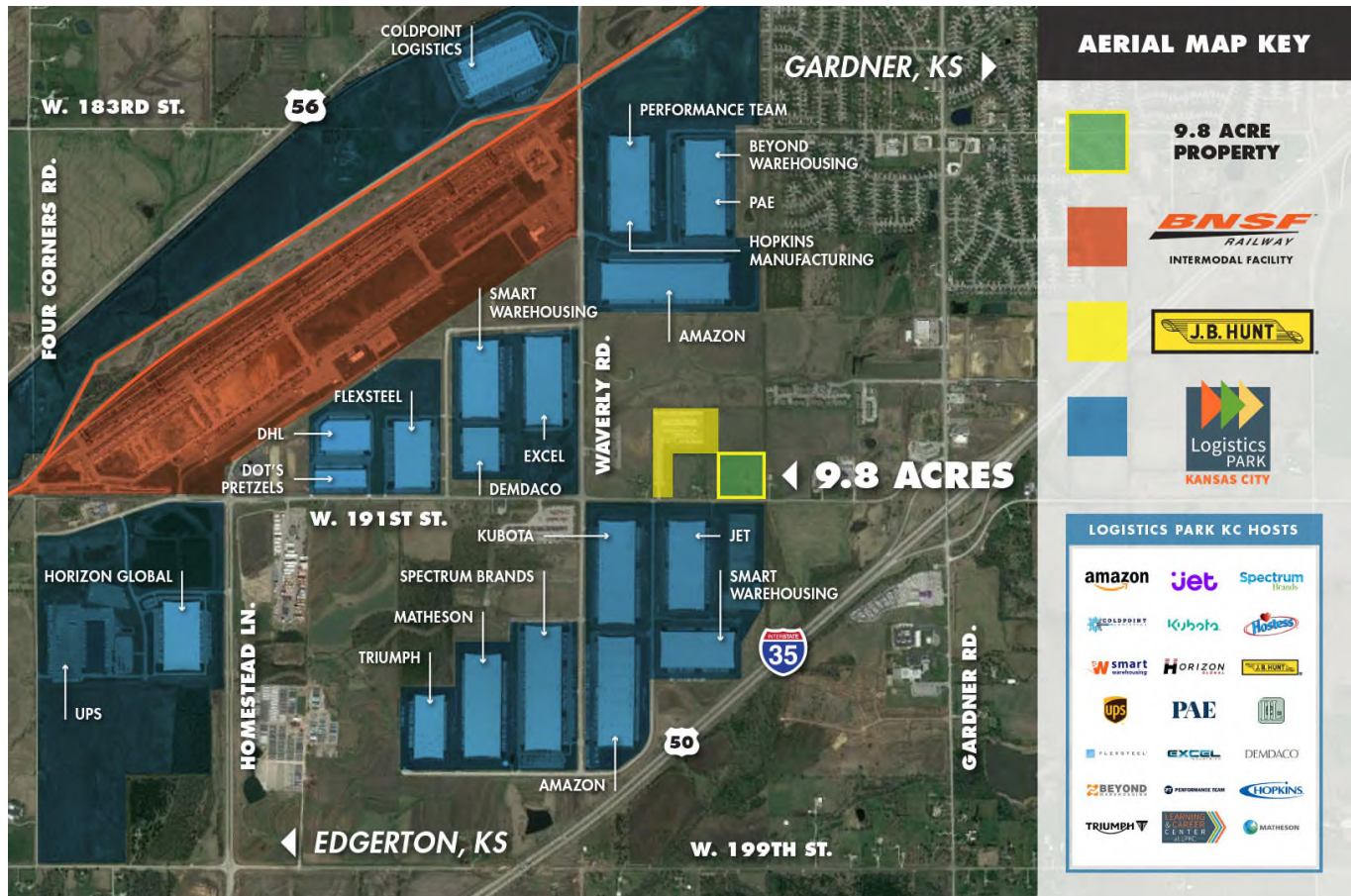


PROPERTY INFORMATION PACKET

THE DETAILS



9.8 +/- Acres on W. 191st St. | Gardner, KS 66030

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



McCurdy
REAL ESTATE & AUCTION



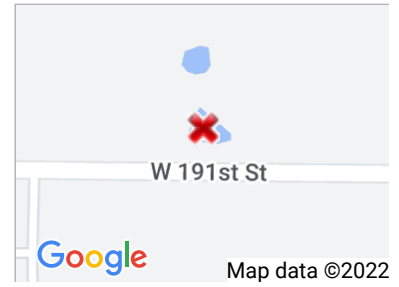
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SECURITY 1ST TITLE WIRE FRAUD ALERT
SURVEY
ZONING MAP
FLOOD ZONE MAP
AERIAL
GUIDE TO CLOSING COSTS

