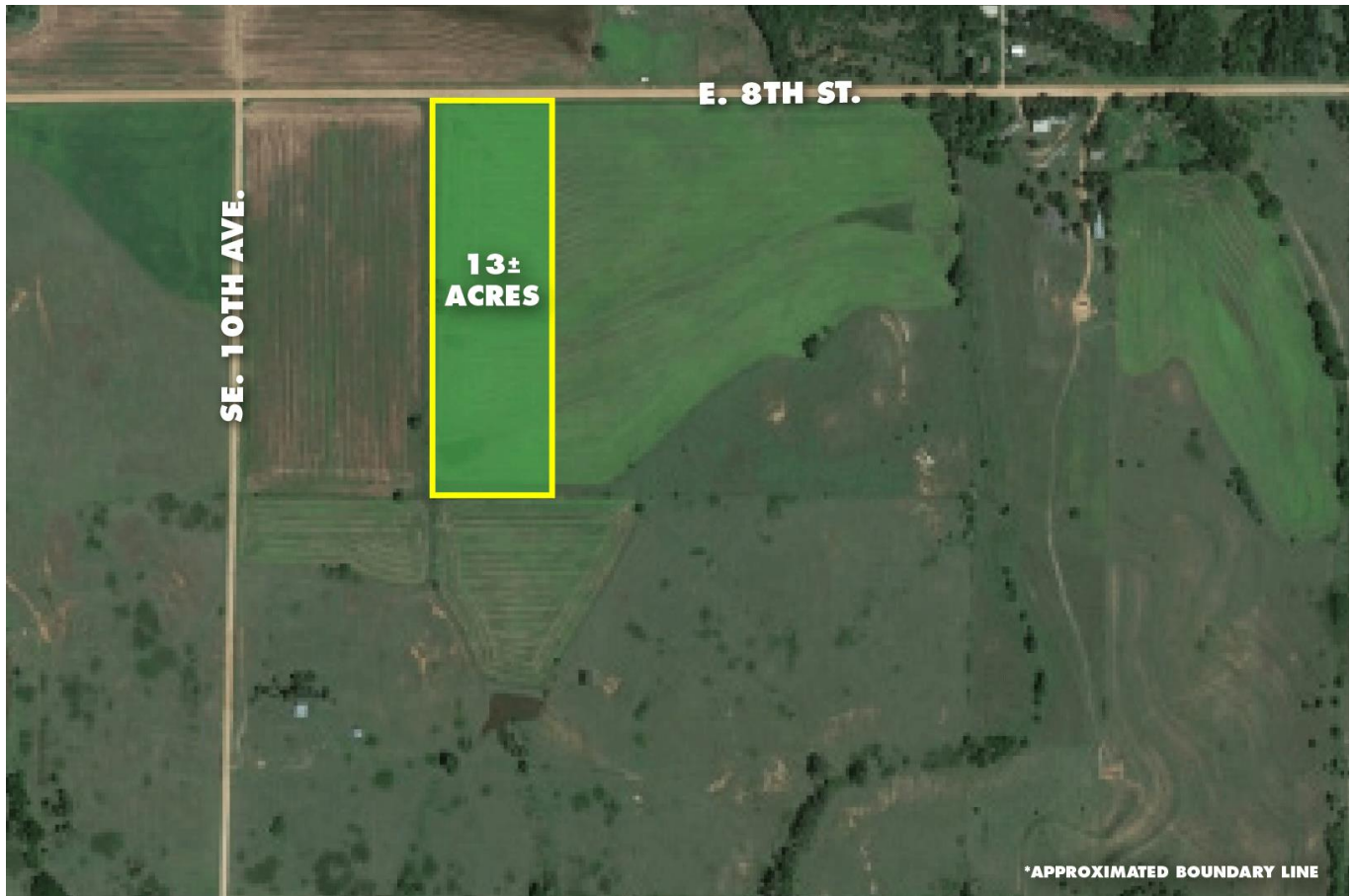


# PROPERTY INFORMATION PACKET | THE DETAILS



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

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



**McCurdy**  
REAL ESTATE & AUCTION



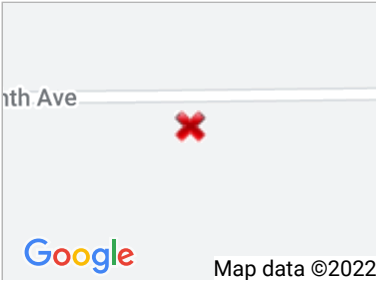
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AERIAL  
GUIDE TO CLOSING COSTS

