

PROPERTY INFORMATION PACKET | THE DETAILS



1159 Donald Ln. | Conway Springs, KS 67031

AUCTION: BIDDING OPENS: Thurs, Dec 5th @ 2:00 PM

BIDDING CLOSING: Thurs, Dec 19th @ 2:00 PM

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



McCurdy
REAL ESTATE & AUCTION



Table of Contents

PROPERTY DETAIL PAGE
TERMS AND CONDITIONS
SELLER'S PROPERTY DISCLOSURE
WATER WELL ORDINANCE
AVERAGE UTILITIES
FLOOR PLAN
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
BRRETA DISCLOSURE
GUIDE TO AUCTION COSTS



MLS # 647589
Status Active
Contingency Reason
Area SCKMLS
Address 1159 Donald Ln.
Address 2
City Conway Springs
Zip 67031
Asking Price \$0
Original Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms	3	Approx. AGLA	2920
Total Bedrooms	5.00	AGLA Source	Court House
AG Full Baths	2	Approx. BFA	1244.00
AG Half Baths	1	BFA Source	Court House
Total Full Baths	3	Approx. TFLA	4,164
Total Half Baths	1	Lot Size/SqFt	104,544
Total Baths	4	Number of Acres	2.40
Garage Size	4+		
Basement	Yes - Finished		
Levels	1 - 1/2 Story		
Approximate Age	21 - 35 Years		
Acreage	1.01 - 5 Acres		

GENERAL

List Agent - Agent Name and Phone	Braden McCurdy - OFF: 316-683-0612	List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone		Co-List Office - Office Name and Phone	
Showing Phone	888-874-0581	Year Built	1994
Parcel ID	055-22-0-20-04-002.00-0	School District	Conway Springs School District (USD 356)
Elementary School	Conway Springs	Middle School	Conway Springs
High School	Conway Springs	Subdivision	WAMSLEY HOMESTEAD ESTATES
Legal	WAMSLEY HOMESTEAD ESTATES, S22, T30, R03W, BLOCK C, LOT 2, ACRES 2.4	List Date	11/13/2024
Virtual Tour Y/N		Days On Market	7
Input Date	11/18/2024 1:14 PM	Update Date	11/18/2024
Status Date	11/18/2024	Price Date	11/18/2024
Display Address	Yes		

ROOMS

Master Bedroom Level	Upper	Master Bedroom Dimensions	15.2x14
Master Bedroom Flooring	Wood Laminate	Living Room Level	Main
Living Room Dimensions	14.7x23.1	Living Room Flooring	Wood Laminate
Kitchen Level	Main	Kitchen Dimensions	16.8x17.9
Kitchen Flooring	Wood Laminate	Room 1 Type	
Room 2 Type		Room 3 Type	
Room 4 Level	Main	Room 4 Type	Bedroom
Room 4 Dimensions	11.9x11.6	Room 4 Flooring	Carpet
Room 5 Level	Main	Room 5 Type	Bedroom
Room 5 Dimensions	11.10x10.10	Room 5 Flooring	Carpet
Room 6 Level	Basement	Room 6 Type	Bedroom
Room 6 Dimensions	12.11x10.4	Room 6 Flooring	Carpet
Room 7 Level	Main	Room 7 Type	Bedroom
Room 7 Dimensions	9.10x10.3	Room 7 Flooring	Carpet
Room 8 Level	Basement	Room 8 Type	Family Room
Room 8 Dimensions	15.11x23.9	Room 8 Flooring	Carpet
Room 9 Level	Basement	Room 9 Type	Bonus Room
Room 9 Dimensions	10.3x23.10	Room 9 Flooring	Carpet
Room 10 Level	Basement	Room 10 Type	Exercise Room
Room 10 Dimensions	13.11x10.4	Room 10 Flooring	Carpet
Room 11 Level	Upper	Room 11 Type	Loft

