

# PROPERTY INFORMATION PACKET | THE DETAILS



**(Parcel 4) 2.93 +/- Acres - Conway Springs, KS 67031**

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



**McCurdy**  
REAL ESTATE & AUCTION



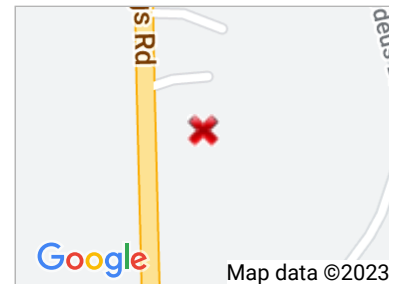
## **Table of Contents**

PROPERTY DETAIL PAGE  
TAXES  
LIMITED KNOWLEDGE SELLER'S DISCLOSURE  
WATER WELL ORDINANCE  
SECURITY 1<sup>ST</sup> TITLE WIRE FRAUD ALERT  
ZONING MAP  
FLOOD ZONE MAP  
AERIAL  
BRRETA DISCLOSURE  
GUIDE TO CLOSING COSTS

## PT PIP



**MLS #** 627893  
**Class** Land  
**Property Type** Vacant Lot  
**County** Sumner  
**Area** SCKMLS  
**Address** 2.93 +/- Acres on N. Conway Springs Rd.  
**Address 2** Parcel 4 - Wamsley Homestead Estates  
**City** Conway Springs  
**State** KS  
**Zip** 67031  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$35,000  
**For Sale/Auction/For Rent** For Sale  
**Associated Document Count** 5



## GENERAL

<b>List Agent - Agent Name and Phone</b>	<a href="#">Isaac Klingman</a>	<b>List Date</b>	6/30/2023
<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>	11/1/2023
<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>	888-874-0581	<b>Display Address</b>	Yes
<b>Zoning Usage</b>	Rural	<b>VOW: Allow AVM</b>	Yes
<b>Parcel ID</b>	09605-5-22-0-20-02-007.00-0	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Number of Acres</b>	2.93	<b>Variable Comm</b>	Non-Variable
<b>Price Per Acre</b>	11,945.39	<b>Virtual Tour Y/N</b>	
<b>Lot Size/SqFt</b>	127630.8	<b>Days On Market</b>	53
<b>School District</b>	Conway Springs School District (USD 356)	<b>Cumulative DOM</b>	53
<b>Elementary School</b>	Conway Springs	<b>Cumulative DOMLS</b>	
<b>Middle School</b>	Conway Springs	<b>Input Date</b>	7/20/2023 10:35 AM
<b>High School</b>	Conway Springs	<b>Update Date</b>	8/22/2023
<b>Subdivision</b>	WAMSLEY HOMESTEAD ESTATES	<b>Off Market Date</b>	
		<b>Status Date</b>	7/20/2023
		<b>HotSheet Date</b>	8/22/2023
		<b>Price Date</b>	8/22/2023

**Legal**

## DIRECTIONS

**Directions** (Conway Springs) Parallel St. & 5th St. (Conway Springs Rd.) - North on N. Conway Springs Rd. approx. 2.5 miles to Wamsley Homestead Estates

## FEATURES

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

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$0.00
<b>General Tax Year</b>	2023
<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>	Land Title of Wichita



PUBLIC REMARKS

**Public Remarks** Open Builder! Have you been looking for country living and love aviation? If so, this lot is for you! This 2.93 +/- acre lot is located 2.5 miles north of Conway Springs in the desirable Wamsley Homestead Estates! With access to N. Conway Springs Rd., and sitting on nearly 3 acres, you can enjoy country estate living only minutes away from the city! Fantastic Homesites No Specials No HOA Open Builder Private Airstrip Access 2.5 miles North of Conway Springs Conway Springs Schools Multiple Lots to Choose From Taxes on this individual parcel will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. This parcel is granted the perpetual and non-exclusive use of the Airstrip through the recorded and documented Airstrip easement in the Downloads section. However, there is no direct access to the airstrip itself except coming off on W 120th Ave N. Only the adjacent lots on the airstrip have direct access to the airstrip. This parcel is currently undergoing a re-plat that has initially been approved by the county. The final submission and approval will occur in September 2023. Closing is subject to plat approval and will occur upon completion with the county. There is also currently no approved drive access or plan for drive access off of Conway Springs Road at this time. Per the seller there is plausible access by extending the drive to the north and angling the drive through the northeast corner of this parcel, however, this will need to be applied for and approved by the Kansas Department of Transportation.

