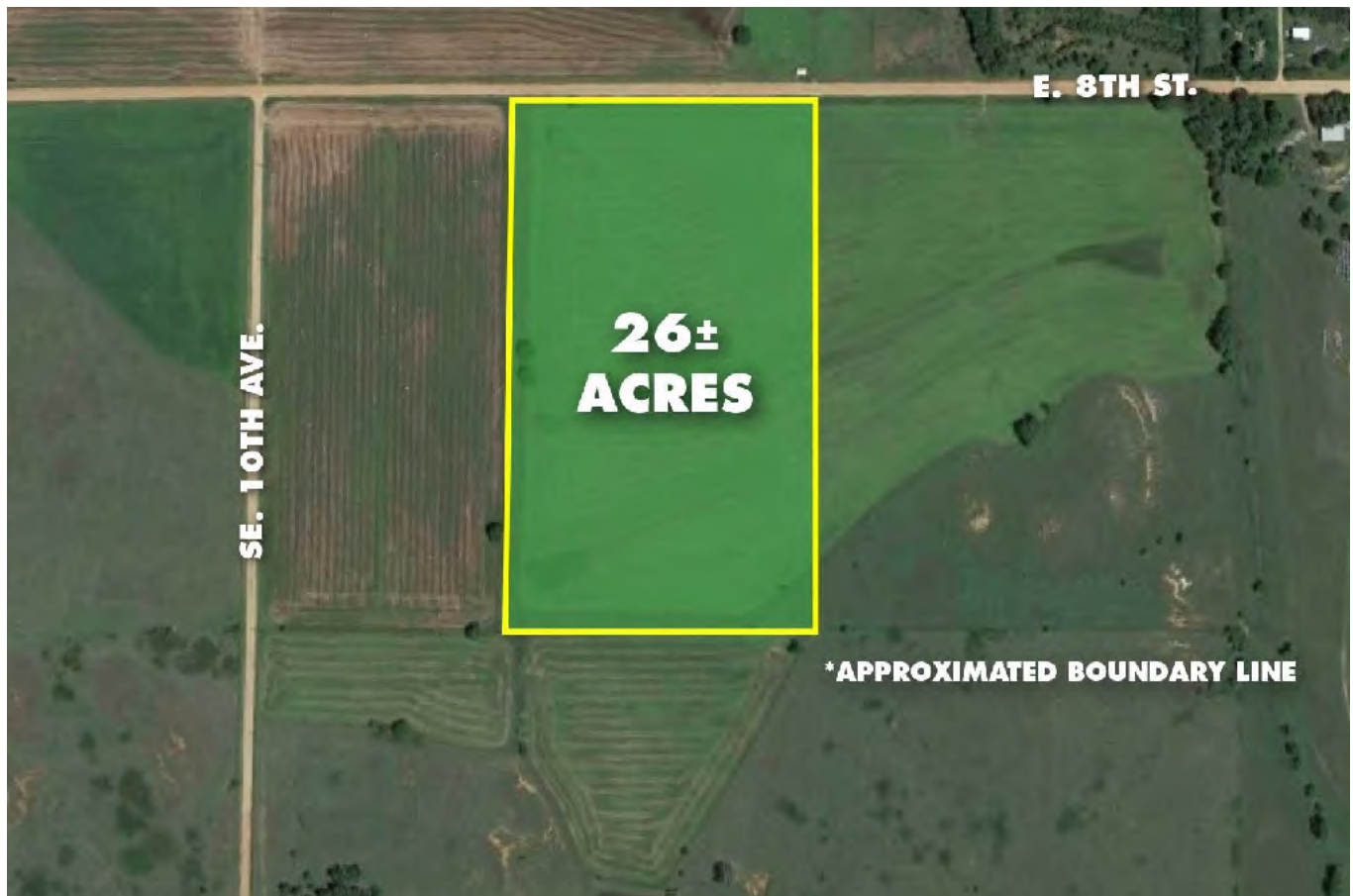


PROPERTY INFORMATION PACKET

THE DETAILS



26 +/- Acres on E. Eighth | Kingman, KS 67068

12041 E. 13th St. N. • Wichita, KS 67206
316.867.3600 • 800.544.4489 • McCurdy.com



McCurdy
REAL ESTATE & AUCTION



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FLOOD ZONE MAP
AERIAL MAP
SOIL MAP
WATER FEATURE MAP

PT PIP



MLS # 612455
Class Land
Property Type Vacant Lot
County Kingman
Area KNG - Kingman County
Address 26 +/- Acres E Eighth Ave
Address 2
City Kingman
State KS
Zip 67068
Status Active
Contingency Reason
Asking Price \$76,000
For Sale/Auction/For Rent For Sale
Associated Document Count 5