ROOMS			
Room 11 Dimensions	7.3x11.3	Room 11 Flooring	Wood Laminate
Room 12 Level	Main	Room 12 Type	Office
Room 12 Dimensions	9.9x8.8	Room 12 Flooring	Wood Laminate
DIRECTIONS			
Directions Conway Springs - Spring Ave. & 5th St. - North on 5th St/N. Conway Springs Rd., East on N. Victor Dr., Right on Victor Dr./ Donald Ln. to property			
FEATURES			
ARCHITECTURE	UTILITIES	KITCHEN FEATURES	POSSESSION
Traditional	Septic	Eating Bar	At Closing
EXTERIOR CONSTRUCTION	Natural Gas	Island	PROPOSED FINANCING
Masonry-Brick	Private Water	Pantry	Other/See Remarks
ROOF	BASEMENT / FOUNDATION	Electric Hookup	WARRANTY
Composition	Full	APPLIANCES	No Warranty Provided
LOT DESCRIPTION	View Out	Dishwasher	OWNERSHIP
Corner	BASEMENT FINISH	Disposal	Individual
Pond/Lake	2 Bedroom	Microwave	NEIGHBORHOOD AMENITIES
FRONTAGE	1 Bath	Range/Oven	Airstrip
Unpaved Frontage	Bsmt Rec/Family Room	MASTER BEDROOM	PROPERTY CONDITION REPORT
EXTERIOR AMENITIES	Game Room	Master Bdrm on Sep. Floor	No
Detached Finish Area	Bsmt Exercise Room	Sep. Tub/Shower/Mstr Bdrm	DOCUMENTS ON FILE
Balcony	COOLING	Jetted Tub	Additional Photos
Patio	Central	AG OTHER ROOMS	SHOWING INSTRUCTIONS
Fence-Wrought Iron/Alum	Electric	Family Room-Main Level	Appt Req-Call Showing #
Guttering	HEATING	Loft	LOCKBOX
Hot Tub	Forced Air	Office	Combination
Screened Porch	Gas	LAUNDRY	TYPE OF LISTING
Security Light	DINING AREA	Main Floor	Excl Right w/o Reserve
Storm Door(s)	Eating Bar	Separate Room	AGENT TYPE
Storm Windows/Ins Glass	Formal	220-Electric	Sellers Agent
GARAGE	FIREPLACE	INTERIOR AMENITIES	
Attached	Living Room	Closet-Walk-In	
Detached	Family Room	Owned Water Softener	
Oversized	Gas	Skylight(s)	
FLOOD INSURANCE	Woodburning	Vaulted Ceiling	
Unknown	Two Way	Window Coverings-Part	
	Gas Starter	Wood Laminate	
FINANCIAL			
Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	
Rental Amount		HOA Initiation Fee	
General Property Taxes	\$8,335.44	Home Warranty Purchased	Unknown
General Tax Year	2023	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$0.00		
Total Specials	\$0.00		

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, December 10th, 2024 at 2 PM (cst) | BIDDING CLOSING: Thursday, December 19th, 2024 at 2 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!!! Have you been looking for country living and love aviation? This is your chance to own a gorgeous 1.5-story 4,164 sq. ft. 5-bedroom, 3.5 bathroom custom-built home in the highly desired neighborhood of Wamsley Homestead Estates, 2.5 miles north of Conway Springs! Sitting on 2.4+/- acre corner lot, the property boasts a pond, a patio with a hot tub, screened-in porch, and a large outbuilding with two apartments and a storage garage/shop! MAIN HOME 2.4+/- Acre Lot 4,164 Sq. Ft 5 Bedrooms, 3.5 Bathrooms Open-Concept Main Living Area Vaulted Ceilings Built-In Shelving Two Fireplaces New Windows New Luxury Vinyl Flooring Updated Kitchen Appliances Stay! Spacious Main Floor Laundry Main Floor Family Room w/ Adjacent Sunroom 2 Bedrooms and a Full Bathroom on Main Floor Second Floor Primary Suite Sitting Area Vaulted Ceilings EnSuite Bathroom with Jetted Soaking Tub, Walk-in Shower, and Water Closet Private Balcony Finished Basement Family/Rec Room 2 Bedrooms Full Bathroom Storage/Storm Room Back Patio w/Hot Tub Water Purification/Filtration OUTBUILDING Two Apartments Separate Entrances Apartment 1 Covered, Screened-In Porch Open -Concept Living Space Granite Countertops 2-Bedroom, 1-Bathroom Apartment 1 Deck Entrance Open-Concept Living Space 1 -Bedroom, 1-Bathroom Finished Bonus Room Oversized Garage/Shop Two Oversized, Overhead Doors Parking for 4 Cars Industrial Shelving Shop Space These apartments could be removed for a larger shop building if desired! NEIGHBORHOOD AMENITIES Airstrip Check out this amazing property and see where you can enjoy country estate living only minutes away from the city! The property is offered subject to the rules, regulations, and restrictions of the Wamsley Homestead Estates. Nearly all remaining personal property (including laundry room washer, dryer, and freezer) will be available for purchase following the purchase of the real estate via private negotiation. *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 (\$2,500.00 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 of \$25,000.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Online Only	1 - Open/Preview Date	12/4/2024
Auction Location	mccurdy.com	1 - Open Start Time	3:30
Auction Offering	Real Estate Only	1 - Open End Time	5:30
Auction Date	12/10/2024	2 - Open for Preview	Yes
Auction Start Time	2pm	2 - Open/Preview Date	12/11/2024
Broker Registration Req	Yes	2 - Open Start Time	3:30
Buyer Premium Y/N	Yes	2 - Open End Time	5:30
Premium Amount	0.10	3 - Open for Preview	Yes
Earnest Money Y/N	Yes	3 - Open/Preview Date	12/16/2024
Earnest Amount %/\$	25,000.00	3 - Open Start Time	3:30
Auction End Date	12/19/2024	3 - Open End Time	5:30
Auction End Time	2pm		

