.00
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	
<b>HOA Initiation Fee</b>	
<b>Earnest \$ Deposited With</b>	Security 1st Title

PUBLIC REMARKS

**Public Remarks** Great opportunity to own 21.76 +/- acres near Viola, KS! Enjoy country living while only about 20 minutes southwest of Wichita! This property is ideal for anyone searching to build their dream home or invest in farm ground. Paved road frontage Potential home site Zoned rural residential Tillable land The back of the property touches the creek and trees Excellent wildlife Garden Plain school district Property has undergone a survey and lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is recorded.

MARKETING REMARKS

**Marketing Remarks** Great opportunity to own 21.76 +/- acres near Viola, KS! Enjoy country living while only about 20 minutes southwest of Wichita! This property is ideal for anyone searching to build their dream home or invest in farm ground. Paved road frontage Potential home site Zoned rural residential Tillable land The back of the property touches the creek and trees Excellent wildlife Garden Plain school district Property has undergone a survey and lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is recorded.

PRIVATE REMARKS

**Private Remarks** All information deemed reliable but not guaranteed. Property has undergone a survey and lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is recorded.

AUCTION

Type of Auction Sale	1 - Open for Preview
Method of Auction	1 - Open/Preview Date
Auction Location	1 - Open Start Time
Auction Offering	1 - Open End Time
Auction Date	2 - Open for Preview
Auction Start Time	2 - Open/Preview Date
Broker Registration Req	2 - Open Start Time
Broker Reg Deadline	2 - Open End Time
Buyer Premium Y/N	3 - Open for Preview
Premium Amount	3 - Open/Preview Date
Earnest Money Y/N	3 - Open Start Time
Earnest Amount %/\$	3 - Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

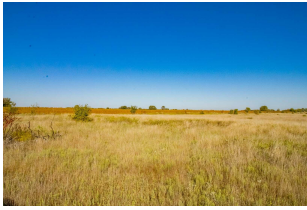
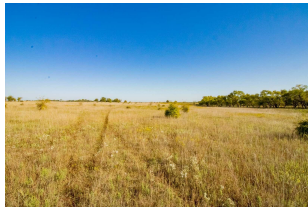
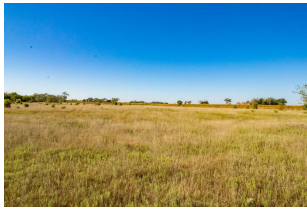
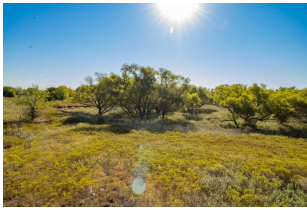
SOLD

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

ADDITIONAL PICTURES







**DISCLAIMER**

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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 2021 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



Sedgwick County  
Register of Deeds - Tonya Buckingham  
Doc.#/Flm-Pg: 30031695

Receipt #: 2217126  
Pages Recorded: 2

Recording Fee: \$38.00

Authorized By: *Amey Buckingham*  
Cashier: ghunt  
Date Recorded: 02/11/2021 08:15:42 AM



**Main Office**  
2908 North Plum Street  
Hutchinson, KS 67502  
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 McPherson 620-241-4441  
 Newton 316-283-5053  
 Salina 785-404-6302  
 Wichita 316-260-9933

***Garber Surveying Service, P.A.***

**SURVEY FOR:** PAUL DICKENS JR.

**Project No. G2020-949**  
SHEET 1 OF 2

**DESCRIPTION:****PARCEL 1:**

PARCEL 1:  
A portion of the Southwest Quarter of Section 27, Township 29 South, Range 03 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 27, Township 29 South, Range 03 West of the 6th Principal Meridian; thence with a bearing South 00°56'16" East (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Southwest Quarter 883.40 feet for the point of beginning; thence North 89°04'34" East parallel with the North line of said Southwest Quarter 842.90 feet; thence South 00°56'16" East parallel with the West line of said Southwest Quarter 1052.05 feet to the Northern Right-of-way line of Kansas State K-42 Highway; thence South 46°46'48" West along said Northern Right-of-way 280.00 feet; thence North 22°53'34" East a measured distance of 93.97 feet (previously described as 93.90 feet per Record); thence North 00°20'28" West a measured distance of 74.89 feet (previously described as 75.00 feet per Record); thence South 89°20'34" West a measured distance of 674.47 feet (previously described as 675.00 feet per Record) to the West line of said Southwest Quarter; thence North 00°56'16" West along the West line of said Southwest Quarter 1076.50 feet to the point of beginning containing 21.080 Acres, subject to a Road Right-of way across the West 40.00 feet thereof and any other easements or restrictions of record.

