

# PROPERTY INFORMATION PACKET

THE DETAILS



**70.8 +/- Acres on Smoots Creek | Cheney, KS 67025**

12041 E. 13th St. N., Wichita, KS, 67206  
316.683.0612 • 800.544.4489  
[www.McCurdyAuction.com](http://www.McCurdyAuction.com)



**McCurdy**  
AUCTION LLC  
REAL ESTATE SPECIALISTS



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## PT PIP



**MLS #** 605469  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Reno  
**Area** R17 - Suburban Reno  
**Address** 000 E Smoots Creek  
**Address 2** 70.8 +/- Acres on Smoots Creek  
**City** Cheney  
**State** KS  
**Zip** 67025  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$352,000  
**For Sale/Auction/For Rent** For Sale  
**Associated Document Count** 1



## GENERAL

<b>List Agent - Agent Name and Phone</b>	Isaac Klingman	<b>List Date</b>	12/8/2021
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Expiration Date</b>	3/8/2022
<b>Co-List Agent - Agent Name and Phone</b>		<b>Realtor.com Y/N</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>Display on Public Websites</b>	Yes
<b>Showing Phone</b>	800-301-2055	<b>Display Address</b>	Yes
<b>Zoning Usage</b>	Agriculture	<b>VOW: Allow AVM</b>	Yes
<b>Parcel ID</b>	29833-00000017010	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Number of Acres</b>	70.80	<b>Variable Comm</b>	Non-Variable
<b>Price Per Acre</b>	4,971.75	<b>Virtual Tour Y/N</b>	
<b>Lot Size/SqFt</b>	3084048	<b>Days On Market</b>	19
<b>School District</b>	Renwick School District (USD 267)	<b>Cumulative DOM</b>	19
<b>Elementary School</b>	Garden Plain	<b>Cumulative DOMLS</b>	
<b>Middle School</b>	Garden Plain	<b>Input Date</b>	12/10/2021 2:09 PM
<b>High School</b>	Garden Plain	<b>Update Date</b>	12/27/2021
<b>Subdivision</b>	NONE	<b>Off Market Date</b>	
<b>Legal</b>	Long legal, see taxes.	<b>Status Date</b>	12/10/2021
		<b>HotSheet Date</b>	12/27/2021
		<b>Price Date</b>	12/27/2021

## DIRECTIONS

**Directions** S. Victory/N 359th St W & Smoots Creek Rd - West to land

## FEATURES

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

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$30.70
<b>General Tax Year</b>	2021
<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** 70.8 acres of lakeside property with endless development and recreational opportunities! This amazing acreage of native and tame grasses with rolling elevation is located just a few hundred yards from the shores of Cheney Lake! With its prime location, tall grasses, thickets, and small wooded areas the recreational opportunities are countless. The land also offers great homesite or investment potential. Build your dream home overlooking the land and lake or build cabins to rent. There are multiple accesses to the property, not only from Smoots Creek Rd, but also from E Smith St and E Maxwell St which both dead end into the NW side of the property. The seller has prepaid for dirt work to be completed on the ground. A pond and house pad have been commissioned. The photos depicting the size and location of these are approximate. Private ATV tours are available.

MARKETING REMARKS

**Marketing Remarks** 70.8 acres of lakeside property with endless development and recreational opportunities! This amazing acreage of native and tame grasses with rolling elevation is located just a few hundred yards from the shores of Cheney Lake! With its prime location, tall grasses, thickets, and small wooded areas the recreational opportunities are countless. The land also offers great homesite or investment potential. Build your dream home overlooking the land and lake or build cabins to rent. There are multiple accesses to the property, not only from Smoots Creek Rd, but also from E Smith St and E Maxwell St which both dead end into the NW side of the property. The seller has prepaid for dirt work to be completed on the ground. A pond and house pad have been commissioned. The photos depicting the size and location of these are approximate. Private ATV tours are available.