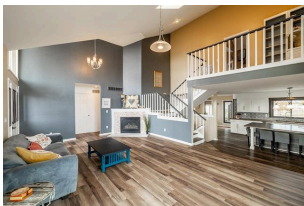
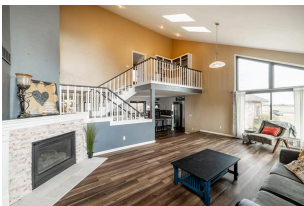
TERMS OF SALE

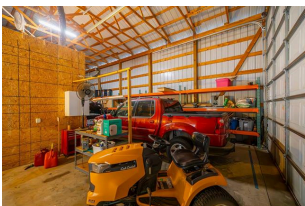
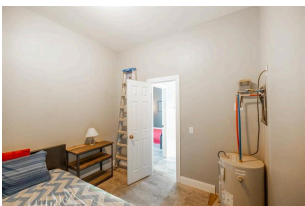
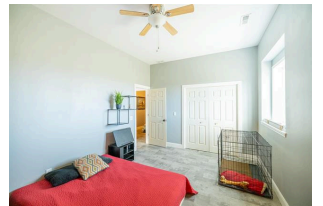
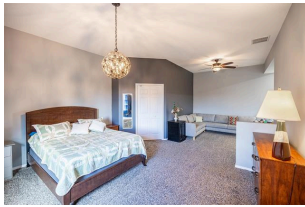
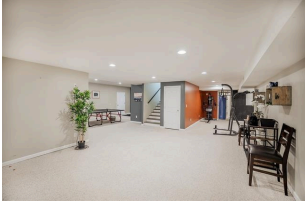
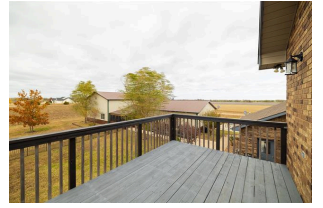
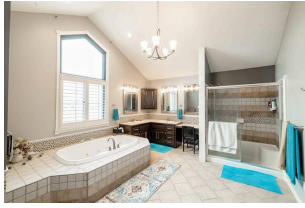
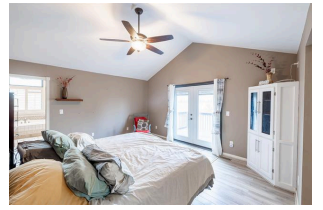
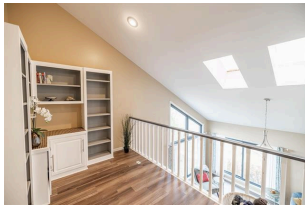
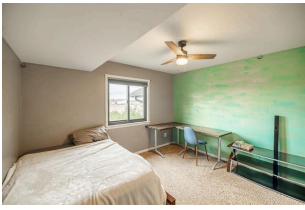
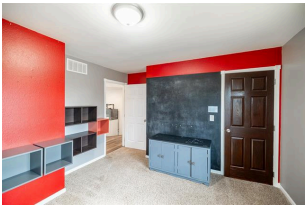
Terms of Sale See terms and conditions

PERSONAL PROPERTY

Personal Property

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

TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; easements; covenants; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing or appraisal.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.

8. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
13. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at auctions@mccurdy.com.