**PARCEL 2:**

A portion of the Southwest Quarter of Section 27, Township 29 South, Range 03 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 27, Township 29 South, Range 03 West of the 6th Principal Meridian; thence with a bearing North 89°04'34" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Southwest Quarter 1303.07 feet; thence South 26°34'56" West 995.98 feet; thence South 89°04'34" West parallel with the North line of said Southwest Quarter 842.90 feet to the West line of said Southwest Quarter; thence North 00°56'16" West along the West line of said Southwest Quarter 883.40 feet to the point of beginning containing **21.760 Acres**, subject to a Road Right-of way across the West 40.00 feet thereof and any other easements or restrictions of record.

**PARCEL 3:**

A portion of the Southwest Quarter of Section 27, Township 29 South, Range 03 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 27, Township 29 South, Range 03 West of the 6th Principal Meridian; thence with a bearing North 89°04'34" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Southwest Quarter 1303.07 feet; thence South 26°34'56" West 421.91 feet for the point of beginning; thence South 62°00'23" East 1031.51 feet to the Northern Right-of-way line of Kansas State K-42 Highway; thence South 46°46'48" West along said Northern Right-of-way 1578.76 feet; thence North 00°56'16" West parallel with the West line of said Southwest Quarter 1052.05 feet (said point is 842.90 feet East of the West line of said Southwest Quarter); thence North 26°34'56" East 574.07 feet to the point of beginning containing 20.900 Acres, subject to any easements or restrictions of record.

**PARCEL 4:**

A portion of the Southwest Quarter of Section 27, Township 29 South, Range 03 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 27, Township 29 South, Range 03 West of the 6th Principal Meridian; thence with a bearing North 89°04'34" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Southwest Quarter 1303.07 feet for the point of beginning; thence continuing North 89°04'34" East along the North line of said Southwest Quarter 1352.66 feet to the Northeast Corner of said Southwest Quarter; thence South 00°59'57" East along the East line of said Southwest Quarter 286.18 feet to the Northern Right-of-way line of Kansas State K-42 Highway; thence South 46°46'48" West along said Northern Right-of-way 872.00 feet; thence North 62°00'23" West 1031.51 feet; thence North 26°34'56" East 421.91 feet to the point of beginning containing 20.670 Acres, subject to any easements or restrictions of record.

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Newton 316-283-5053  
Salina 785-404-6302  
Wichita 316-260-9933