PRIVATE REMARKS

**Private Remarks** All information is deemed reliable but not guaranteed.

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

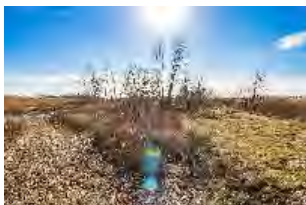
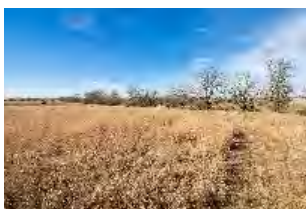
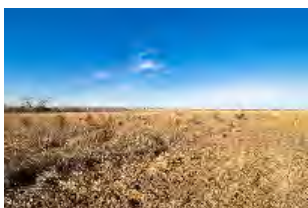
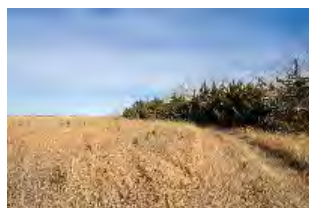
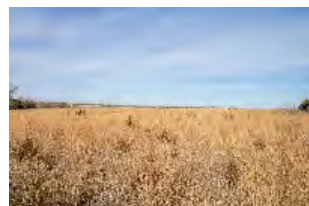
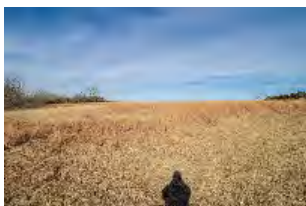
SOLD

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**

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.



## Summary

Tax ID CENT00162  
 Tax Year 2021  
 Name CENTRAL KS PROPER  
 Property Address 00000 E SMOOTS CREEK  
 Sec-Twp-Rng 33--2-04  
 Description  
 Parcel ID/Cama 2983300000017010  
 Parcel Classes RL  
 Tax Unit 295