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 2023 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

## Tax History Inquiry for MTA PROP,LLC

[View Parcel Information](#) --- [Tax Search Page](#)

Property Address											
N CONWAY SPRINGS RD											
Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2022 RealEstate - CONT106E		22-30-03W	WAMSLEY HOMESTEAD ESTATES	A	1	WAMSLEY HOMESTEAD ESTATES, S22, T30,; R03W, BLOCK A, LOT 1, ACRES 1.6, INCL; ADJ AIRSTRIP EASEMENT				055-22-0- 20-02- 006.00-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq	Book-Page	Date of Transfer
063	356	CONWAY	\$120	129.635	\$15.56	\$0	Amount \$15.56	Amount \$0	No	0598R - 0660	07/16/02

[Click here for Additional Years](#)

[View Parcel Information](#) --- [Tax Search Page](#)

Tax Search powered by  **Aumentum™**  
TECHNOLOGIES

 *Michael J. Andra*

06/30/2023

Print Page

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.

[View Tax Information](#) --- [View Sketch](#) --- [View Property Image](#) --- [View GIS Map](#) --- [Back to Search Page](#) --- [Home](#)

**The Parcel Number for this Property is 096-055-22-0-20-02-006.00-0**  
**Quick Ref ID: 3480**

### Owner Information

<b>Owner Name</b>	MTA PROP,LLC
<b>Address</b>	110 S FORESTVIEW CT WICHITA, KS 67235

### Property Situs Address

<b>Address</b>	00000 N CONWAY SPRINGS RD, Conway Springs, KS 67031
----------------	---

### Land Based Classification System

<b>Function</b>	Farming / ranch land (no improvements)
<b>Activity</b>	Farming, plowing, tilling, harvesting, or related activities
<b>Ownership</b>	Private-fee simple
<b>Site</b>	Dev Site - crops, grazing etc - no structures

### General Property Information

<b>Prop Class</b>	Agricultural Use - A
<b>Living Units</b>	
<b>Zoning</b>	
<b>Neighborhood</b>	605
<b>Tax Unit Group</b>	063

 *Michael J. Andra*

06/30/2023 **2023 Appraised Value**

<b>Class</b>	<b>Land</b>	<b>Building</b>	<b>Total</b>
Agricultural Use - A	360	0	360
<b>Total</b>	360	0	360

### Tract Description

WAMSLEY HOMESTEAD ESTATES, S22, T30, R03W, BLOCK A, Lot 1, ACRES 1.6, INCL ADJ AIRSTRIP EASEMENT Plat Book/Page 176 /A&B Lot Width: 277.8 Lot Depth: 315.0 Deed Book/Page 0598/0660

### Deed Information

<b>Book1</b>	<b>Page1</b>	<b>Book2</b>	<b>Page2</b>	<b>Book3</b>	<b>Page3</b>	<b>Book4</b>	<b>Page4</b>
1119	0682	0875	0020	0598	0660		

### Agricultural Land

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
Dry Land - DR	1.6	5908				0			225	225	360

### Ag Land Summary

<b>Dry Land Acres</b>	1.6
<b>Irrigated Acres</b>	0
<b>Native Grass Acres</b>	0
<b>Tame Grass Acres</b>	0
<b>Total Ag Acres</b>	1.6
<b>Total Ag Use Value</b>	360
<b>Total Ag Market Value</b>	4,240

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.

[View Tax Information](#) --- [View Sketch](#) --- [View Property Image](#) --- [View GIS Map](#) --- [Back to Search Page](#) --- [Home](#)

Parcel Search powered by



Authentisign  
*Michael J. Andra*

06/30/2023



## Tax History Inquiry for REGEHR, JUSTIN I & TIFFANY M

[View Parcel Information](#) --- [Tax Search Page](#)

Property Address											
N CONWAY SPRINGS RD											
Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2022 RealEstate - CONT106F		22-30-03W	WAMSLEY HOMESTEAD ESTATES	A	2	WAMSLEY HOMESTEAD ESTATES, S22, T30.; R03W, BLOCK A, LOT 2, ACRES 2, INCL ADJ; AIRSTRIP EASEMENT				055-22-0- 20-02- 007.00-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dllq	Book-Page	Date of Transfer
063	356	CONWAY	\$150	129.635	\$19.46	\$0	Amount \$19.46	Amount \$19.46	No	0598R - 0660	07/16/02

[Click here for Additional Years](#)

[View Parcel Information](#) --- [Tax Search Page](#)

Tax Search powered by  **Aumentum**  
TECHNOLOGIES

Authentisign  
*Michael J. Andra*

06/30/2023

Print Page

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.