**SURVEY FOR:** PAUL DICKENS JR.

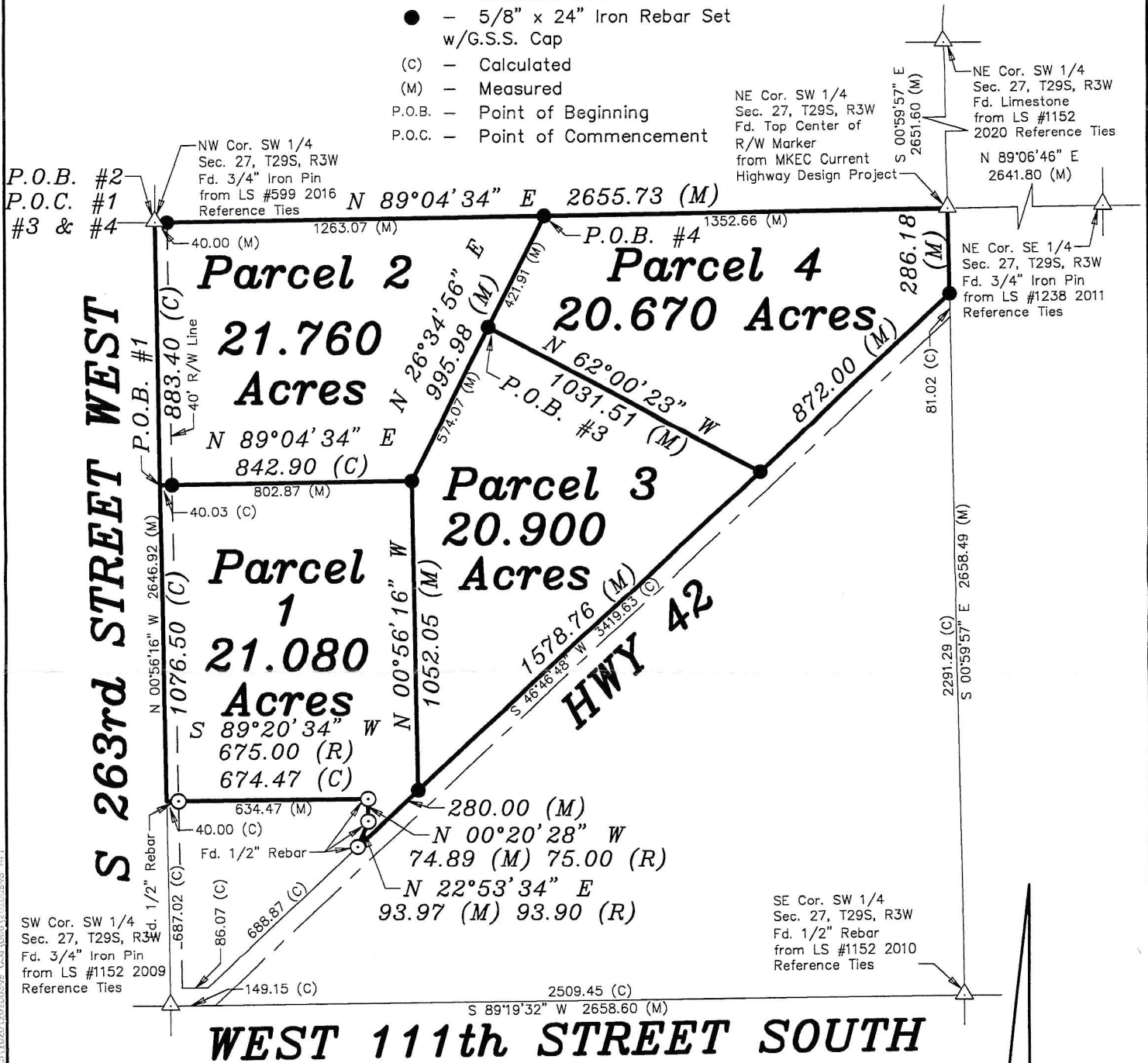
**Project No.** G2020-949  
**SHEET 2 OF 2**

**DESCRIPTION:**

A survey of a portion of the Southwest Quarter of Section 27, Township 29 South, Range 3 West of the 6th Principal Meridian in Sedgwick County, Kansas more particularly described on Sheet 1.

**LEGEND**

- △ - Sectional Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) - Calculated
- (M) - Measured
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement



**REVIEW SURVEYOR'S CERTIFICATE**

I hereby certify that this survey has been reviewed for filing, pursuant to K.S.A. 58-2005 and 58-2006, for content only and is in compliance with those provisions. No other warranties are extended or implied.

Tricia L. Rebello PS# 1246  
Land Surveyor

**DATE OF FIELD WORK:** December 14, 2020

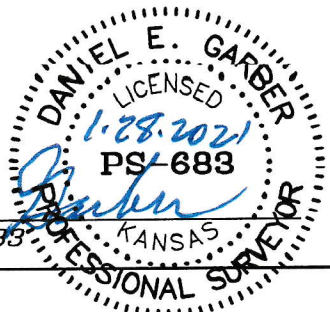
**SURVEYOR'S CERTIFICATE:**

I hereby certify this plat to be a true, correct and complete representation of the property described above as surveyed under my supervision. Dated: January 28, 2021

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Daniel E. Garber PS# 683

Scale: 1" = 500'  
BASIS OF BEARING  
= NAD 83 KANSAS  
SOUTH ZONE



## Property Taxes and Appraisals

**THAT PART SW1/4 LY NW OF K-42 HWY EXC BEG SW COR E 195 FT N TO N  
K-42 HWY NE 689.5 FT N 75 FT W TO W LI S 687 FT TO BEG & EXC W 40 FT  
FOR RD. SEC 27-29-3W**