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12/07/2021

## Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Delq
2021	\$0	0.000	\$0.00	\$0.00	\$30.70	\$0.00	N
2021	\$0	0.000	\$0.00	\$3.54	\$3.54	\$0.00	N
2020	\$0	0.000	\$0.00	\$0.00	\$31.46	\$31.46	N
2020	\$0	0.000	\$0.00	\$0.00	\$3.54	\$3.54	N
2019	\$0	0.000	\$0.00	\$0.00	\$46.14	\$46.14	N
2019	\$0	0.000	\$0.00	\$0.00	\$3.54	\$3.54	N
2018	\$0	0.000	\$0.00	\$0.00	\$68.44	\$68.44	N
2018	\$0	0.000	\$0.00	\$0.00	\$3.54	\$3.54	N
2017	\$0	0.000	\$0.00	\$0.00	\$69.02	\$69.02	N
2017	\$0	0.000	\$0.00	\$0.00	\$3.54	\$3.54	N
2016	\$0	0.000	\$0.00	\$0.00	\$59.44	\$59.44	N
2016	\$0	0.000	\$0.00	\$0.00	\$3.54	\$3.54	N
2015	\$0	0.000	\$0.00	\$0.00	\$44.42	\$44.42	N
2015	\$0	0.000	\$0.00	\$0.00	\$3.54	\$3.54	N
2014	\$0	0.000	\$0.00	\$0.00	\$32.58	\$32.58	N
2013	\$0	0.000	\$0.00	\$0.00	\$32.60	\$32.60	N
2013	\$0	0.000	\$0.00	\$0.00	\$3.54	\$3.54	N
2012	\$0	0.000	\$0.00	\$0.00	\$32.74	\$32.74	N
2012	\$0	0.000	\$0.00	\$0.00	\$3.54	\$3.54	N
2011	\$0	0.000	\$0.00	\$0.00	\$31.56	\$31.56	N
2011	\$0	0.000	\$0.00	\$0.00	\$3.54	\$3.54	N
2010	\$0	0.000	\$0.00	\$0.00	\$32.20	\$32.20	N
2010	\$0	0.000	\$0.00	\$1.77	\$3.54	\$3.54	N
2009	\$0	0.000	\$0.00	\$0.00	\$45.34	\$45.34	N
2009	\$0	0.000	\$0.00	\$1.77	\$3.54	\$3.54	N
2008	\$0	0.000	\$0.00	\$1.77	\$3.54	\$3.54	N
2008	\$0	0.000	\$0.00	\$0.00	\$116.64	\$116.64	N
2007	\$0	0.000	\$0.00	\$1.77	\$3.54	\$3.54	N
2007	\$0	0.000	\$0.00	\$0.00	\$165.48	\$165.48	N
2006	\$0	0.000	\$0.00	\$1.77	\$3.54	\$3.54	N
2006	\$0	0.000	\$0.00	\$0.00	\$222.34	\$222.34	N
2005	\$0	0.000	\$0.00	\$1.77	\$3.54	\$3.54	N
2005	\$0	0.000	\$0.00	\$0.00	\$259.12	\$259.12	N
2004	\$0	0.000	\$0.00	\$0.00	\$279.32	\$279.32	N
2004	\$0	0.000	\$0.00	\$1.77	\$3.54	\$3.54	N
2003	\$0	0.000	\$0.00	\$1.77	\$3.54	\$3.54	N
2003	\$0	0.000	\$0.00	\$0.00	\$305.30	\$305.30	N
2002	\$0	0.000	\$0.00	\$1.82	\$3.64	\$3.64	N
2002	\$0	0.000	\$0.00	\$0.00	\$355.22	\$355.22	N
2001	\$0	0.000	\$0.00	\$1.82	\$3.64	\$3.64	N