[View Tax Information](#) --- [View Sketch](#) --- [View Property Image](#) --- [View GIS Map](#) --- [Back to Search Page](#)  
--- [Home](#)

**The Parcel Number for this Property is 096-055-22-0-20-02-007.00-0**  
**Quick Ref ID: 3481**

### Owner Information

<b>Owner Name</b>	REGEHR, JUSTIN I & TIFFANY M
<b>Address</b>	134 S 8TH ST CONWAY SPRINGS, KS 67031

### Property Situs Address


<b>Address</b>	00000 N CONWAY SPRINGS RD, Conway Springs, KS 67031
----------------	---

### Land Based Classification System

<b>Function</b>	Residential highest and best use
<b>Activity</b>	Residential activities
<b>Ownership</b>	Private-fee simple
<b>Site</b>	Developed site - no buildings and no improvements

### General Property Information

<b>Prop Class</b>	Vacant Lots - V
<b>Living Units</b>	
<b>Zoning</b>	
<b>Neighborhood</b>	605
<b>Tax Unit Group</b>	063

 *Michael J. Andra* 06/30/2023 **2023 Appraised Value**

Class	Land	Building	Total
Vacant Lots - V	29,500		29,500
Total	29,500	0	29,500

### Tract Description

WAMSLEY HOMESTEAD ESTATES, S22, T30, R03W, BLOCK A, Lot 2, ACRES 2, INCL ADJ AIRSTRIP EASEMENT Plat Book/Page 176 /A&B Lot Width: 277.1 Lot Depth: 315.0 Deed Book/Page 0598/0660

### Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
1119	0682	1111	0680	0875	0020		

### Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Acre	Primary Site - 1	2										29,500

These Links May Require Adobe Acrobat Reader, Click [here](#) to Download it.

[View Tax Information](#) --- [View Sketch](#) --- [View Property Image](#) --- [View GIS Map](#) --- [Back to Search Page](#)  
--- [Home](#)

Parcel Search powered by  **Aumentum**<sup>™</sup>  
TECHNOLOGIES

 *Michael J. Andra*

06/30/2023



# SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT



22+/- Acres

Property Address: ~~10 +/- Acres~~ In Wamsley Homestead Estates, Selling In 6 Parcels (the "Real Estate")

Conway Springs, KS 67031

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"):

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 ☒ Non-Applicable

☐ 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:**

 *Michael J. Andra* 06/30/2023  
\_\_\_\_\_  
Signature Date  
  
Michael J. Andra  
\_\_\_\_\_  
Print  
  
Managing Member MTA Properties 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





## WATER WELL INSPECTION REQUIREMENTS



22+/- Acres

Property Address: ~~10 +/- Acres~~ In Wamsley Homestead Estates, Selling In 6  
Parcels - Conway Springs, KS 67031

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

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: \_\_\_\_\_

 Michael J. Andra

06/30/2023

Owner/Seller

Date

Owner/Seller

Date

Buyer

Date

Buyer

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 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 trusted source like our website, security1st.com
  - Before sending funds, they need to call the verified office numbers 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