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	5/27/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	8/19/2022
		Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	04810-2-09-0-00-00-003.00-0	Variable Comm	Non-Variable
Number of Acres	26.00	Virtual Tour Y/N	
Price Per Acre	2,923.08	Days On Market	39
Lot Size/SqFt	26 acres	Cumulative DOM	39
School District	Kingman - Norwich School District (USD 331)	Cumulative DOMLS	
Elementary School	Kingman	Input Date	6/6/2022 9:50 AM
Middle School	Kingman	Update Date	7/8/2022
High School	Kingman	Off Market Date	
Subdivision	NONE	Status Date	7/8/2022
Legal	RECENT LOT SPLIT	HotSheet Date	7/8/2022
		Price Date	7/8/2022

DIRECTIONS

Directions (Kingman) Hwy 400 & Main St- South on Main St, East on 8th St to property

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	LOCKBOX
Rectangular	None	Other/See Remarks	None
TOPOGRAPHIC	OUTBUILDINGS	EXISTING FINANCING	AGENT TYPE
Level	None	Other/See Remarks	Sellers Agent
PRESENT USAGE	MISCELLANEOUS FEATURES	PROPOSED FINANCING	OWNERSHIP
Tillable	None	Other/See Remarks	Corporate
ROAD FRONTAGE	DOCUMENTS ON FILE	POSSESSION	TYPE OF LISTING
Dirt	Photographs	At Closing	Excl Right w/o Reserve
UTILITIES AVAILABLE	FLOOD INSURANCE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Other/See Remarks	Unknown	Call Showing #	Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2021
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Are you looking for the right amount of acreage to build on close to town but still have the country feel? Well, look no further because this 26-acre parcel of land directly outside of Kingman is for you. Located on 8th St only 1 mile east of S Main St this property is located directly in the path of progress and offers an amazing opportunity to create your dream property. The land provides unlimited potential and would be perfect for anyone looking to build, farm or invest in land. 26 acres Tillable 8th St Road frontage 1 mile east of S Main St Zoned Agricultural There is a current and active gas lease operating on the land that is generating a royalty income. The mineral rights to this land to transfer to the new buyer and the buyer will receive a portion of that income. The portion they will receive will be determined based upon how much acreage they purchase and the percentage that the acreage makes up of the entire land the lease is on. The royalty is a 1/8 royalty that has historically been producing payments to the owner of \$750+/- a month, please note that this will fluctuate with current market prices for natural gas. If you have any questions, please contact the auction manager. 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 finalized.

MARKETING REMARKS

Marketing Remarks

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 2022 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.




SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 263.82 +/- Acres On E. 8th St - Kingman, KS 67068 (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:

 Kaleb Howell, Member 05/27/2022
Signature Date

Kaleb Howell
Print

Member - KWH Investments LLC
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



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WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: Parcel 1, 4 & 5 - Kingman, KS 67068

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: _____

Authentisign
Kaleb Howell, Member

Owner

05/27/2022

Date

Owner

Date



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 1ST 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
 - 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 1st 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 1st 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 1st 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.