2001	\$0	0.000	\$0.00	\$0.00	\$323.60	\$323.60	N
2000	\$0	0.000	\$0.00	\$1.82	\$3.64	\$3.64	N
2000	\$0	0.000	\$0.00	\$0.00	\$306.88	\$306.88	N
1999	\$0	0.000	\$0.00	\$1.80	\$3.60	\$3.60	N
1999	\$0	0.000	\$0.00	\$0.00	\$302.90	\$302.90	N
1998	\$0	0.000	\$0.00	\$1.77	\$3.55	\$3.55	N
1998	\$0	0.000	\$0.00	\$0.00	\$261.53	\$261.53	N
1997	\$0	0.000	\$0.00	\$1.77	\$3.55	\$3.55	N
1997	\$0	0.000	\$0.00	\$0.00	\$233.35	\$233.35	N

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12/07/2021





### Summary

Parcel ID 2983300000017010  
 Quick Ref ID R33548  
 Property Address E SMOOTS CREEK RD  
 CHENEY, KS 67025  
 Brief SUMNER TOWNSHIP, S33, T26, R04W, ACRES 70.8, E1/2 SW1/4 EXC TR BEG SE COR SW1/4 W1041' NELY 723.75' E614.8' TO E LI SW1/4 S585' TO  
 Tax Description POB EXC RD R/W  
 (Note: Not to be used on legal documents)  
 Taxing Unit Group 295  
 Lot Size (SF) N/A  
 Acreage 70.88  
 Property Class Agricultural Use  
 Zoning N/A  
 Lot Block --- SUMNER TOWNSHIP  
 Subdivision  
 S-T-R 33-26-04W  
 Deed Book & Page 685 - 392; 640 - 190;  
 Neighborhood 802

Authenticated  
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12/07/2021

### Owner

Primary Owner  
 Central KS Properties LLC  
 37680 W 15th St S  
 Cheney, KS 67025

### Ag Acreage

				Details:					Summary:	
Ag Type	Ag Acres	Ag Soil	Non-irrigated Base Rate	Non-irrigated Adjusted Rate	Irrigated Base Rate	Irrigated Adjusted Rate	Total Value	Dry Land Acres		
DR	3.33	6346	10	10	0	0	30	Irrigated Acres		
DR	67.55	6348	10	10	0	0	680	Native Grass Acres		
								Tame Grass Acres		
								Total Ag Acres	70.88	
								Total Ag Value	710.00	

### Valuation

2021 Appraised Value				2020 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$710	\$0	\$710	A	\$710	\$0	\$710
Total	\$710	\$0	\$710	Total	\$710	\$0	\$710

No data available for the following modules: Market Land Info, Residential Information, Mobile Home Information, Commercial Information, Other Buildings, Other Building Components, Building Permits, Photos, Sketches.