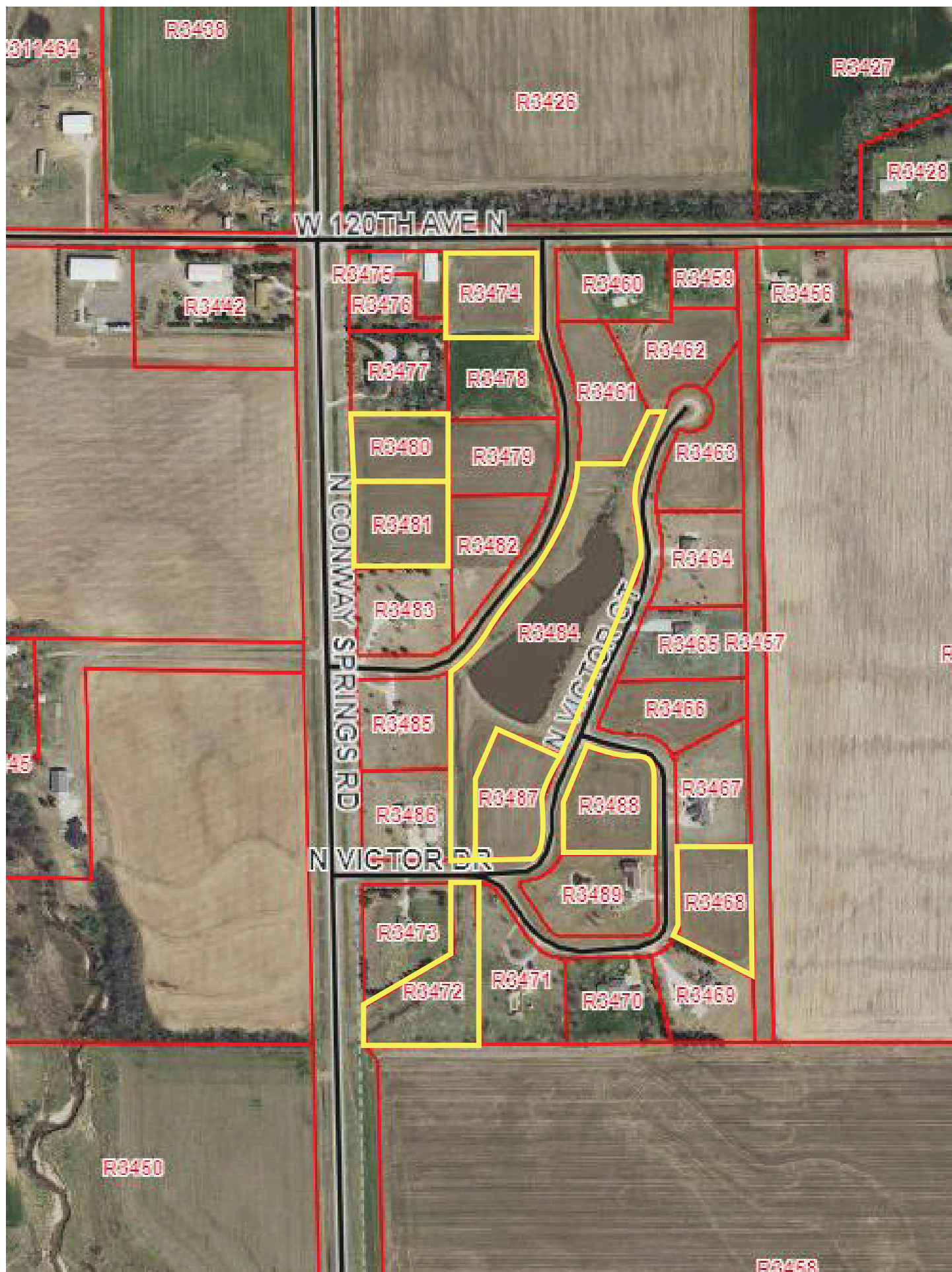
\_\_\_\_\_  
File Number

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 Complain Center: <http://www.ic3.gov>

22+/- Acres Selling in 6 Parcels in Wamsley Homestead Estates, Conway Springs, KS 67031 -  
Zoning Rural District





22 +/- Acres Selling in 6 Parcels, Wamsley Homestead Estates, Conway Springs, KS 67031 - Flood Map



97°38'44"W 37°25'49"N



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
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

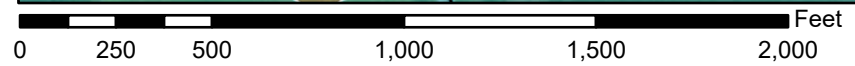


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 6/29/2023 at 12:36 PM 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.