### Property Description

<b>Legal Description</b>	THAT PART SW1/4 LY NW OF K-42 HWY EXC BEG SW COR E 195 FT N TO N LI K-42 HWY NE 689.5 FT N 75 FT W TO W LI S 687 FT TO BEG & EXC W 40 FT FOR RD. SEC 27-29-3W
<b>Owner</b>	DICKENS PAUL J JR
<b>Mailing Address</b>	110359 NE 140TH AVE TURON KS 67583-9203
<b>Geo Code</b>	VI 00157
<b>PIN</b>	00317252
<b>AIN</b>	278270310000100
<b>Tax Unit</b>	2609 925 VIOLA TWPU-356 VI
<b>Land Use</b>	9010 Farming/ranch land (no improvements)
<b>Market Land Square Feet</b>	
<b>2021 Total Acres</b>	83.12
<b>2021 Appraisal</b>	\$10,580
<b>2021 Assessment</b>	\$3,174

Authentisign  
*Paul Dickens Jr.*

09/29/21

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$10,580	\$0	\$10,580	-1%
2020	Agricultural	\$10,740	\$0	\$10,740	-2%
2019	Agricultural	\$10,930	\$0	\$10,930	
2018	Agricultural	\$10,930	\$0	\$10,930	+5%
2017	Agricultural	\$10,380	\$0	\$10,380	+8%
2016	Agricultural	\$9,610	\$0	\$9,610	+9%
2015	Agricultural	\$8,810	\$0	\$8,810	+11%
2014	Agricultural	\$7,960	\$0	\$7,960	+8%
2013	Agricultural	\$7,380	\$0	\$7,380	+5%
2012	Agricultural	\$7,060	\$0	\$7,060	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$3,174	\$0	\$3,174	-1%
2020	Agricultural	\$3,222	\$0	\$3,222	-2%
2019	Agricultural	\$3,279	\$0	\$3,279	
2018	Agricultural	\$3,279	\$0	\$3,279	+5%
2017	Agricultural	\$3,114	\$0	\$3,114	+8%
2016	Agricultural	\$2,883	\$0	\$2,883	+9%
2015	Agricultural	\$2,643	\$0	\$2,643	+11%
2014	Agricultural	\$2,388	\$0	\$2,388	+8%
2013	Agricultural	\$2,214	\$0	\$2,214	+5%



Year	Class	Land	Improvements	Total	Change
2012	Agricultural	\$2,118	\$0	\$2,118	

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2020	111.669000	\$359.76	\$0.00	\$0.00	\$0.00	\$359.76	\$359.76	\$0.00
2019	112.777683	\$369.78	\$0.00	\$0.00	\$0.00	\$369.78	\$369.78	\$0.00
2018	118.977000	\$390.14	\$0.00	\$0.00	\$0.00	\$390.14	\$390.14	\$0.00
2017	123.614000	\$384.92	\$0.00	\$0.00	\$0.00	\$384.92	\$384.92	\$0.00
2016	123.273000	\$355.38	\$0.00	\$0.00	\$0.00	\$355.38	\$355.38	\$0.00
2015	126.500000	\$334.31	\$0.00	\$0.00	\$0.00	\$334.31	\$334.31	\$0.00
2014	126.855892	\$302.93	\$0.00	\$0.76	\$0.00	\$303.69	\$303.69	\$0.00
2013	133.640792	\$295.87	\$0.00	\$0.00	\$0.00	\$295.87	\$295.87	\$0.00
2012	133.717399	\$283.21	\$0.00	\$0.00	\$0.00	\$283.21	\$283.21	\$0.00
2011	132.031830	\$277.65	\$0.00	\$0.00	\$0.00	\$277.65	\$277.65	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.376000
0465 VIOLA TOWNSHIP	15.705000
0614 USD 356	15.199000
0614 USD 356 SC	7.999000
0614 USD 356 SG	20.000000
0727 USD 356 BOND	0.000000
0814 USD 356 REC COMM	3.999000
1108 COUNTY FIRE DIST NO BONDS	17.891000
Total: 111.669000	

Authentisign  
Paul Dickens Jr.