PT PIP



**MLS #** 617212  
**Class** Land  
**Property Type** Vacant Lot  
**County** Kingman  
**Area** KNG - Kingman County  
**Address** 13 +/- Acres E Eighth Ave  
**Address 2**  
**City** Kingman  
**State** KS  
**Zip** 67068  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$42,000  
**For Sale/Auction/For Rent** For Sale  
**Associated Document Count** 0



GENERAL

<b>List Agent - Agent Name and Phone</b>	<a href="#">Isaac Klingman</a>	<b>List Date</b>	9/28/2022
<b>List Office - Office Name and Phone</b>	<a href="#">McCurdy Real Estate &amp; Auction, LLC - OFF: 316-867-3600</a>	<b>Expiration Date</b>	11/30/2022
<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>	04810-2-09-0-00-00-003.00-0	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Number of Acres</b>	13.00	<b>Variable Comm</b>	Non-Variable
<b>Price Per Acre</b>	3,230.77	<b>Virtual Tour Y/N</b>	
<b>Lot Size/SqFt</b>	13 acres	<b>Cumulative DOM</b>	0
<b>School District</b>	Kingman - Norwich School District (USD 331)	<b>Cumulative DOMLS</b>	
<b>Elementary School</b>	Kingman	<b>Input Date</b>	9/28/2022 11:08 AM
<b>Middle School</b>	Kingman	<b>Update Date</b>	9/28/2022
<b>High School</b>	Kingman	<b>Off Market Date</b>	
<b>Subdivision</b>	NONE	<b>Status Date</b>	9/28/2022
<b>Legal</b>	RECENT LOT SPLIT	<b>HotSheet Date</b>	9/28/2022
		<b>Price Date</b>	9/28/2022

DIRECTIONS

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

FEATURES

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

FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$0.00
<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** 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 13-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. 13 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**

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

## PROPERTY TAX INFORMATION



Database was last updated on 05/26/2022

[Return To County Website](#)

[Logout](#)

### Tax Statement Details

Type	CAMA Number	Tax Identification
RL	102 09 0 00 00 003 00 0 01	190-1020900000003000
Owner ID	WALK00007 WALKER, GINA L	
Taxpayer ID	WALK00007 WALKER, GINA L	
1485 E EIGHTH		67068
Subdivision	Unknown	Block Lot(s) Section 9 Township 28 Range 07
Tract 1 E-N 3270/3271/		

[Current Taxes](#)

[Current Real Estate Detail](#)

[GIS Map](#)

[Print Friendly Version](#)

### Statement # 0005391

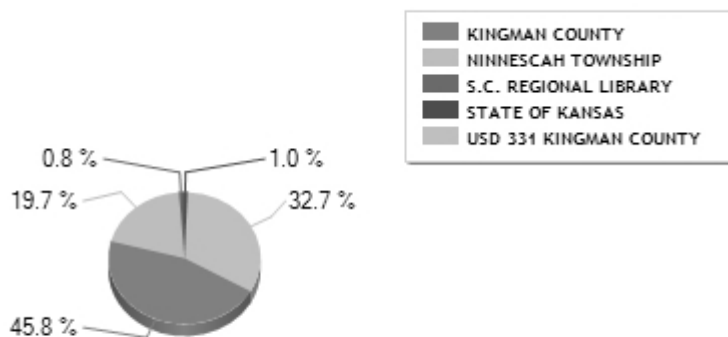
#### Details

Total Assessed Value:	\$9,821.00
Total Mill Levy:	149.08700
General Tax:	\$1,464.18
Specials:	\$0.00
Total Tax:	\$1,464.18
Received To Date:	\$1,464.18
Balance:	\$0.00
Interest To Date:	\$0.00
Fees:	\$0.00
Total Due:	\$0.00

Authentisign  
*Kaleb Howell, Member*

05/27/2022

### Taxes by Tax Districts



### Receipt Information

Receipt #	Date	Tax Year	TaxInt/Fee
1826	12/15/2021	2021	\$1,464.18 \$0.00

For delinquent tax pay off amount contact  
Kingman County Treasurer, 130 N. Spruce,  
Kingman KS, 67068, (620) 532-3461.

