

PROPERTY INFORMATION PACKET | THE DETAILS



40+/- Acres on SE 125th St. | Sedgwick, KS 67135

AUCTION: BIDDING OPENS: Tues, July 30th @ 2:00 PM

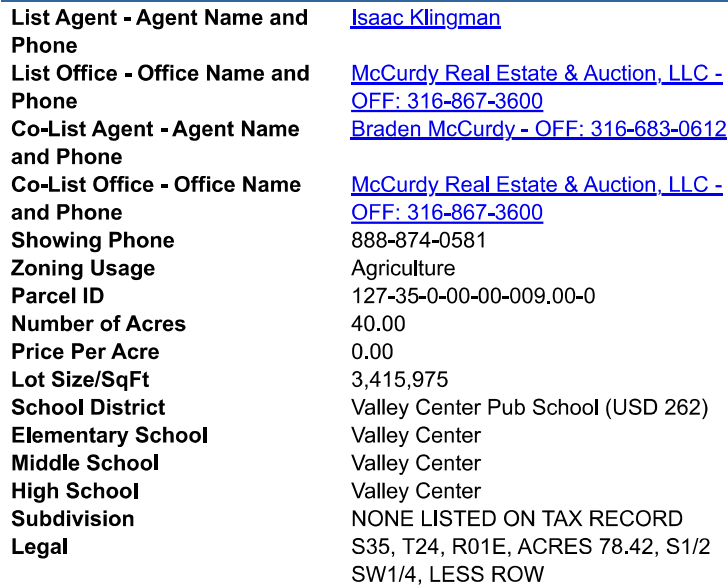
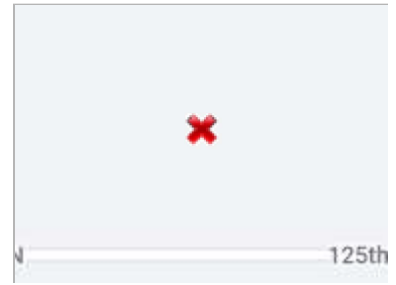
BIDDING CLOSING: Thurs, August 8th @ 2:10 PM

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



McCurdy
REAL ESTATE & AUCTION

MLS #	641346
Class	Land
Property Type	Vacant Lot
County	Harvey
Area	SCKMLS
Address	40+/- Acres on SE 125th St
Address 2	
City	Sedgwick
State	KS
Zip	67135
Status	Active
Contingency Reason	
Asking Price	\$0
For Sale/Auction/For Rent	Auction
Associated Document Count	2



List Date	5/15/2024
Realtor.com Y/N	Yes
Display on Public Websites	Yes
Display Address	Yes
VOW: Allow AVM	Yes
VOW: Allow 3rd Party Comm	Yes
Sub-Agent Comm	0%
Buyer-Broker Comm	3%
Transact Broker Comm	3%
Variable Comm	Non-Variable
Virtual Tour Y/N	
Days On Market	49
Cumulative DOM	49
Cumulative DOMLS	
Input Date	7/3/2024 1:07 PM
Update Date	7/3/2024
Status Date	7/3/2024
HotSheet Date	7/3/2024
Price Date	7/3/2024

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

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2023
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 Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, July 30th, 2024 at 2 PM (cst) | BIDDING CLOSING: Thursday, August 8th, 2024 at 2:10 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! NO MINIMUM NO RESERVE!!! 40+/- acres of tillable land located in SE Harvey County. Located on SE 125th St only 1.5 miles east of I-135 this is a perfect opportunity to acquire a quality piece of farmland in a great location. Whether you are looking to keep it with the Heron Waters Estate selling directly to the west, add to your farm production or simply invest in Kansas land this is your chance! 40+/- acres Primarily tillable farmland SE 125th frontage Tree lined all the way around 1.5 miles east of I-135 6.5 miles to Valley Center 8 miles to Whitewater 9 miles to Newton 20 minutes to Greenwich and 21st There is a current tenant farmer agreement on the property of 1/3rd, 2/3rds with the Landlords share in expenses. Possession of the property will be given to the new buyer after fall harvest unless the new buyer would want enter into a new agreement with the tenant farmer. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$25,000/ 30-day closing or \$40,000/45-day closing

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	7/30/2024	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	08/07/2024 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	25,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions

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



AerialView



AerialView



Other



AerialView



AerialView



View



AerialView



AerialView



View



View



AerialView



Community

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

KY (ii) CA Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

KY (ii) CA Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) TLU Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date



WATER WELL INSPECTION REQUIREMENTS

Property Address: 2612 SE 125th St. - Sedgwick, KS 67135

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: West of Home #2nd Well GARDEN SHED

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

If yes, what type? Septic ✓ Lagoon

Location of Lagoon/Septic Access: EAST OF POOL

[Signature]
Owner/Seller

5.14.2024
Date

Keely R. Yocum
Owner/Seller

5/14/24
Date

Buyer

Date

Buyer

Date