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Version 2.0.164



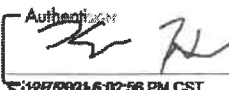
## SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 70.8 Acres On Smoots Creek Rd - Cheney, KS 67025 (the "Real Estate")

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

NONE

### SELLER:


  
 12/07/2021  
 Signature Date  
 Kaleb Howell  
 Print  
 Member - KWH Investments Inc  
 Title Company

Signature Date  
 Print  
 Title Company

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

### BUYER:

Signature Date  
 Print  
 Title Company

Signature Date  
 Print  
 Title Company



## WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: **70.8 Acres On Smoots Creek Rd - Cheney, KS 67025**

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

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

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

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

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

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

12/17/2021 6:02:37 PM CST  
Owner

12/07/2021

Date \_\_\_\_\_

Owner

Date \_\_\_\_\_



Security 1<sup>st</sup> Title

## WIRE FRAUD ALERT

### CALL BEFORE YOU WIRE FUNDS

#### PROTECT YOUR MONEY WITH THESE TWO STEPS

1. At the first meeting with your Realtor®, obtain the phone number of your real estate agent and your escrow officer.
2. PRIOR to wiring funds, call the known phone number to speak directly with your escrow officer to confirm wire instructions.

#### WHAT TO EXPECT FROM SECURITY 1<sup>ST</sup> TITLE WHEN YOU WIRE FUNDS.

1. To protect your business and customer's information, we will only provide wire instructions to the customer.
2. We will NOT randomly send wire instructions without a request from the customer.
3. We will NOT provide wire instructions if we do not have a signed **Wire Fraud Alert Form** for the party requesting the wire instructions.
4. We will NOT change the wire instructions in the middle of the transaction.
5. If a Buyer/Seller does receive wire instructions:
  - Wire instructions will be given verbally over the phone or sent securely via secured email.
  - The customer needs to verify our phone number at a trusted source like our website, [security1st.com](http://security1st.com)
  - Before sending funds, they need to call the verified office number to verify the wire instructions.

**NEVER WIRE FUNDS WITHOUT FIRST CALLING A KNOWN NUMBER FOR YOUR ESCROW OFFICER TO CONFIRM THE WIRE INSTRUCTIONS. DO NOT RELY ON EMAIL COMMUNICATIONS.**

The undersigned, hereby authorizes Security 1<sup>st</sup> Title to communicate regarding my real estate closing transaction via electronic communications (cell phone number, e-mail or text message). I understand that this means Security 1<sup>st</sup> Title will only communicate with me via the authorized cell phone number and email address listed below.

I also acknowledge receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold Security 1<sup>st</sup> Title harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