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
30. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 1159 Donald Ln. - Conway Springs, KS 67031

Seller: _____ **Date of Purchase:** _____

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES

ELECTRICAL

APPLIANCES						ELECTRICAL								
TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.							
None Does Not Transfer	Working			Not Working	Don't Know			None Does Not Transfer	Working	Not Working	Don't Know			
☐	☐	☒	☐	☐	☐	☐	Disposal	☐	☐	☒	☐	☐	☐	Smoke/Fire Detectors
☐	☐	☒	☐	☐	☐	☐	Dishwasher	☐	☐	☒	☐	☐	☐	Light Fixtures
☐	☐	☒	☐	☐	☐	☐	Oven	☐	☐	☒	☐	☐	☐	Switches/Outlets
☐	☐	☒	☐	☐	☐	☐	Range (Circle One) Gas <u>Electric</u>	☐	☐	☒	☐	☐	☐	Ceiling Fan(s)
☐	☐	☒	☐	☐	☐	☐	Microwave	☐	☐	☒	☐	☐	☐	Bathroom Vent Fan(s)
☒	☐	☐	☐	☐	☐	☐	Built in (Circle One) YES <u>NO</u>	☐	☐	☐	☒	☐	☐	Telephone Wiring/Blocks/Jacks
☒	☐	☐	☐	☐	☐	☐	Range Hood	☐	☐	☒	☐	☐	☐	Door Bell
☐	☐	☐	☐	☐	☐	☐	Vented Outside (Circle One) YES NO	☒	☐	☐	☐	☐	☐	Intercom
☐	☐	☒	☐	☐	☐	☐	Kitchen Refrigerator	☐	☐	☒	☐	☐	☐	Garage Door Opener
☐	☐	☒	☐	☐	☐	☐	Clothes Washer	# of Remotes: <u>2</u>		Keypad Entry: (Circle One) <u>YES</u> NO		☐	☐	Aluminum Wiring
☐	☐	☒	☐	☐	☐	☐	Clothes Dryer	☐	☐	☐	☒	☐	☐	Copper Wiring
☒	☐	☐	☐	☐	☐	☐	Trash Compactor	☐	☐	☐	☒	☐	☐	220 Volt
☒	☐	☐	☐	☐	☐	☐	Central Vacuum	☐	☐	☐	☒	☐	☐	Service Panel Total Amps
☒	☐	☐	☐	☐	☐	☐	Exterior Attached Gas Grill	☒	☐	☐	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease
☐	☐	☒	☐	☐	☐	☐	Other: <u>STAND UP FREEZER</u>	☒	☐	☐	☐	☐	☐	Company
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	Wind - (Circle One) Own Rent/Lease
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	Hydroelectric - (Circle One) Own Rent/Lease
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	Security System - (Circle One) Own Rent/Lease
Comments:							☒	☐	☐	☐	☐	☐	☐	Company
							☒	☐	☐	☐	☐	☐	☐	Audio/Video Surveillance System

WATER/SEWAGE SYSTEMS (See Part II Also)						HEATING & COOLING SYSTEMS							
TRANSFERS TO BUYER					Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	TRANSFERS TO BUYER					Smart Device	Indicate the condition of the following items by marking the appropriate boxes.
None	Does Not Transfer	Working	Not Working	Don't Know			None	Does Not Transfer	Working	Not Working	Don't Know		
☐	☐	☐	☐	☐	☐	Sewage Systems	☐	☐	☒	☐	☐	☐	Cooling System
☐	☐	☒	☐	☐	☐	Sump Pump	☐	☐	☐	☐	☐	Type <u>ELECTRIC</u>	
☒	☐	☐	☐	☐	☐	Backup Sump Pump/Battery	☐	☐	☐	☐	☐	Age <u>10 YEARS</u>	
☐	☐	☒	☐	☐	☐	Plumbing	☐	☐	☒	☐	☐	Heating System	
					☐	Type	☐	☐	☐	☐	☐	Type <u>GAS</u>	
☐	☐	☒	☐	☐	☐	Water Heater (Circle One) Elect <u>GAS</u>	☐	☐	☐	☐	☐	Age <u>10 YEARS</u>	
					☐	Size & Age <u>3 YEARS AND 1 YEAR</u>	☒	☐	☐	☐	☐	Window/Wall Air Conditioning Units	
☒	☐	☐	☐	☐	☐	Instant Hot Water	☒	☐	☐	☐	☐	Electronic Air Filter	
☐	☐	☒	☐	☐	☐	Water Softener	☐	☐	☒	☐	☐	Humidifier	
					☐	(Circle One) <u>Own</u> Rent/Lease Company	☐	☐	☒	☐	☐	Fireplace	
☐	☐	☒	☐	☐	☐	Water Purifier/Reverse Osmosis	☒	☐	☐	☐	☐	Fireplace Insert	
☒	☐	☐	☐	☐	☐	Underground Sprinkler System	☒	☐	☐	☐	☐	Wood burning Stove	
					☐	Backflow Device (Circle One) YES NO	☐	☐	☐	☐	☐	Chimney/Flue - Date Last Cleaned	
					☐	Date Last Tested or Inspected	☒	☐	☐	☐	☐	Gas Log Lighter	
☒	☐	☐	☐	☐	☐	Pool Equipment	☒	☐	☐	☐	☐	Whole House Attic Fan	
☐	☐	☐	☒	☐	☐	Hot Tub/Spa <u>LEAKS BUT RUNS</u>	☒	☐	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease Company	
Comments:						☒	☐	☐	☐	☐	Geothermal		
						☒	☐	☐	☐	☐	Propane Tank - (Circle One) Own Rent/Lease Company		
						Comments:							
MEDIA													
TRANSFERS TO BUYER					Smart Device	Indicate the condition of the following items by marking the appropriate boxes.							
None	Does Not Transfer	Working	Not Working	Don't Know									
☒	☐	☐	☐	☐	☐	Satellite Dish							
☒	☐	☐	☐	☐	☐	# of Rcvs/Remotes							
☒	☐	☐	☐	☐	☐	Attached Antennas							
☒	☐	☐	☐	☐	☐	Cable TV Wiring/Jacks							
☒	☐	☐	☐	☐	☐	Attached Television Mount(s)							
☒	☐	☐	☐	☐	☐	Projector(s)							
☒	☐	☐	☐	☐	☐	Projector Screen(s)							
☒	☐	☐	☐	☐	☐	Surround Sound Speakers							
☒	☐	☐	☐	☐	☐	Wired for Surround Sound							
Comments:													
SMART DEVICES													
Any additional smart technology devices not covered in this form to transfer with the property, and any additional comments. Please list below:													
Any Additional Comments For Part I.													