PT PIP



MLS # 613397
Class Land
Property Type Vacant Lot
County Johnson
Area OUT - Out of Area
Address 9.8 +/- Acres W 191st St.
Address 2
City Gardner
State KS
Zip 66030
Status Active
Contingency Reason
Asking Price \$1,095,000
For Sale/Auction/For Rent For Sale
Associated Document Count 4



GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	List Date	5/26/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	9/12/2022
Co-List Agent - Agent Name and Phone		Realtor.com Y/N	Yes
Co-List Office - Office Name and Phone		Display on Public Websites	Yes
Showing Phone	1-800-301-2055	Display Address	Yes
Zoning Usage	Industrial	VOW: Allow AVM	Yes
Parcel ID	BF221435-2009	VOW: Allow 3rd Party Comm	Yes
Number of Acres	9.80	Variable Comm	Non-Variable
Price Per Acre	111,734.69	Virtual Tour Y/N	
Lot Size/SqFt	426888	Days On Market	70
School District	Gardner Edgerton School District (USD 231)	Cumulative DOM	70
Elementary School	Nike	Cumulative DOMLS	
Middle School	Trail Ridge	Input Date	6/24/2022 11:30 AM
High School	Gardner Edgerton	Update Date	8/4/2022
Subdivision	NONE	Off Market Date	
Legal		Status Date	6/24/2022
		HotSheet Date	8/4/2022
		Price Date	8/4/2022

DIRECTIONS

Directions (Gardner) W. 191st St. & S. Gardner Rd. - West to Property.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$68.52
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 9.8 +/- acre Industrial lot right off 191st Street in Gardner, Kansas!!! Zoned Industrial Right off of W. 191st St. Convenient interstate highway access Approximately 35 minute drive to Kansas City Development Opportunities Immediate access to BNSF Railway's intermodal facility Surrounded by industrial/commercial properties such as Walmart Distribution Center, USPS Kansas City, Flexsteel, and many more Panasonic Energy Electric Vehicle Battery Plant coming soon

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.

2021 REAL ESTATE TAX STATEMENT



Johnson County Treasurer
111 S. Cherry St., Suite 1500
Olathe, KS 66061
913-715-2600
taxbill.jocogov.org

COHLMIA LLC
602 N WEBB RD
STE 110
WICHITA KS 67206

Authentisign
Dennis J Cohlmia

05/26/2022

Date	Quick Ref ID
4/26/2022	R173403
TUG	
0059	2F221435-2009
Property Description	
Legal: 35-14-22 E 1/2 E 1/2 SE1/4 SW1/4 10 ACS M/L GA 165 1G	
Situs Address: 000000 NS GARDNER, KS	

Owner: COHLMIA LLC

Class	Land Appraised Value	Improvement Appraised Value	Land Assessed Value	Improvement Assessed Value
A	990	0	297	0

Appraised Value	Assessed Value	2021 Mill Levy	Mill Levy Tax	Specials	Total Tax Due
990	297	117.130	\$34.79	\$0.00	\$34.79

Credits	Payments	Interest & Fees	Half Payment Due	Full Payment Due
\$0.00	\$35.02	\$0.23	\$0.00	\$0.00

-----detach and return bottom portion with payment-----

Pay online at: taxbill.jocogov.org

Quick Ref ID:

R173403
2F221435-2009

AMOUNT DUE ON OR BEFORE 5/10/2022

Half Payment	\$0.00	Full Payment	\$0.00	Amount Enclosed	
--------------	--------	--------------	--------	-----------------	--

COHLMIA LLC
602 N WEBB RD
STE 110
WICHITA KS 67206

Remit payment to:

Johnson County Treasurer
PO Box 2902
Shawnee Mission, KS 66201-1302

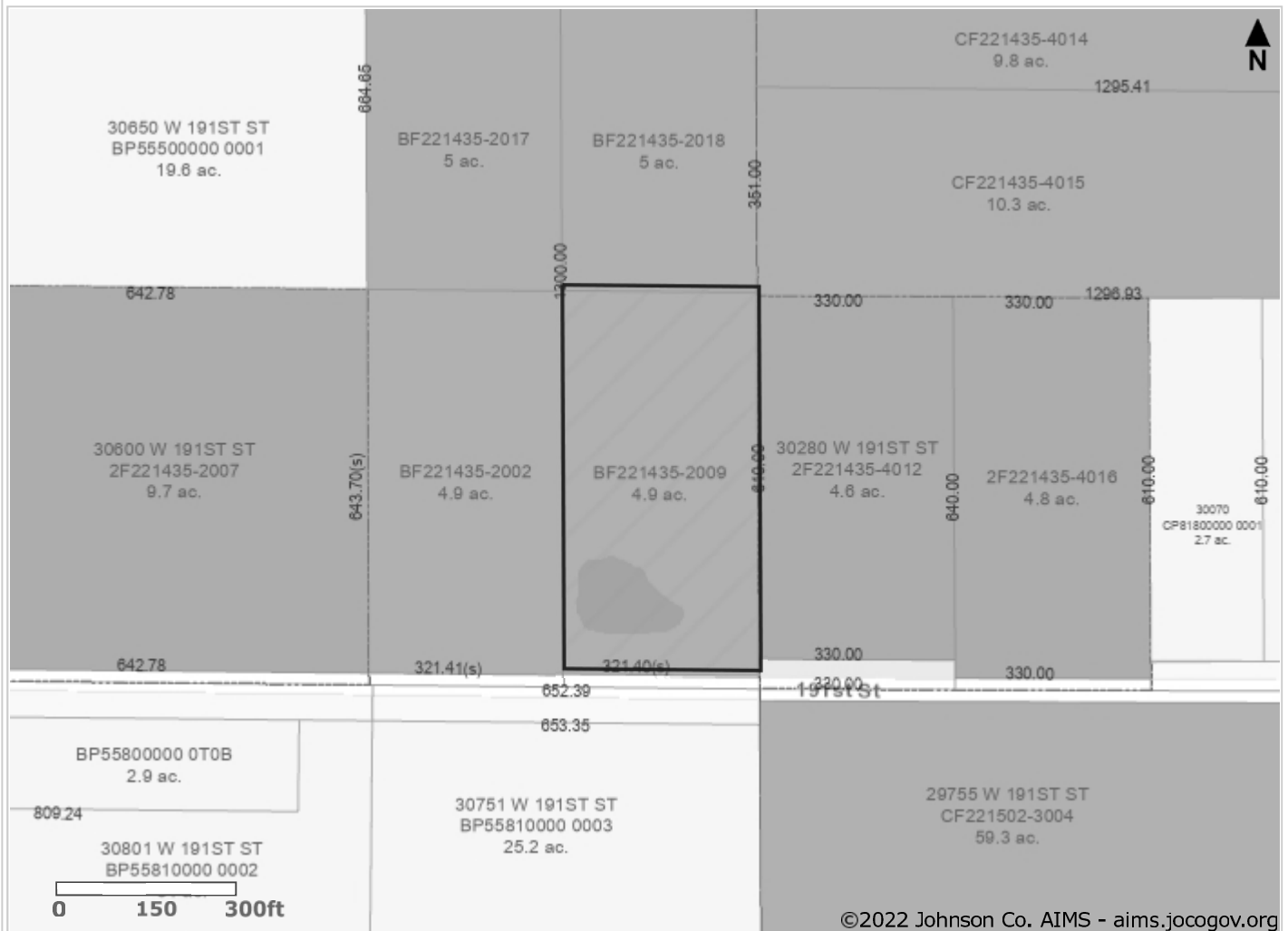
/*R173403*/

22144 0 2021R173403 0000000000 0000000000 0000000000 0000000000 7

Property Information for BF221435-2009

<i>Tax Property ID</i>	BF221435-2009	<i>KS Uniform Parcel #</i>	0461373503001006030
<i>Situs Address</i>	Not Available	<i>Acres</i>	4.87 (212,213.37 ft ²)
<i>Owner1 Name</i>	COHLMIA LLC	<i>Owner2 Name</i>	
<i>Owner Address</i>	602 N WEBB RD STE 110, WICHITA, KS 67206	<i>Taxing Unit</i>	0980
<i>Zoning</i>	L-P		
<i>City</i>	Edgerton	<i>Zip Code</i>	66030
<i>AIMS Map No.</i>	N35 (T-R-S: 14-22-35)	<i>Quarter Section</i>	SW
<i>Fire Dist.</i>	JoCo FD #1	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	6 (Shirley Allenbrand)	<i>FEMA Flood Panel #</i>	20091C0120G
<i>School District</i>	Gardner-Edgerton	<i>High School</i>	Gardner-Edgerton
<i>Middle School</i>	Trail Ridge	<i>Elementary School</i>	Nike
<i>Legal Desc.</i> (abbreviated)	35-14-22 E 1/2 E 1/2 SE1/4 SW1/4 EX 5 AC 5 ACS M/L		

Property Map for BF221435-2009



Authentisign
Dennis J Cohlmia

05/26/2022

2021 REAL ESTATE TAX STATEMENT



Johnson County Treasurer
111 S. Cherry St., Suite 1500
Olathe, KS 66061
913-715-2600
taxbill.jocogov.org

COHLMIA LLC
602 N WEBB RD
STE 110
WICHITA KS 67206

Authentisign
Dennis J Cohlmlia

05/26/2022

Date	Quick Ref ID
4/26/2022	R173396
TUG	
0059	2F221435-2002
Property Description	
Legal: 35-14-22 W 1/2 E 1/2 SE1/4 SW1/4 10 ACS M/L GA 165 1	
Situs Address: 000000 NS GARDNER, KS	