09/29/21

# SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 21.76 acres 263 Rd, Viola, KS (Parcel 2 on Survey)  
Seller: Paul Dickens Jr Date of Purchase: November 2020  
Property currently zoned as: Agriculture

**Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on 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, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

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

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

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

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

**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

☒ ☐ ☐ ☐ ☐  
Well/Pump None  
☒ ☐ ☐ ☐ ☐  
Drinking \_\_\_\_\_ Irrigation \_\_\_\_\_  
Location \_\_\_\_\_  
Depth \_\_\_\_\_  
Type \_\_\_\_\_  
If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No  
Is the property connected to ☐ city ☐ rural water systems?  
Rural Water Transfer? ☐ Yes ☐ No Transfer Fee \$ \_\_\_\_\_  
☒ ☐ ☐ ☐ ☐  
Cistern \_\_\_\_\_  
☒ ☐ ☐ ☐ ☐  
Other \_\_\_\_\_  
Comments: \_\_\_\_\_

### DRAINAGE/SEWAGE SYSTEMS

☒ ☐ ☐ ☐ ☐  
Sewer Lines \_\_\_\_\_  
☒ ☐ ☐ ☐ ☐  
Septic/Laterals \_\_\_\_\_  
☒ ☐ ☐ ☐ ☐  
Lagoon \_\_\_\_\_  
☒ ☐ ☐ ☐ ☐  
Tank Size \_\_\_\_\_ Location \_\_\_\_\_  
☒ ☐ ☐ ☐ ☐  
# Feet of Laterals \_\_\_\_\_  
☒ ☐ ☐ ☐ ☐  
Other \_\_\_\_\_  
☒ ☐ ☐ ☐ ☐  
Other \_\_\_\_\_  
Comments: \_\_\_\_\_

Seller's Initials

PD

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? Don't Know
- 47 ☐ ☒ Is electricity connected to property?
- 48 ☐ ☒ If not, distance to nearest source? along Blacktop Road
- 49 ☐ ☒ To your knowledge, is there any additional costs to hook up utilities?
- 50 ☐ ☒ If yes, please explain: \_\_\_\_\_

51  
52 Comments: Utility Hookup costs would depend on how far off road  
53 you go, and whether it's a barn, or a new home that gets a price break.

## 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? N/A
- 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: Good land, in the very back it goes down into the  
66 creek bottom makes for hunting and trees.

## BOUNDARIES/LAND

- 67 ☒ ☐ Have you had a survey of your property? yes, 21.76 acres, Parcel 2 on survey
- 68 ☒ ☐ Are the boundaries of your property marked in any way? Top + flagging on all corners.
- 69 ☒ ☐ Is there any fencing on the boundary(ies) of the property? old fence on North line.
- 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: Good land, front was crops, back half pasture lots  
76 of young orange trees a great tree to grow for wildlife,  
77 flackood, + posts.

## HOMEOWNER'S ASSOCIATION

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

82 Comments: Rural Property, I am considering signing a simple  
83 Protective Covenant and would like Buyer's feedback beforehand.  
84  
85

Seller's Initials

PR

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?

- ☐ Yes ☒ No ☐ Don't Know Asbestos
- ☐ Yes ☒ No ☐ Don't Know Contaminated soil or water (including drinking water)
- ☐ Yes ☒ No ☐ Don't Know Landfill or buried materials
- ☐ Yes ☒ No ☐ Don't Know Methane gas
- ☐ Yes ☒ No ☐ Don't Know Oil sheers in wet areas
- ☐ Yes ☒ No ☐ Don't Know Radioactive material
- ☐ Yes ☒ No ☐ Don't Know Toxic material disposal (e.g., solvents, chemicals, etc.)
- ☐ Yes ☒ No ☐ Don't Know Underground fuel or chemical storage tanks
- ☐ Yes ☒ No ☐ Don't Know EMFs (Electro Magnetic Fields)
- ☐ Yes ☒ No ☐ Don't Know Gas or oil wells in area
- ☐ Yes ☒ No ☐ Don't Know Other

To your knowledge, are any of the above conditions present near your property?

Comments: Good clean land perfect for homestead, garden etc.