Authenti

12/07/2021

12/07/2021 12:22 PM CST

Buyer/Seller Name

Authorized Email Address

Authorized Email Address

Authorized Phone Number

Authorized Phone Number

70.8 Acres On Smoots Creek Rd, Cheney, KS 67025

Property Address

File Number

FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

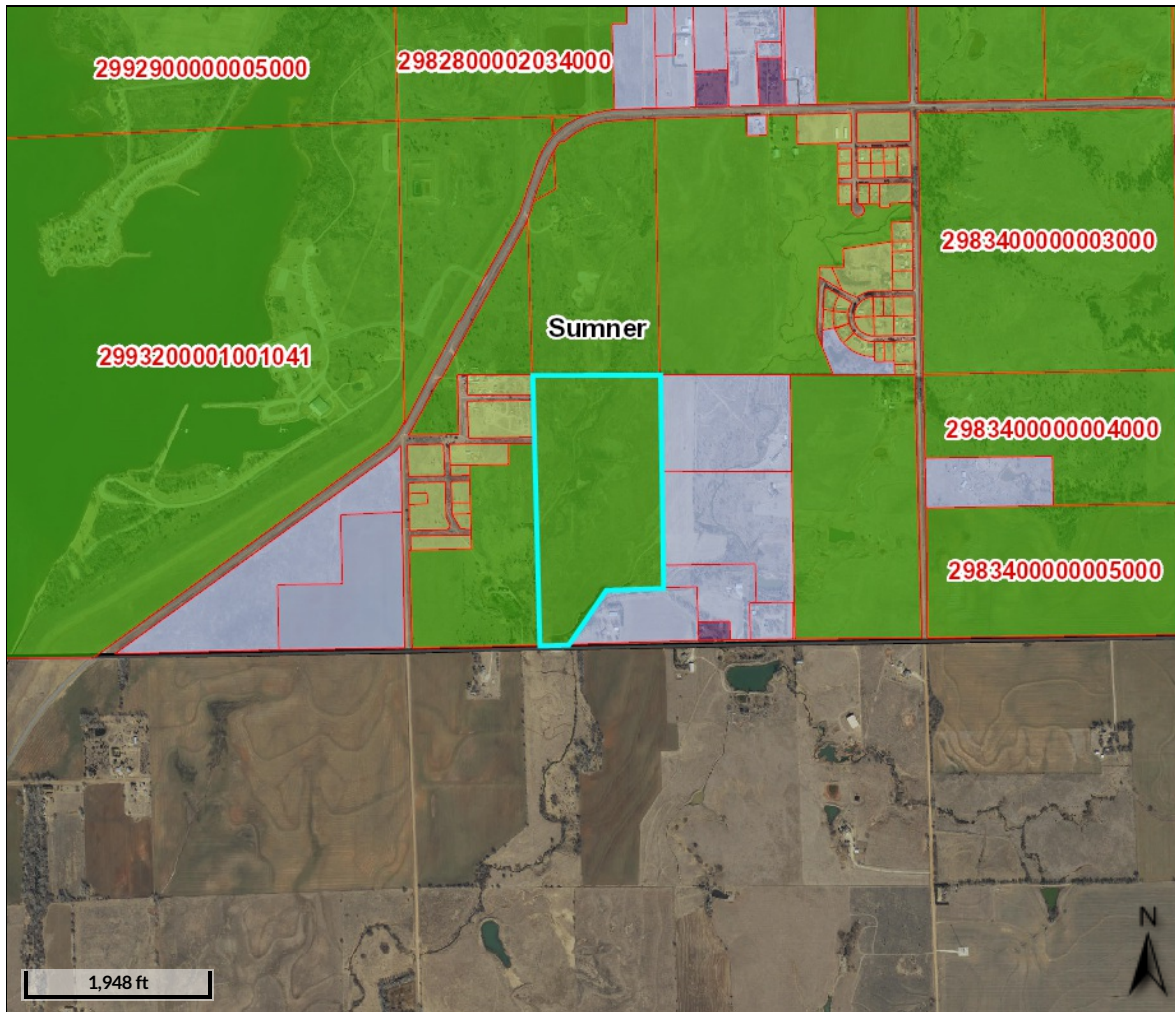
Federal Bureau of Investigation: <http://www.fbi.gov>

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

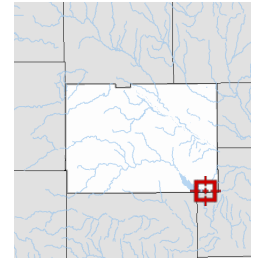


Beacon™

Reno County, KS



## Overview



## Legend

### Parcel Numbers

- Parcels
- Townships

### Reno County

- AG
- R-1
- R-2
- R-3
- V-1
- City
- ETJ

### Hutchinson

- <all other values>
- C1
- C2
- C3
- C4
- C5
- CR
- EN
- I1
- I2
- I3
- MP
- P/I
- R1
- R2
- R3
- R4
- R5
- TA
- Road Centerline
- Reno County Boundary