Owner: COHLMIA LLC

Class	Land Appraised Value	Improvement Appraised Value	Land Assessed Value	Improvement Assessed Value
A	960	0	288	0

Appraised Value	Assessed Value	2021 Mill Levy	Mill Levy Tax	Specials	Total Tax Due
960	288	117.130	\$33.73	\$0.00	\$33.73

Credits	Payments	Interest & Fees	Half Payment Due	Full Payment Due
\$0.00	\$33.73	\$0.00	\$0.00	\$0.00

-----detach and return bottom portion with payment-----

Pay online at: taxbill.jocogov.org

Quick Ref ID:

R173396
2F221435-2002

AMOUNT DUE ON OR BEFORE 5/10/2022

Half Payment	\$0.00	Full Payment	\$0.00	Amount Enclosed	
--------------	--------	--------------	--------	-----------------	--

COHLMIA LLC
602 N WEBB RD
STE 110
WICHITA KS 67206

Remit payment to:

Johnson County Treasurer
PO Box 2902
Shawnee Mission, KS 66201-1302

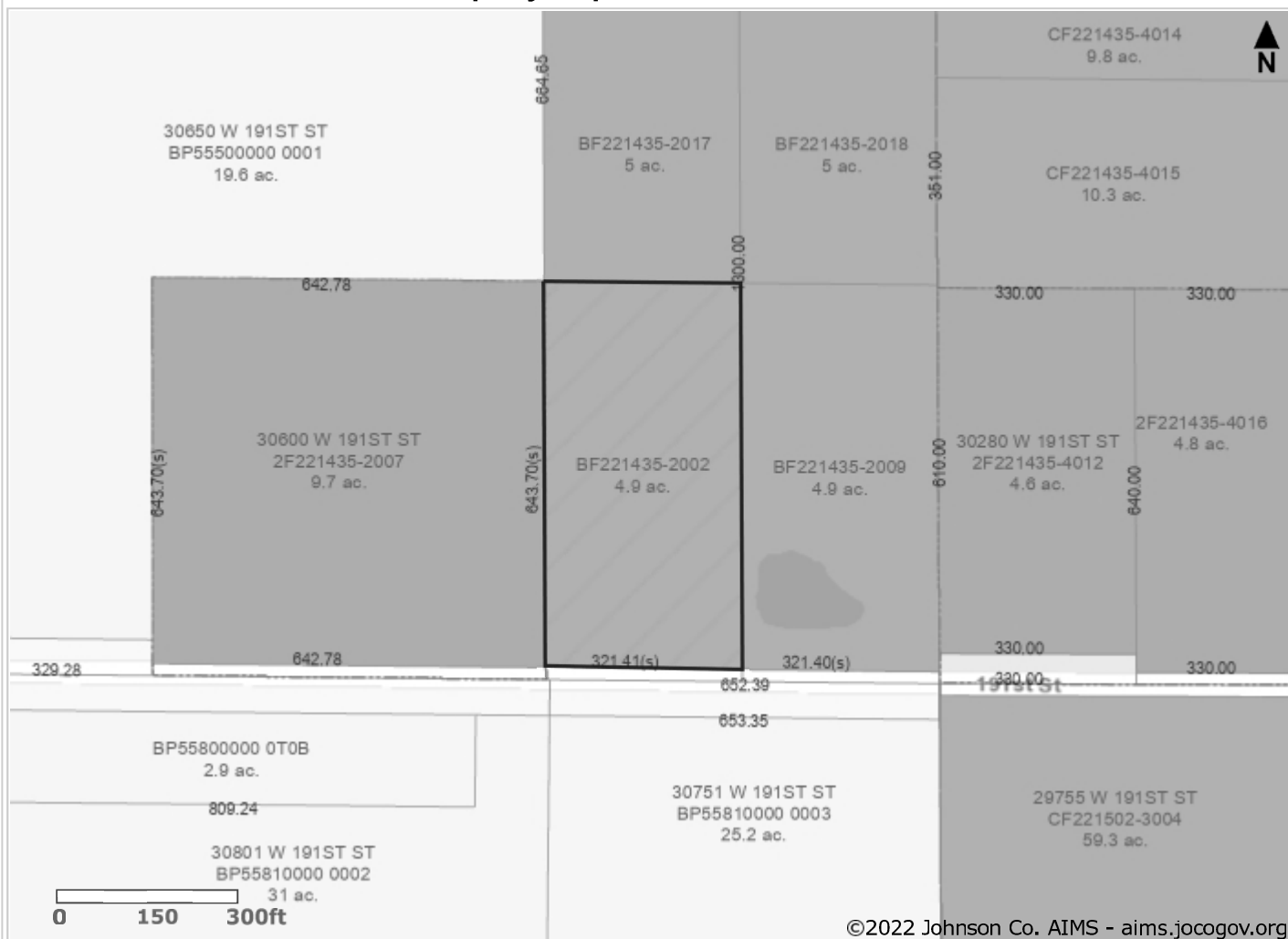
/*R173396*/

22144 0 2021R173396 0000000000 0000000000 0000000000 0000000000 4

Property Information for BF221435-2002

<i>Tax Property ID</i>	BF221435-2002	<i>KS Uniform Parcel #</i>	0461373503001006000
<i>Situs Address</i>	Not Available	<i>Acres</i>	4.87 (212,013.99 ft ²)
<i>Owner1 Name</i>	COHLMIA LLC	<i>Owner2 Name</i>	
<i>Owner Address</i>	602 N WEBB RD STE 110, WICHITA, KS 67206	<i>Taxing Unit</i>	0980
<i>Zoning</i>	L-P		
<i>City</i>	Edgerton	<i>Zip Code</i>	66030
<i>AIMS Map No.</i>	N35 (T-R-S: 14-22-35)	<i>Quarter Section</i>	SW
<i>Fire Dist.</i>	JoCo FD #1	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	6 (Shirley Allenbrand)	<i>FEMA Flood Panel #</i>	20091C0119G
<i>School District</i>	Gardner-Edgerton	<i>High School</i>	Gardner-Edgerton