Buyer/Seller Name

Buyer/Seller Name

Authorized Email Address

Authorized Email Address

Authorized Phone Number

Authorized Phone Number

Property Address

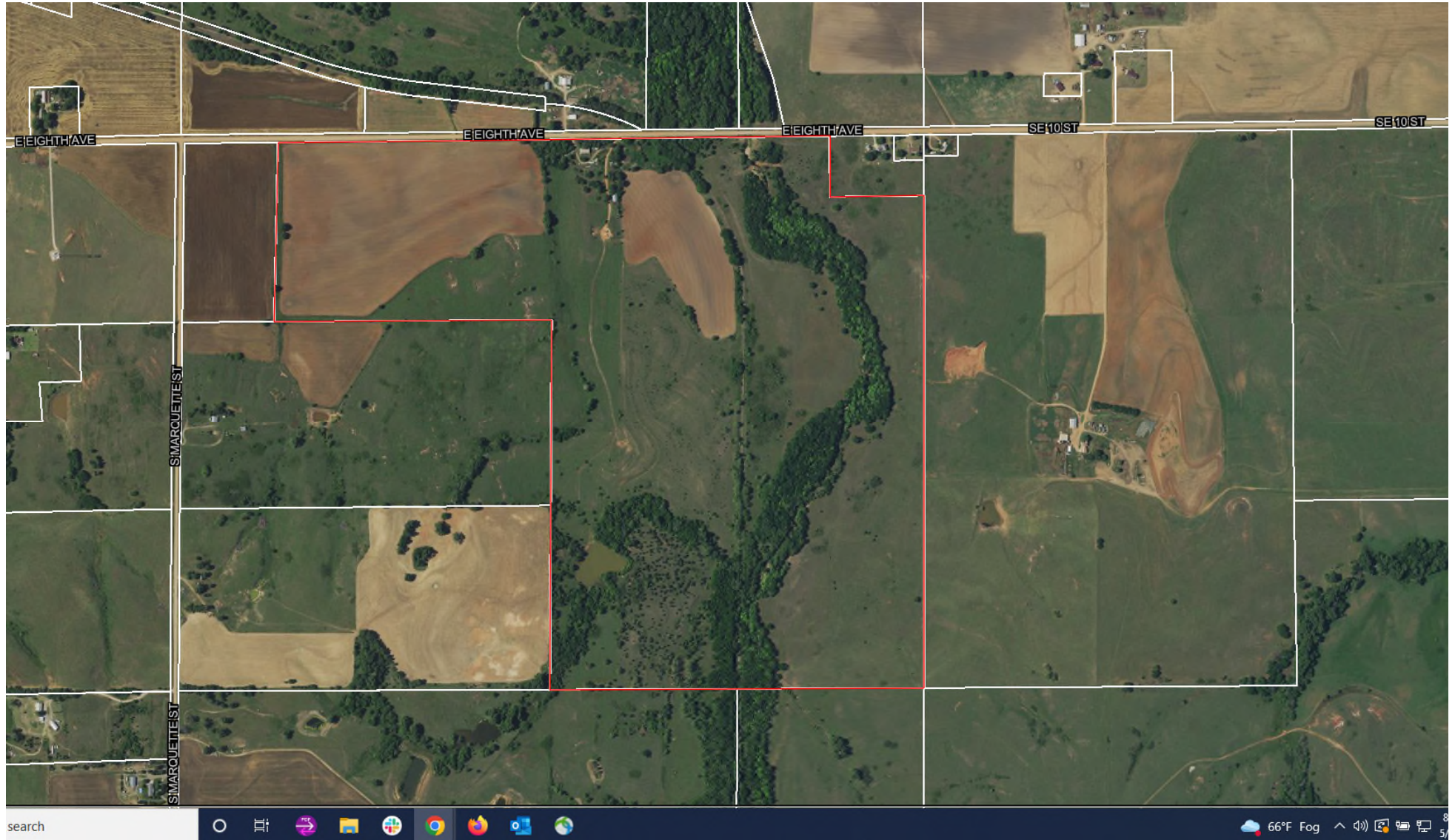
File Number

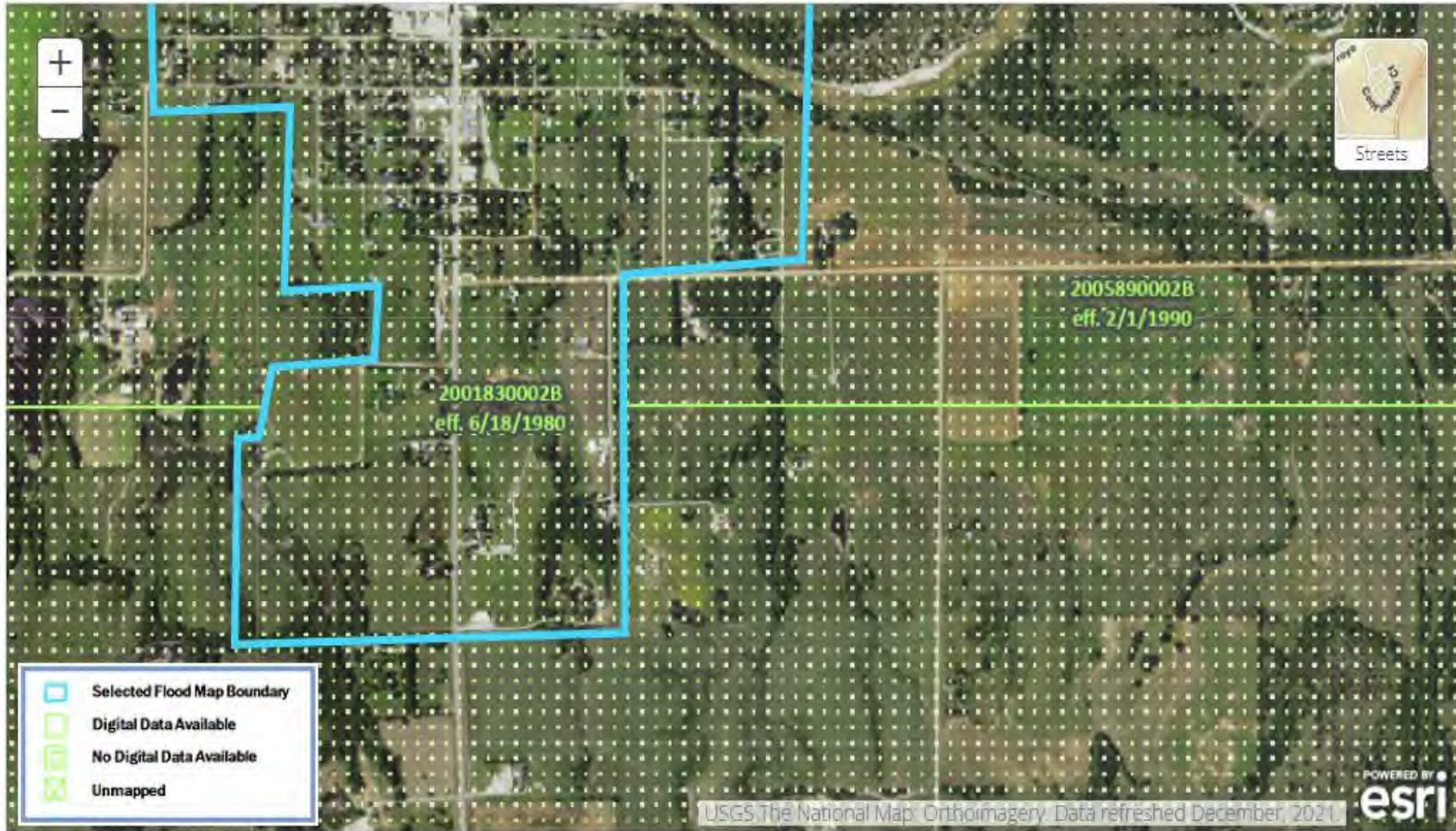
FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