[Back To Search Results](#)

[Back To Search Criteria](#)





# SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 13 +/- 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**

## 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): \_\_\_\_\_

Explanation of Assessment or Fee: \_\_\_\_\_

## 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

Kaleb Howell

09/27/2022

SignatureDate

Kaleb Howell

Print

Manager - KWH Investments LLC

TitleCompany

SignatureDate

Print

TitleCompany

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:**

SignatureDate

Print

TitleCompany

SignatureDate

Print

TitleCompany





**McCurdy**  
REAL ESTATE & AUCTION

## WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 13 +/- Acres On E. 8th St - 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  
Owner

09/27/2022  
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 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
  - 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.

\_\_\_\_\_  
Buyer/Seller Name

\_\_\_\_\_  
Buyer/Seller Name

\_\_\_\_\_  
Authorized Email Address

\_\_\_\_\_  
Authorized Email Address

\_\_\_\_\_  
Authorized Phone Number

\_\_\_\_\_  
Authorized Phone Number

\_\_\_\_\_  
Property Address

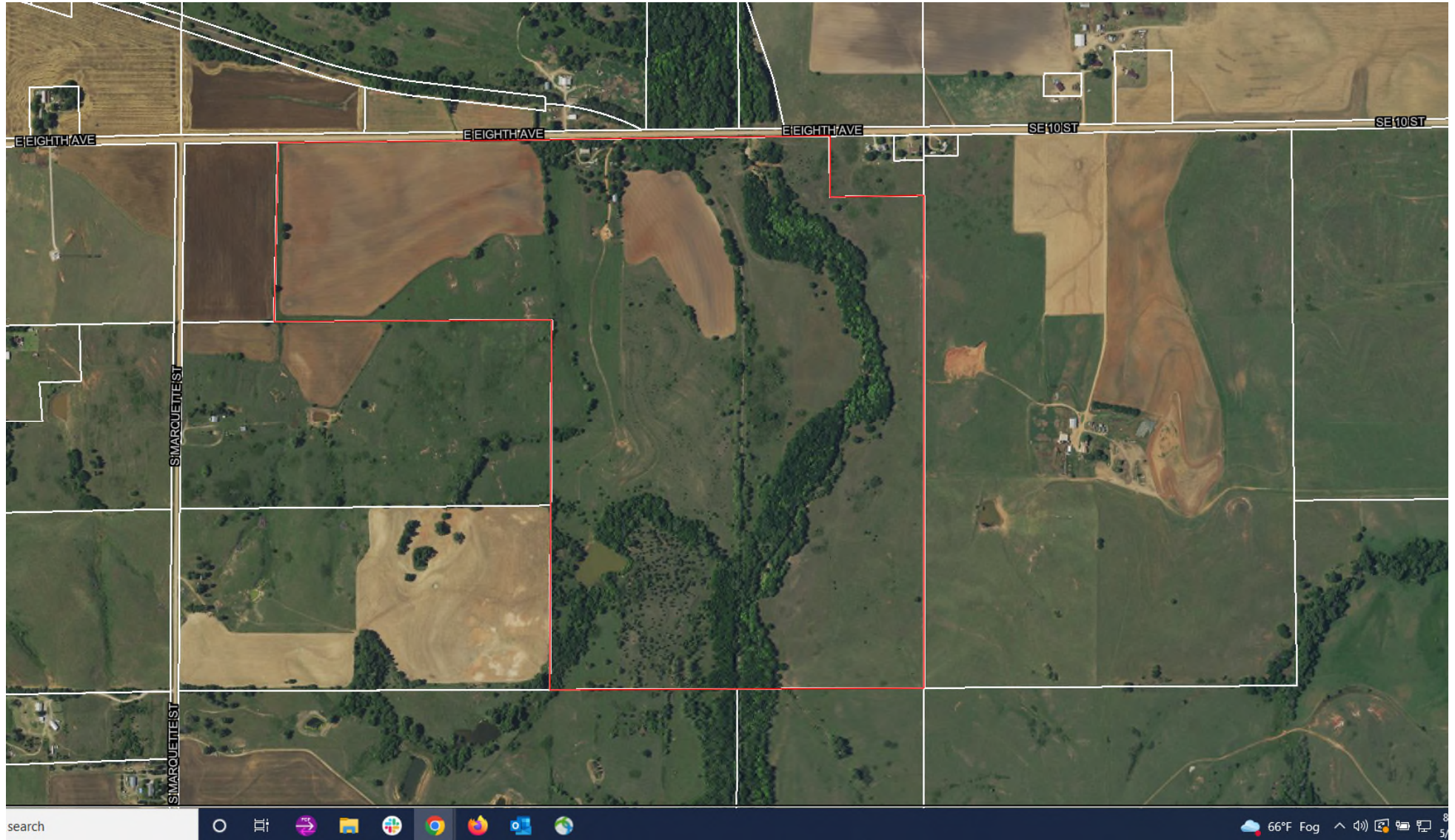
\_\_\_\_\_  
File Number

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

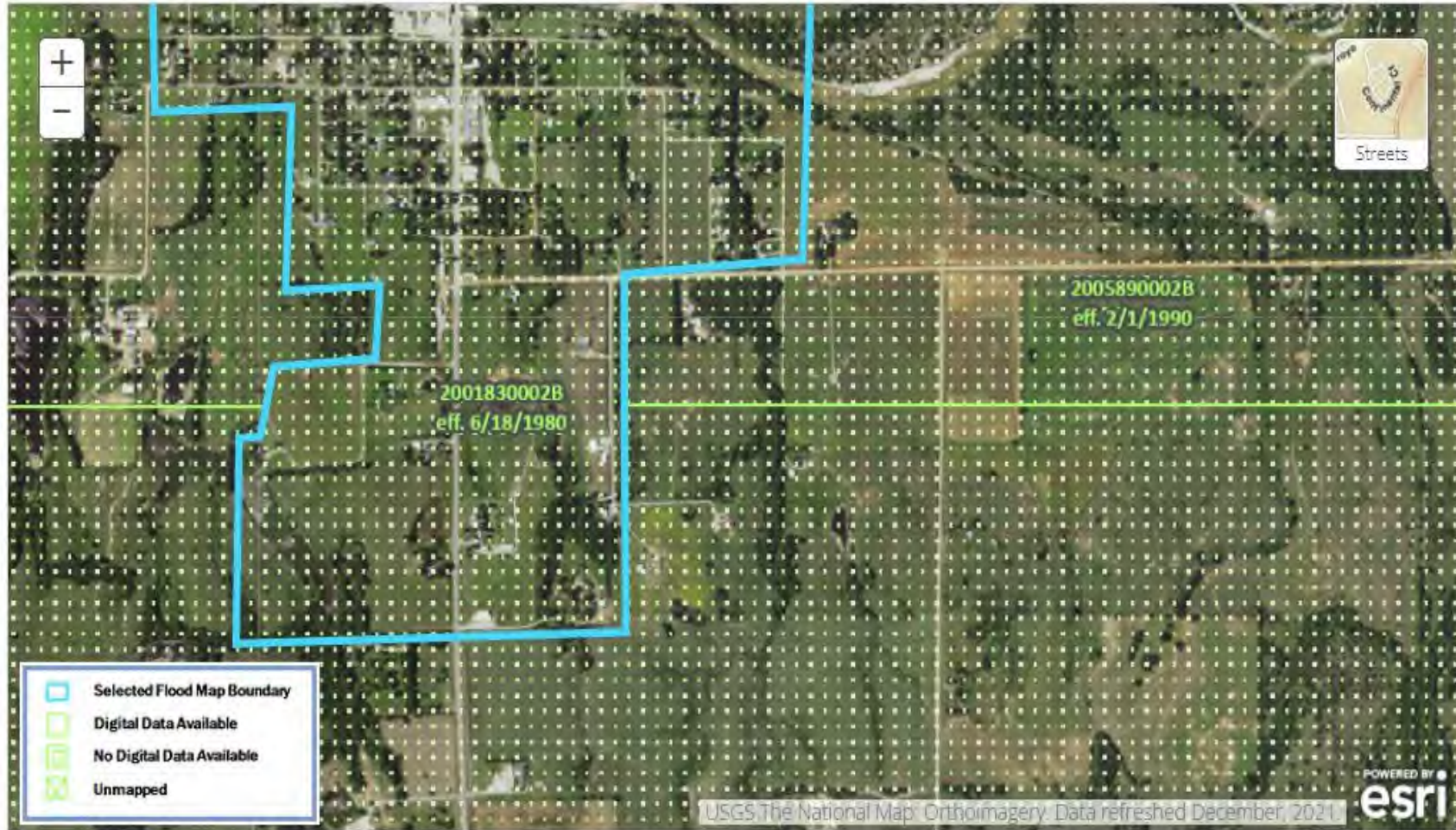
**Federal Bureau of Investigation:** <http://www.fbi.gov>