<i>Middle School</i>	Trail Ridge	<i>Elementary School</i>	Nike
<i>Legal Desc.</i> (abbreviated)	35-14-22 W 1/2 E 1/2 SE1/4 SW1/4 EX 5 AC 5 ACS M/L		

Property Map for BF221435-2002



Authentisign
Dennis J Cohlma

05/26/2022



SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 9.8 +/- Acres on W. 191st St., Gardner, KS 66030 - sold in 2 parcels (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



Special Assessments or Fees:

Is the Real Estate located in an improvement district? ☒ Yes ☐ No ☐ Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of? ☐ Yes ☐ No ☒ Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): Unknown

Explanation of Assessment or Fee: _____

It is in the BNSF Logistics Park, Kansas City. www.logisticsparkkc.com and it is Zoned L-P



Appliances Transferring with the Real Estate:

Do any appliances present at the property transfer with the real estate?


- ☒ No appliances transfer
☐ All appliances present at the property transfer
☐ Some appliances transfer

*If you marked some appliances transfer, please give a detailed explanation of which appliances transfer: _____

(Remainder of this page intentionally left blank)

By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

SELLER:

Authentisign
 06/10/2022

Signature Date
Dennis J Cohlma

Print

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: 9.8 +/- Acres On W. 191st St - Gardner, KS 66030

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
Dennis J Cohlma

Owner

05/26/2022

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

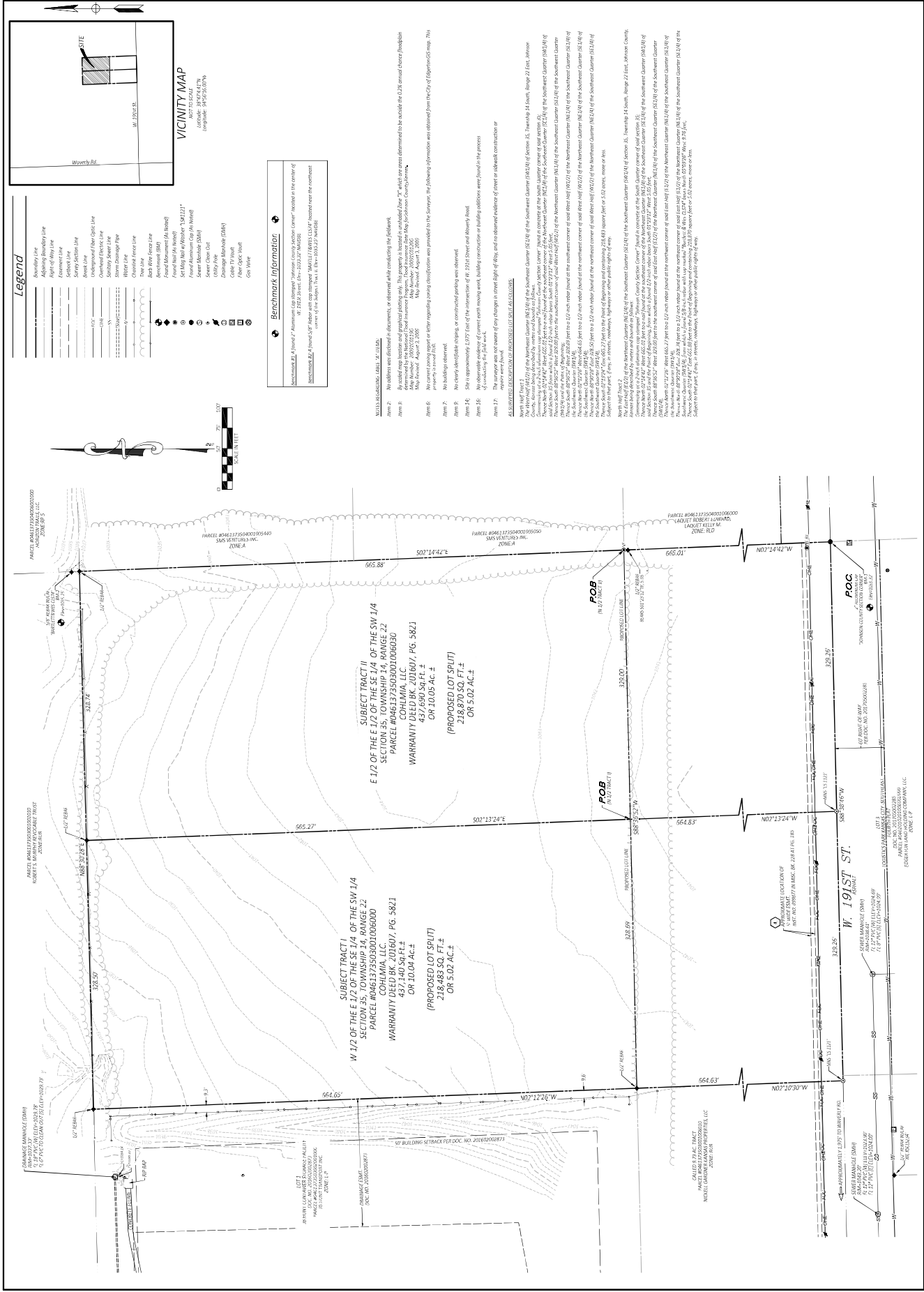
FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