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

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

1485 E. Eighth Ave., Kingman, KS 67068 – Zoning A-1 Agricultural District





263.82+/- Acres in Kingman County - Flood Map

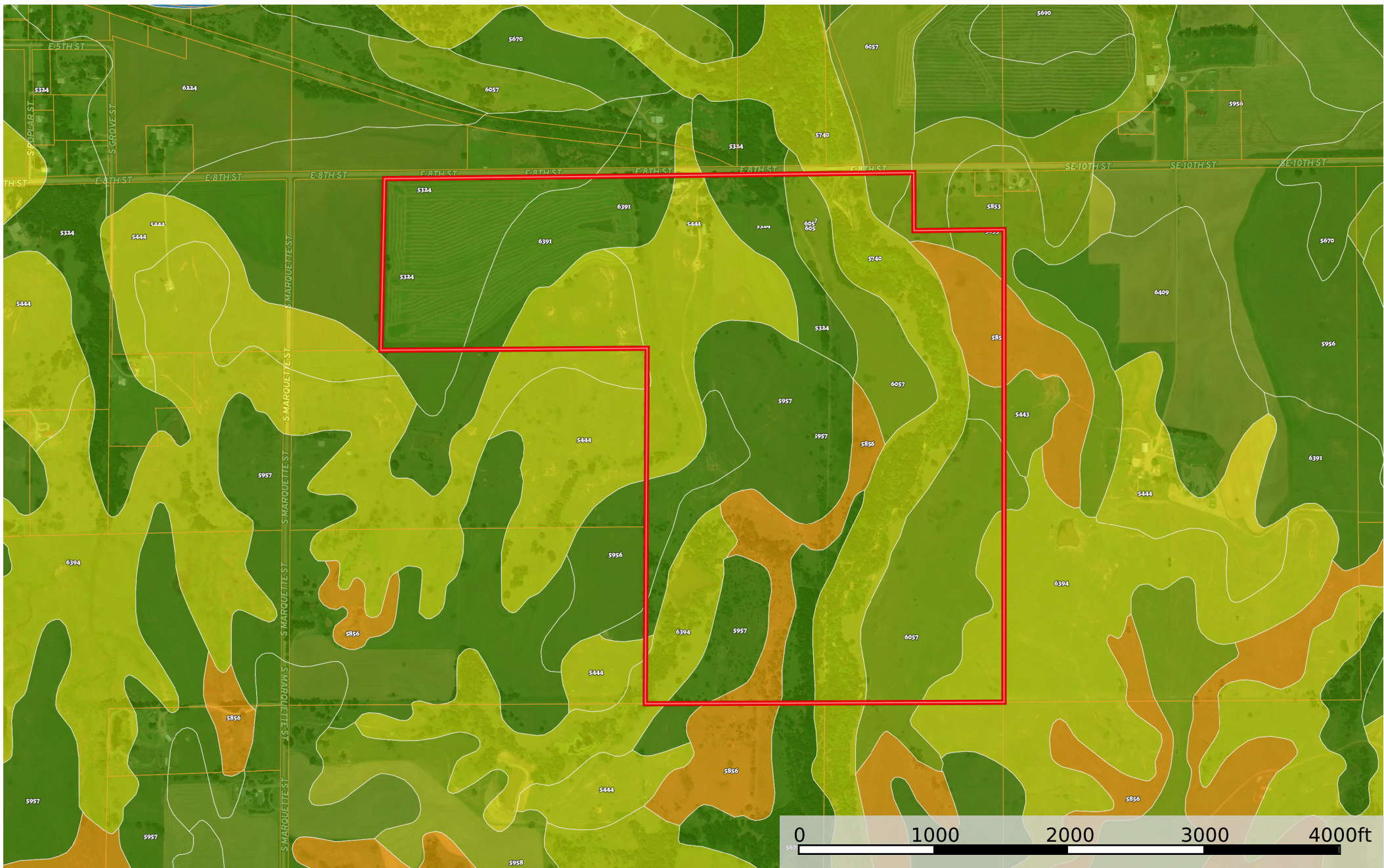
1485 E. Eighth Ave., Kingman, KS 67068 – Aerial

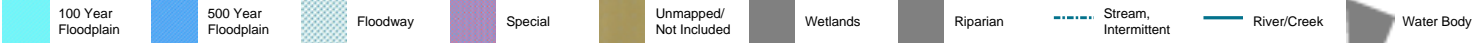
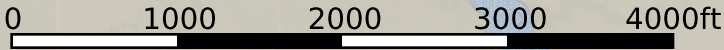


search



66°F Fog ^ 🔊 🖨 📺 8/5





GUIDE TO CLOSING COSTS

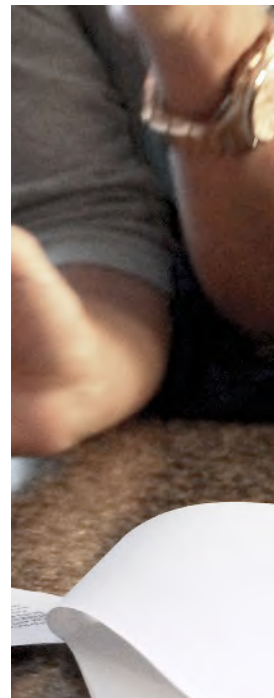
WHAT TO EXPECT

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.



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www.McCurdy.com



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