## MISCELLANEOUS

To your knowledge:

- ☐ Yes ☒ No ☐ Don't Know Are there any gas/oil wells on the property or adjacent property?
- ☐ Yes ☒ No ☐ Don't Know Is the present use of the property a non-conforming use?
- ☐ Yes ☒ No ☐ Don't Know Are there any violations of local, state or federal government laws or regulations relating to this property?
- ☐ Yes ☒ No ☐ Don't Know Is there any existing or threatened legal or regulatory action affecting this property?
- ☐ Yes ☒ No ☐ Don't Know Are there any current special assessments or do you have knowledge of any future assessments?
- ☐ Yes ☒ No ☐ Don't Know Are there any proposed or pending zoning changes on this or adjacent property?
- ☐ Yes ☒ No ☐ Don't Know Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
- ☐ Yes ☒ No ☐ Don't Know Are there any diseased or dead trees or shrubs?
- ☐ Yes ☒ No ☐ Don't Know Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
- ☐ Yes ☒ No ☐ Don't Know 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: Good Blacktop Road Access.

Seller Owns:

- ☒ Yes ☐ No Mineral Rights:
  - 100 % pass with the land to the Buyer \_\_\_\_\_ % remain with the Seller
  - \_\_\_\_\_ % are owned by third party \_\_\_\_\_ unknown
- ☐ Yes ☒ No Are there any oil, gas, or wind leases of record or Other? Please explain: \_\_\_\_\_

Crops planted at the time of sale:

- ☐ Yes ☒ No \_\_\_\_\_ pass with the land to the Buyer \_\_\_\_\_ remain with the Seller
- ☐ Yes ☒ No ✓ none \_\_\_\_\_ negotiable
- ☐ Yes ☒ No Other (please describe): N/A

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

Water Rights: N/A

- ☐ Yes ☒ No \_\_\_\_\_ pass with the land to the Buyer - Permit # \_\_\_\_\_
- ☐ Yes ☒ No \_\_\_\_\_ remain with the Seller - Permit # \_\_\_\_\_
- ☐ Yes ☒ No \_\_\_\_\_ have been terminated

Comments: Ready to drill your water well.

Seller's Initials

PQ

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.

Paul Dispenza 9-29-2021  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ 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 \_\_\_\_\_ years and am not familiar with all conditions represented in this form.

\_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ 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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## WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 21.76 Acres in Viola

DOES THE PROPERTY HAVE A WELL? YES \_\_\_\_\_ NO ☒

If yes, what type? Irrigation \_\_\_\_\_ Drinking \_\_\_\_\_ Other \_\_\_\_\_

Location of Well: \_\_\_\_\_

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES \_\_\_\_\_ NO ☒

If yes, what type? Septic \_\_\_\_\_ Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: \_\_\_\_\_

Authentisign  
Paul Dickens Jr.  
Owner

09/29/21

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

5 The parties are proposing the sale and purchase of certain property, commonly known as:  
6 21.76 Acres in Viola

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

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

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

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

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

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

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

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

24 **CERTIFICATION**

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

28 Paul Dickens Jr. 09/29/21  
29 Seller Date

Buyer Date

30 \_\_\_\_\_  
31 Seller Date

Buyer Date

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# Security 1<sup>st</sup> Title

File #:

Property Address:

21.76 Acres In Viola  
, KS

## WIRE FRAUD ALERT

### IMPORTANT! YOUR FUNDS MAY BE AT RISK

**\*\*SECURITY 1<sup>ST</sup> 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 1<sup>st</sup> 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