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

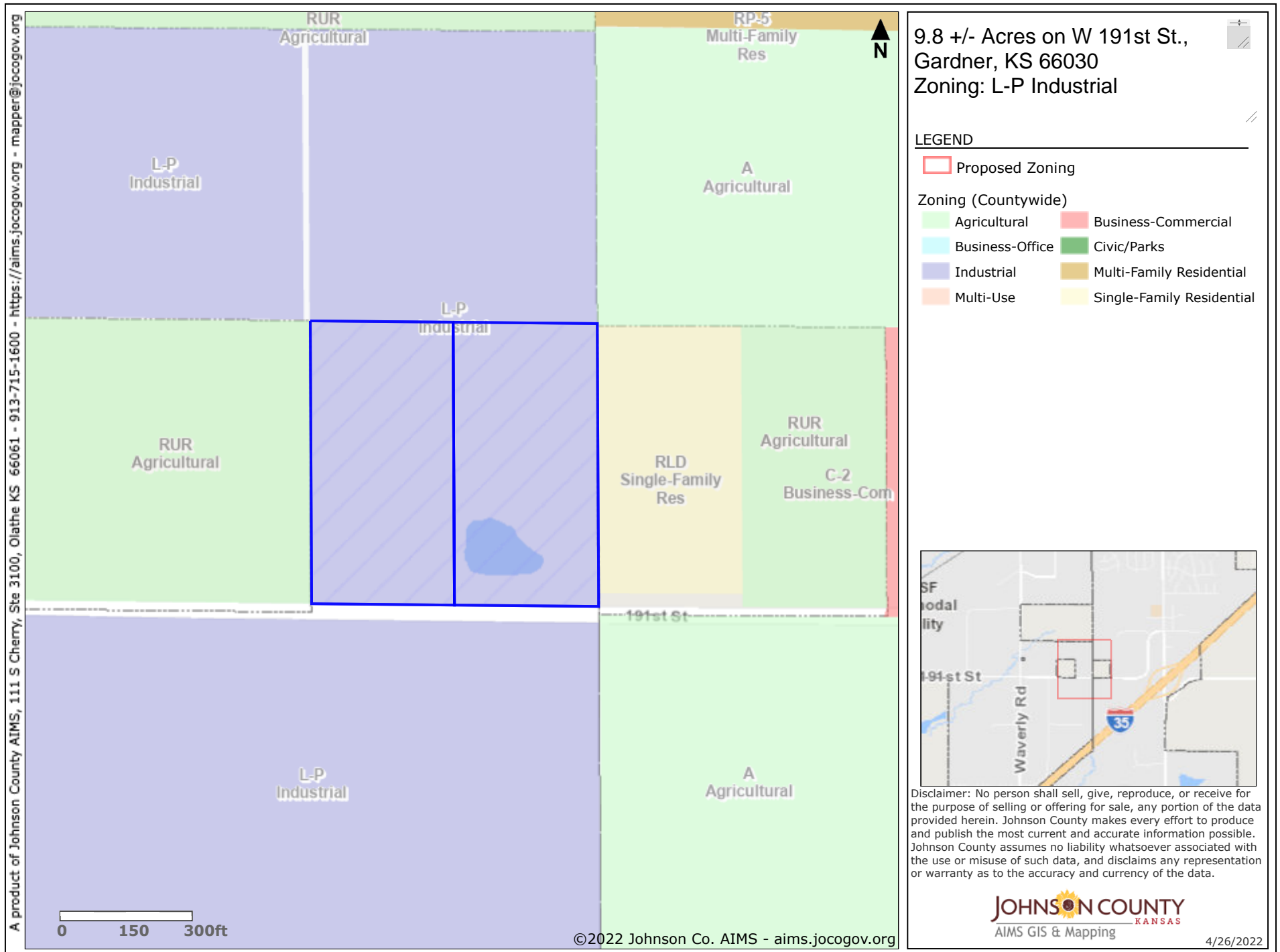
Internet Crime Complaint Center: <http://www.ic3.gov>