**District** 295  
**Brief Tax Description** SUMNER TOWNSHIP, S33, T26, R04W, ACRES 70.8, E1/2 SW1/4 EXC TR BEG SE COR SW1/4 W1041' NELY 723.75' E614.8' TO E LI SW1/4 S585' TO POB EXC RD R/W  
 (Note: Not to be used on legal documents)

Date created: 12/7/2021  
 Last Data Uploaded: 12/6/2021 10:54:53 PM

Developed by Schneider  
 GEOSPATIAL

**Parcel ID** 2983300000017010  
**Sec/Twp/Rng** 33-26-04W  
**Property Address** E SMOOTS CREEK RD  
 Cheney

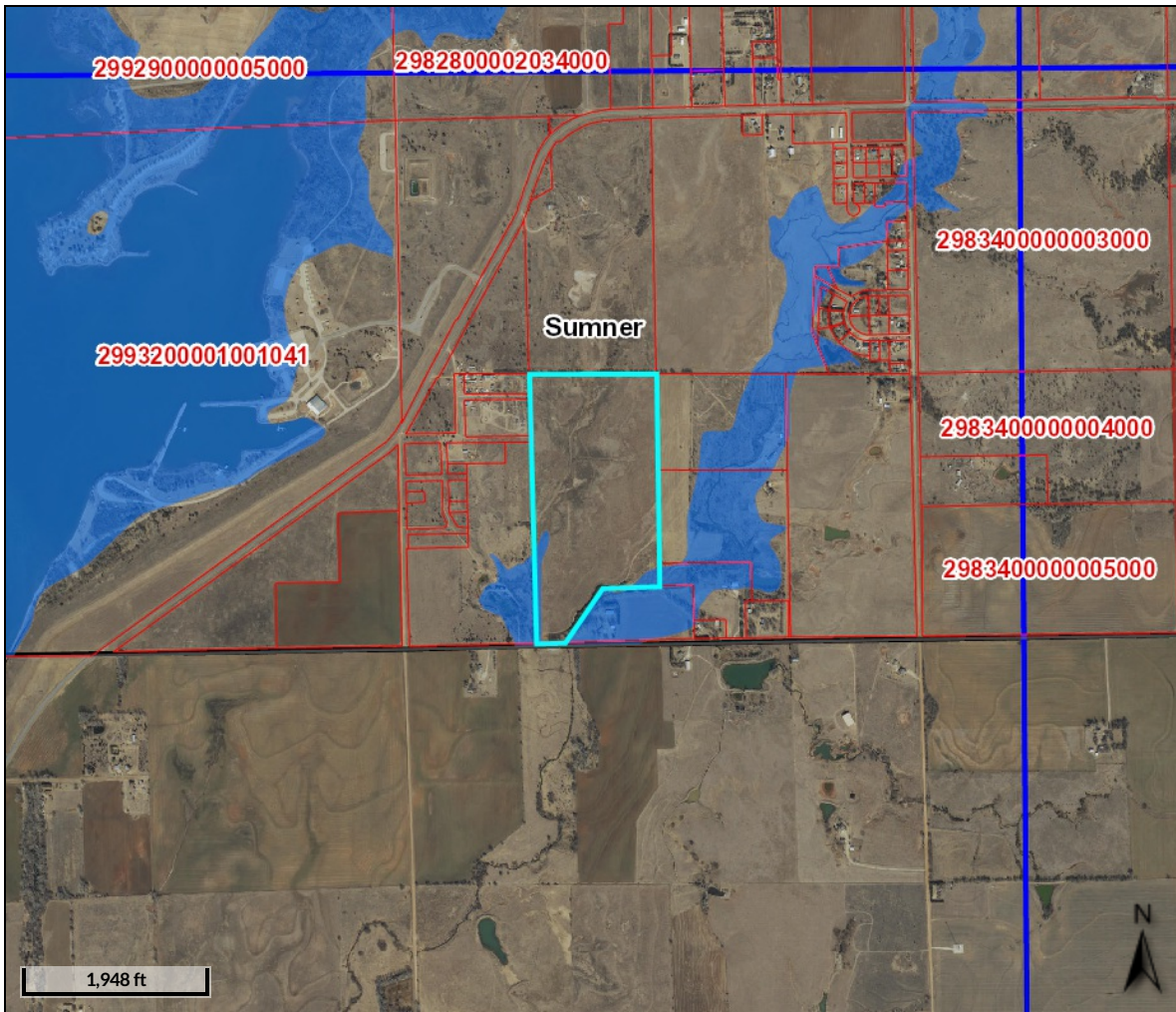
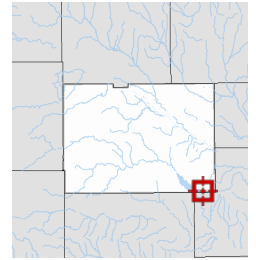
**Alternate ID** R33548  
**Class** A - Agricultural Use  
**Acreage** 70.8