*Paul Dickens Jr.*

09/29/21

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

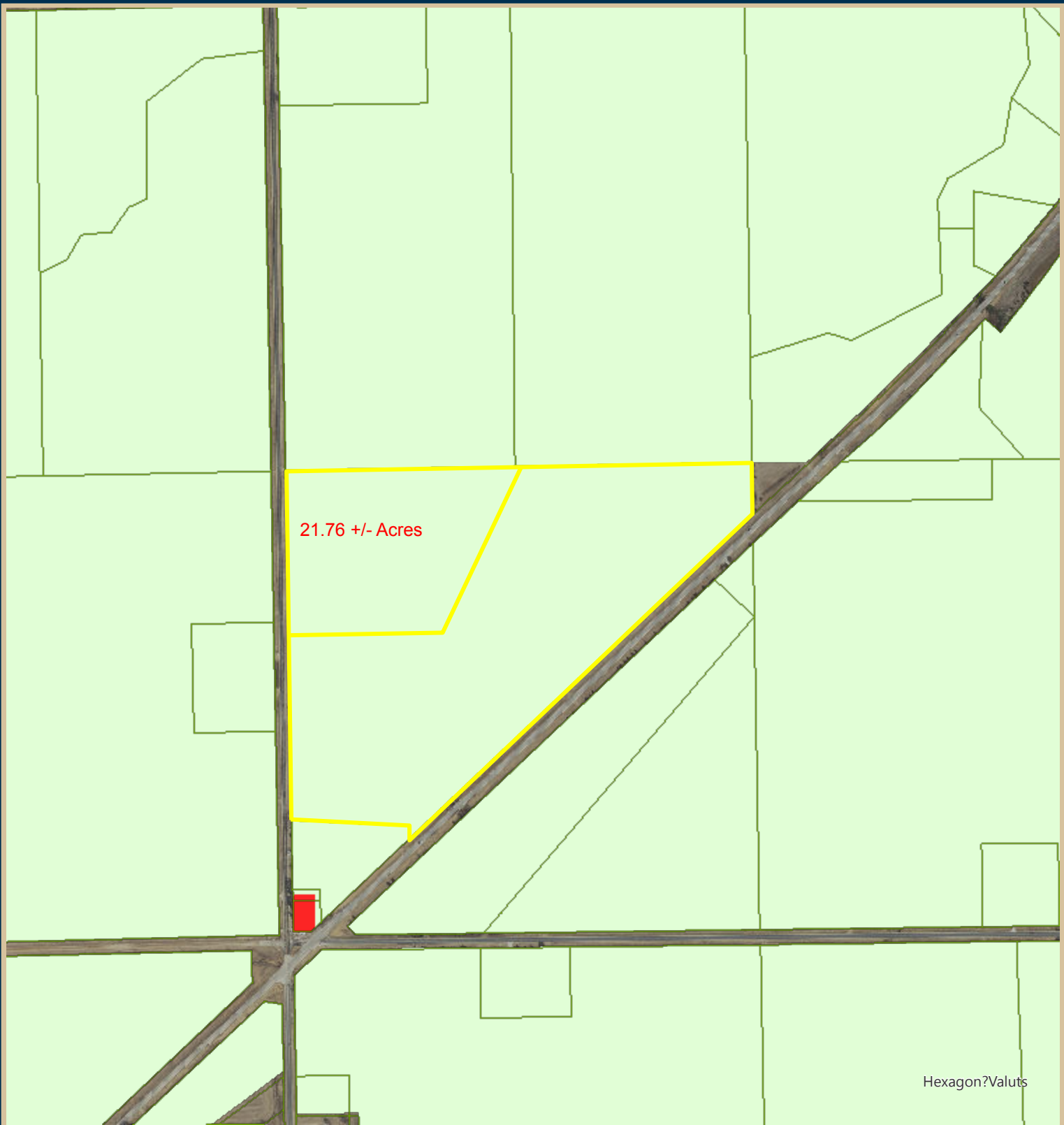
Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>





Geographic Information Services  
*Sedgwick County...*  
*working for you*

## 21.76 +/- Acres in Viola | Zoning: Rural Residential

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

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

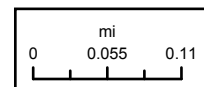
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Date: 9/29/2021