PROFESSIONAL OF RECORD	IGT
DESIGNER	CDE
FIELD WORK	BCM
CEI PROJECT NUMBER	32213
DATE	6/24/2021
REVISION	REV-0



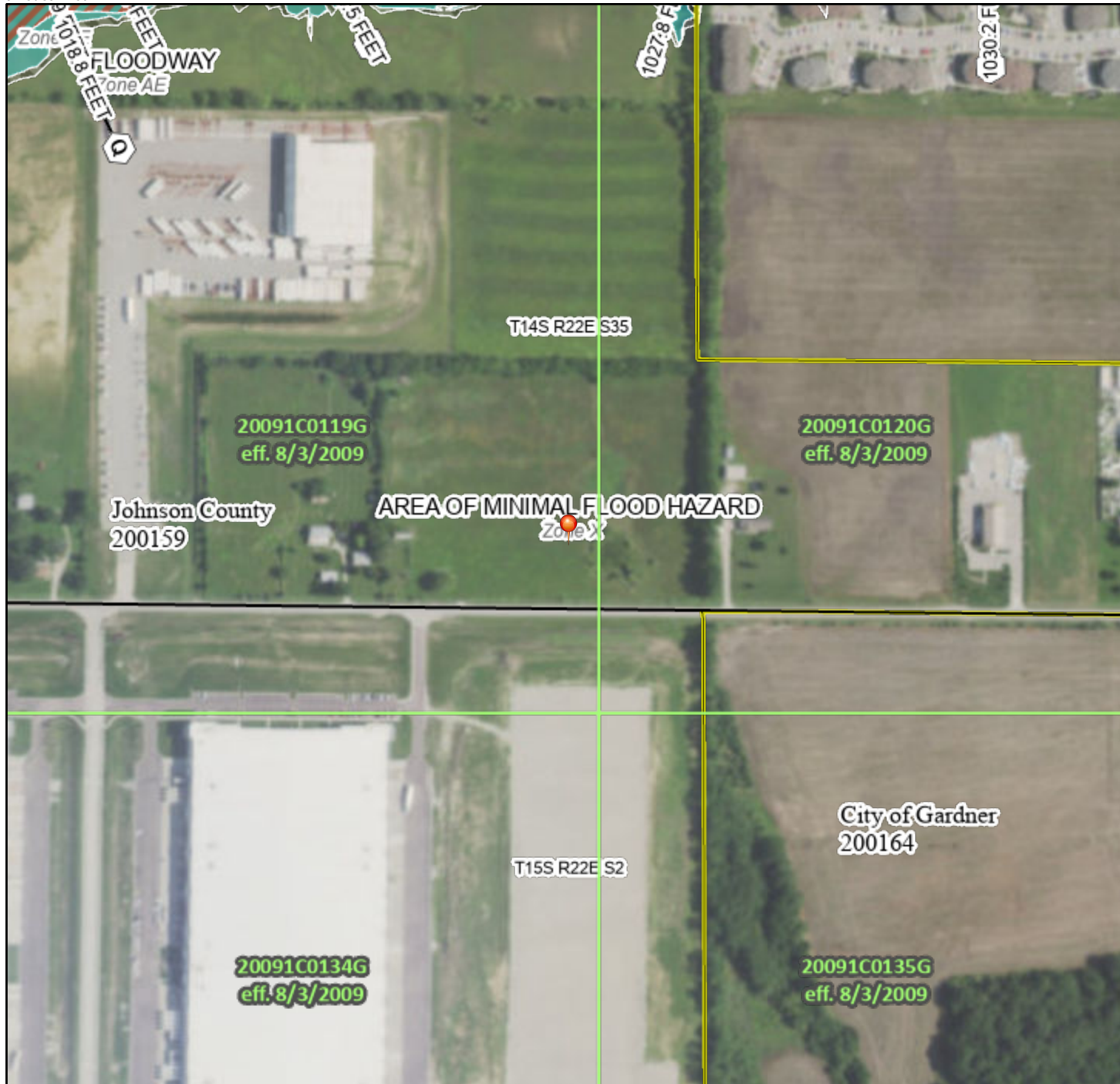




National Flood Hazard Layer FIRMMette



94°56'35"W 38°47'11"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

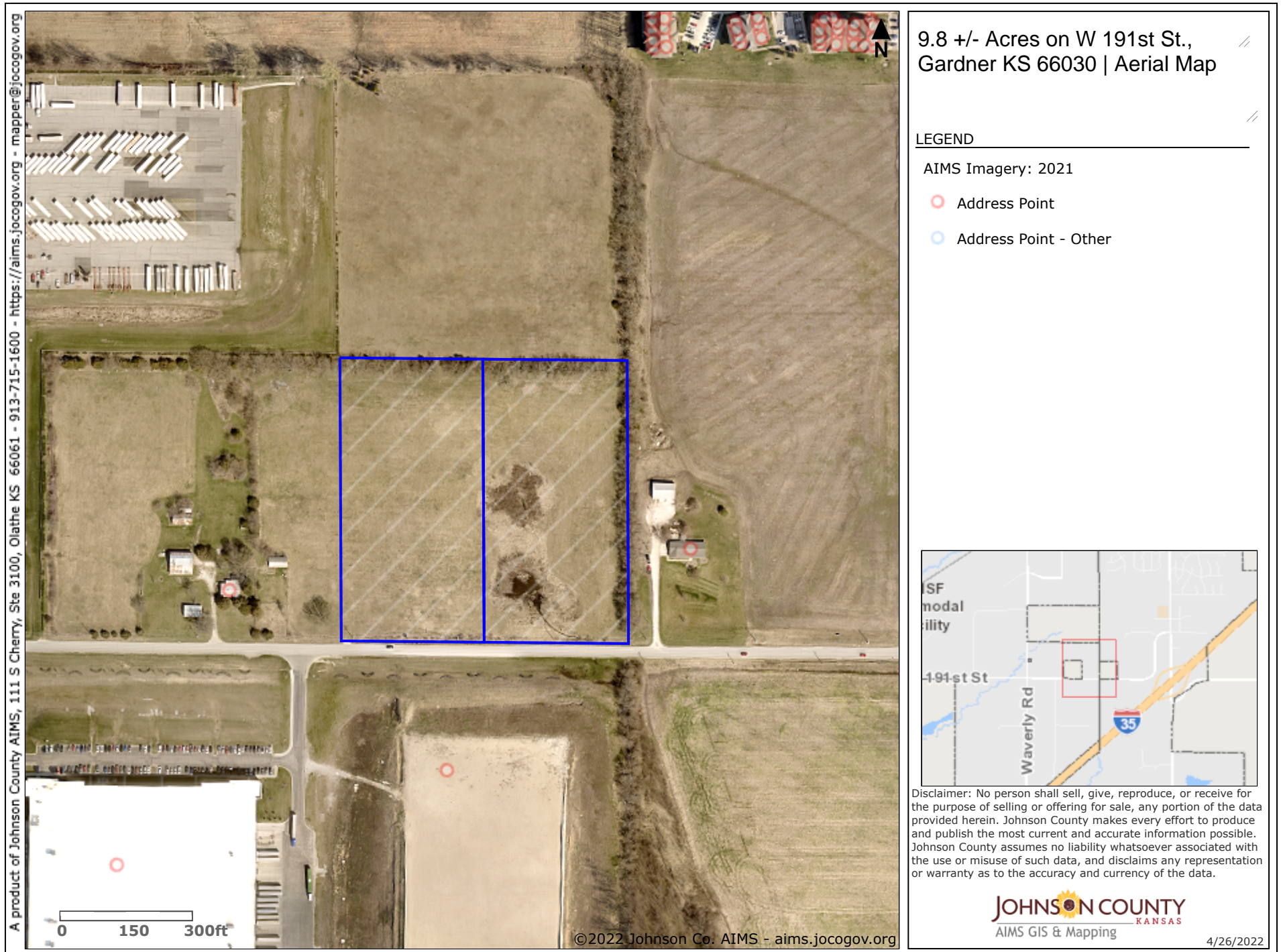


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2022 at 11:30 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



GUIDE TO CLOSING COSTS

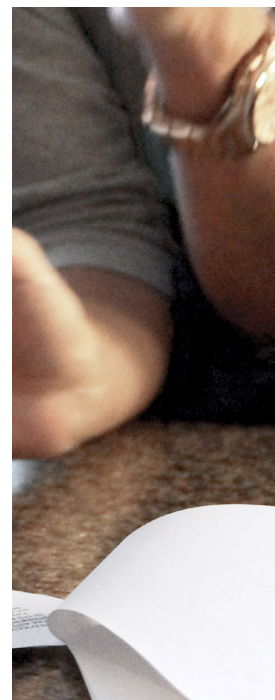
WHAT TO EXPECT

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.



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



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REAL ESTATE & AUCTION