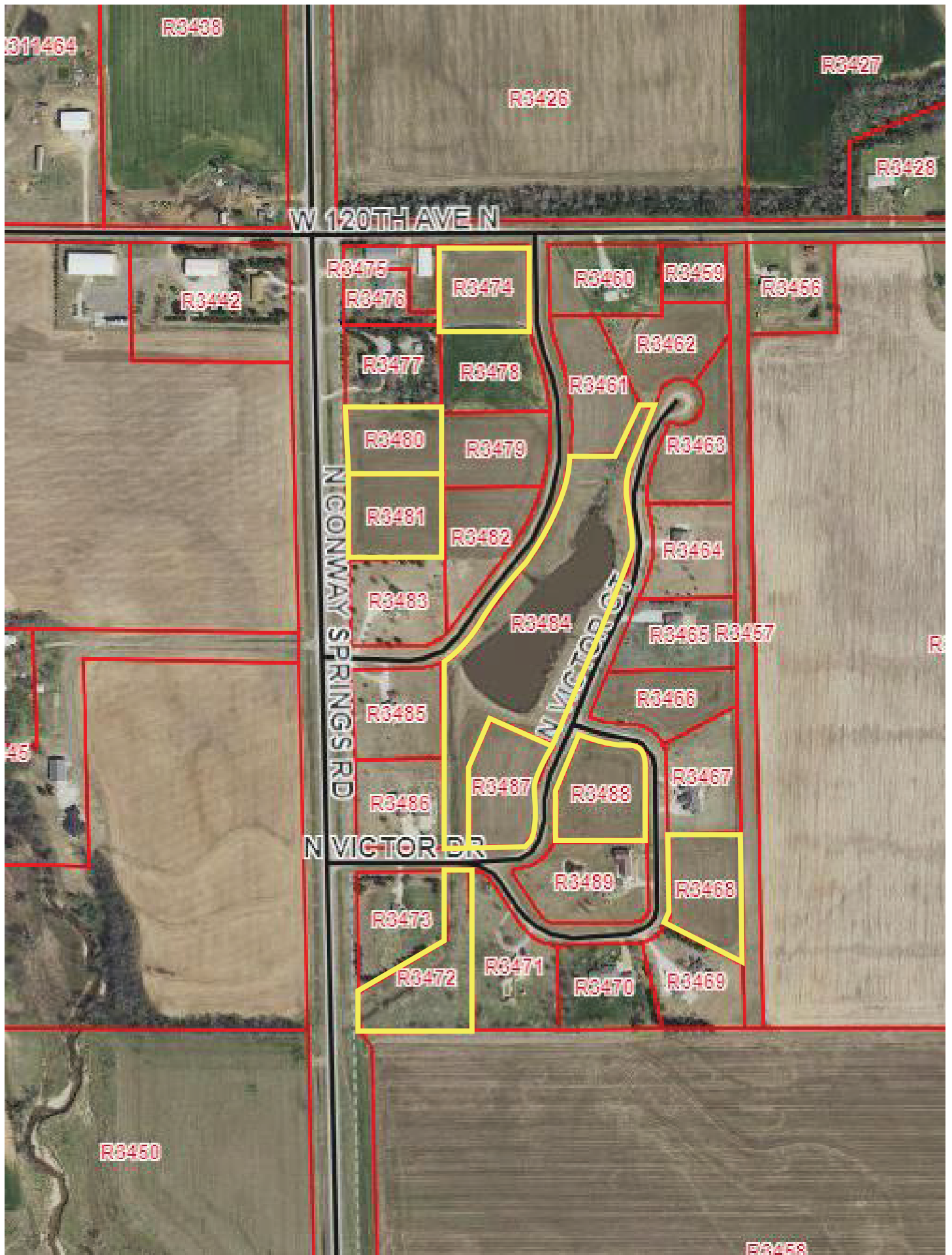


1:6,000

97°38'7"W 37°25'20"N

Basemap Imagery Source: USGS National Map 2023

22+/- Acres Selling in 6 Parcels in Wamsley Homestead Estates, Conway Springs, KS 67031 - Aerial





## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

---

Licensee

---

Real estate company name approved by the commission

---

Supervising/branch broker

---

Buyer/Seller Acknowledgement (not required)

# GUIDE TO CLOSING COSTS

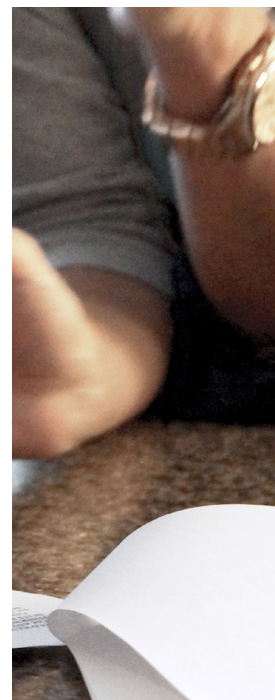
## WHAT TO EXPECT

### 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](http://www.McCurdy.com)



**McCurdy**  
REAL ESTATE & AUCTION