**Sedgwick County, Kansas**



1:9,028



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

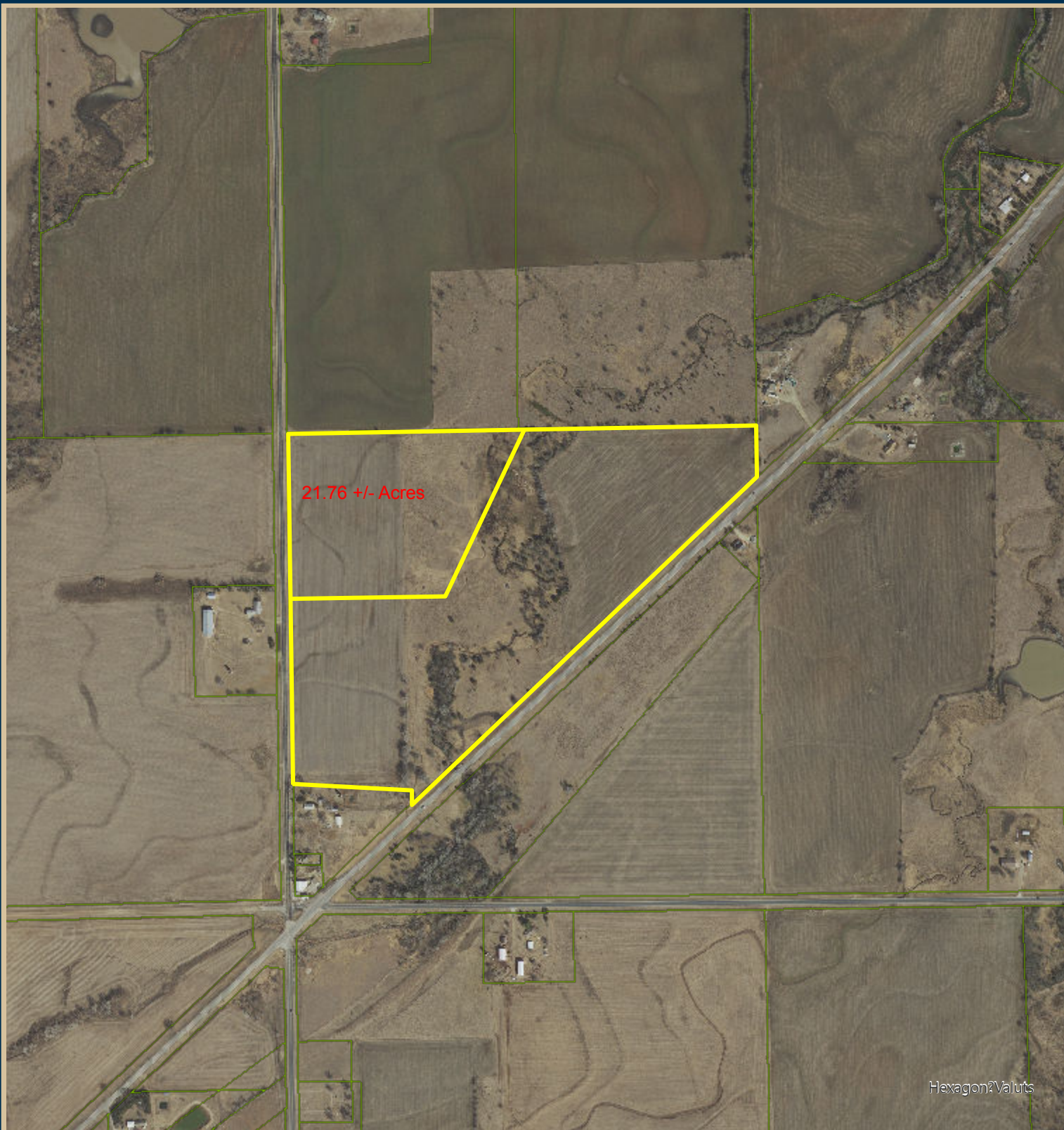
X



X,

Area Not Included





Hexagon?Valuts



Geographic Information Services

*Sedgwick County...*  
*working for you*

## 21.76 +/- Acres in Viola | Aerial Map

Date: 9/29/2021

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

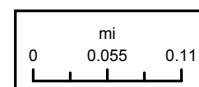
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**Sedgwick County, Kansas**



1:9,028





# GUIDE TO CLOSING 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 (*Except VA*)
- Real Estate Commission
- Notary Fees (*If Applicable*)
- Any Loan Fees Required by Buyer's Lender (*According to Contract*)
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Termite Treatment (*According to Contract*)
- Home Warranty (*According to Contract*)
- 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
- Any Bonds or Assessments (*According to Contract*)
- 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 (*Except VA*)
- Lender's Title Policy Premiums
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges For All Documents in Buyer's Name
- Termite Inspection (*According to Contract*)
- Homeowner's Association Transfer Fee and Deposit (*If Applicable*)
- All New Loan Charges (*Except Those That the Lender Requires the Seller to Pay*)
- Interest on New Loan From Date of Funding to 30 Days Prior to First Payment Date
- Home Warranty (*According to Contract*)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposits for Taxes, Insurance, MIP, Etc.