**Owner Address** CENTRAL KS PROPERTIES LLC  
 37680 W 15TH ST S  
 CHENEY, KS 67025



**Beacon**<sup>TM</sup>

Reno County, KS

**Overview****Legend****Parcel Numbers**

- Parcels
- Townships
- Panel Identification

**Flood Hazard Areas**

- Floodway
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Road Centerline
- Reno County Boundary

<b>Parcel ID</b>	2983300000017010	<b>Alternate ID</b>	R33548	<b>Owner Address</b>	CENTRAL KS PROPERTIES LLC
<b>Sec/Twp/Rng</b>	33-26-04W	<b>Class</b>	A - Agricultural Use		37680 W 15TH ST S
<b>Property Address</b>	ESMOOTS CREEK RD	<b>Acreage</b>	70.8		CHENEY, KS 67025
	Cheney				
<b>District</b>	295				
<b>Brief Tax Description</b>	SUMNER TOWNSHIP, S33, T26, R04W, ACRES 70.8, E1/2 SW1/4 EXC TR BEG SE COR SW1/4 W1041' NELY 723.75' E614.8' TO E LI SW1/4 S585' TO POB EXC RD R/W				
	(Note: Not to be used on legal documents)				

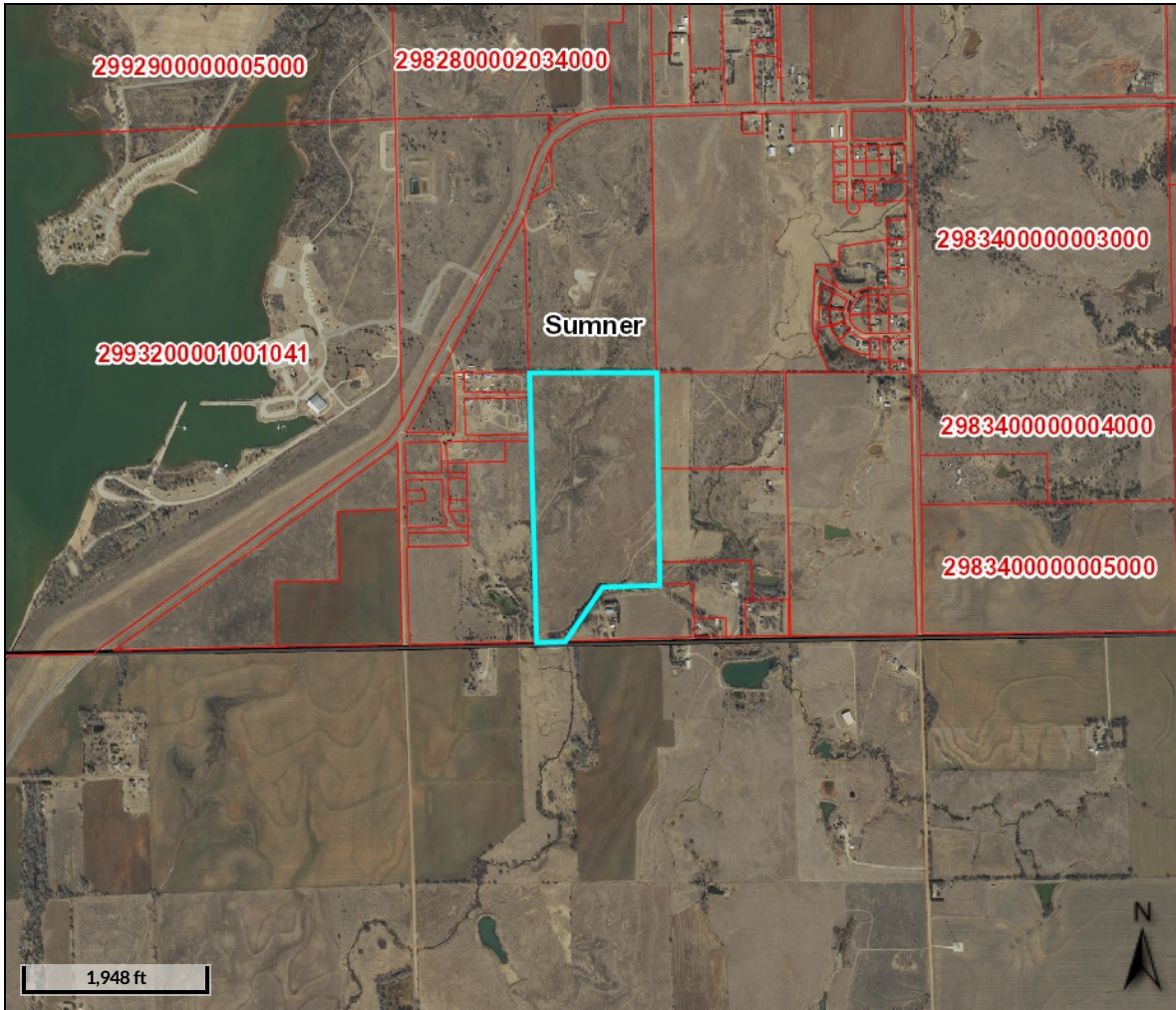
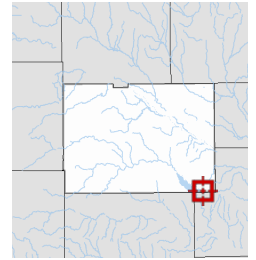
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Developed by Schneider  
GEOSPATIAL

**Beacon**<sup>TM</sup>

Reno County, KS

**Overview****Legend**

Parcel Numbers

- Parcels
- Townships
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- Reno County Boundary

<b>Parcel ID</b>	2983300000017010	<b>Alternate ID</b>	R33548	<b>Owner Address</b>	CENTRAL KS PROPERTIES LLC
<b>Sec/Twp/Rng</b>	33-26-04W	<b>Class</b>	A - Agricultural Use		37680 W 15TH ST S
<b>Property Address</b>	ESMOOTS CREEK RD Cheney	<b>Acreage</b>	70.8		CHENEY, KS 67025
<b>District</b>	295				
<b>Brief Tax Description</b>	SUMNER TOWNSHIP, S33, T26, R04W, ACRES 70.8, E1/2 SW1/4 EXC TR BEG SE COR SW1/4 W1041' NELY 723.75' E614.8' TO E LI SW1/4 S585' TO POB EXC RD R/W (Note: Not to be used on legal documents)				

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# 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.