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

## 13 +/- Acres in Kingman County – Zoning A-1 Agricultural District

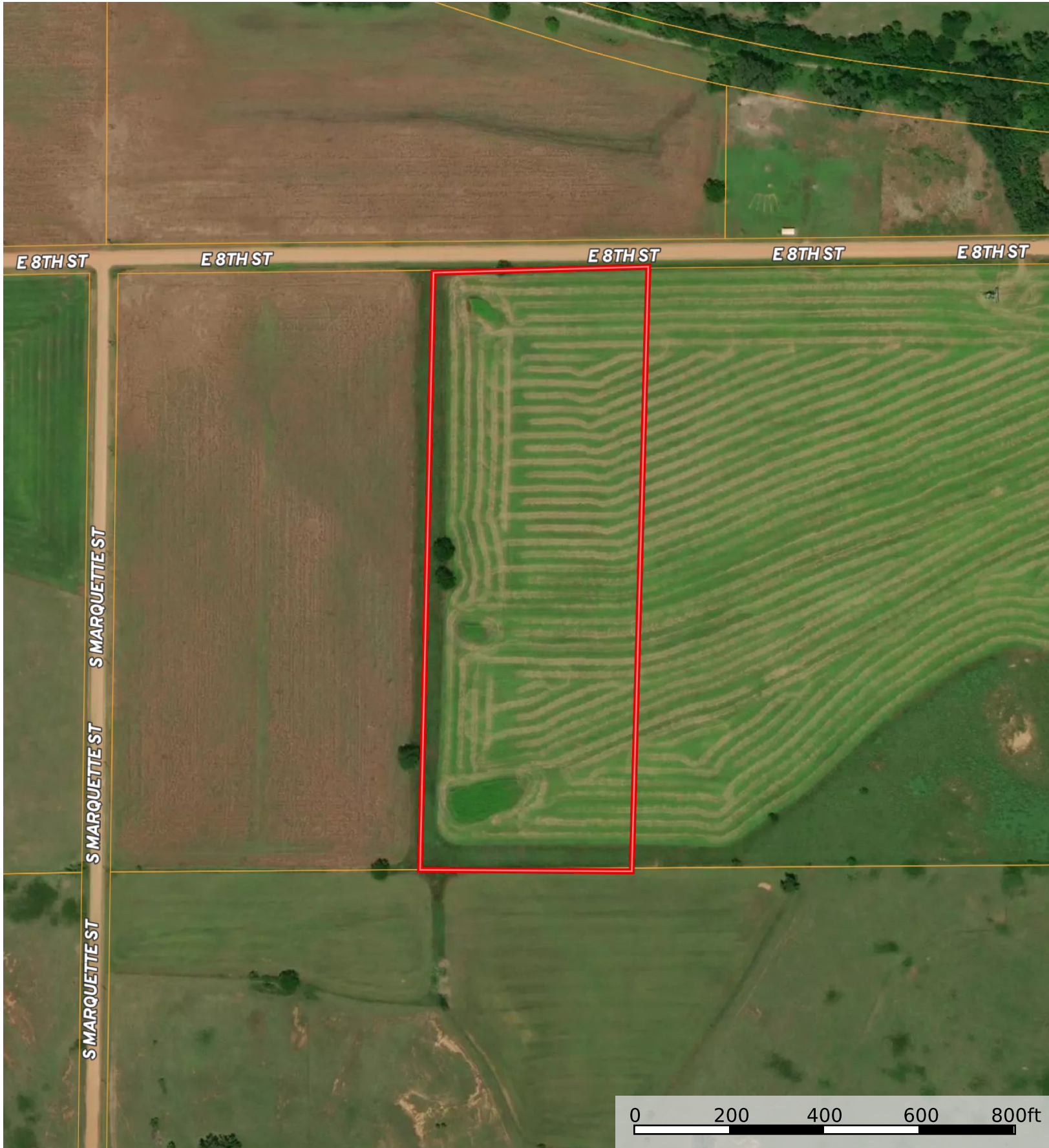







13 +/- Acres in Kingman County - Flood Map





 Boundary



# GUIDE TO CLOSING COSTS

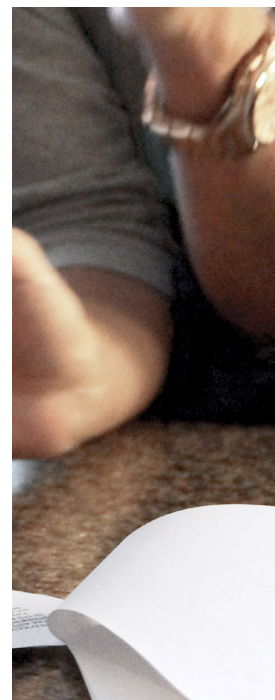
## WHAT TO EXPECT

### 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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