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS		
☐	☒	☐	Is the property connected to City Water?		
☐	☒	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____		
☒	☐	☐	Is the property connected to any private water systems? (Mark all that apply.)		
			☐ Drinking Well	☒ Irrigation Well	☐ Geo-Thermal Well
☒	☐	☐	Working? Type: <u>STANDARD</u>	Location: <u>FRONT OF BARN</u>	Depth: <u>DON'T KNOW</u>
☐	☐	☐	Working? Type: _____	Location: _____	Depth: _____
☐	☐	☐	Working? Type: _____	Location: _____	Depth: _____
☐	☐	☐	Has the water in any wells shown test results of contamination? (If YES, explain below.)		
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.		
☒	☐	☐	Is the property connected to a septic system? Date Last Pumped: <u>4 YEARS AGO</u>		
			Tank Size: _____	Location: <u>WEST OF HOUSE</u>	
			# feet laterals: _____	# Feet infiltrators: _____	Location: _____
☐	☒	☐	Is the property connected to a lagoon system? Location: _____		
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)		
☐	☒	☐	Has the main waste disposal line ever been snaked or scoped?		
☐	☒	☐	To your knowledge, is there any problem relating to the waste disposal system?		
Additional Comments:					

YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS		
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>					
☐	☒	☐	Any water leakage in or around the fireplace or chimney?		
☐	☒	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?		
☐	☒	☐	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?		
☐	☒	☐	Any leaks caused by appliances?		
☐	☒	☐	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?		
☐	☒	☐	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☐ CRAWL SPACE		
☐	☒	☐	Any accumulation of water within the basement/crawl space?		
☒	☐	☐	Sump Pump(s)	Location(s): <u>BASEMENT BATHROOM</u>	
☒	☒	☐	Drain Tiles (If YES, mark all that apply.)	☐ INTERIOR ☐ EXTERIOR	
Additional Comments:					

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT		
☐	☒	☐	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)		
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT	☐ OTHER WOOD INFESTATION
☐	☒	☐	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)		
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT	☐ OTHER WOOD INFESTATION
☐	☒	☐	Have there been any repairs of such damage? (If YES, explain below.)		
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?		
			Company: _____	Warranty Expiration Date: _____	
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)		
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)		
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)		
☐	☒	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)		
Additional Comments:					

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
☐	☐	☒	Is the property located in a subdivision with a master drainage plan?
☐	☐	☐	If YES, is the property in compliance?
☐	☒	☐	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☐	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☐	☐	☒	Do mineral rights convey to buyer? If NO, please define: _____
			Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☒	☐	Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☒	☐	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
☐	☒	☐	Asbestos
☐	☒	☐	Contaminated soil or water (including drinking water)
☐	☒	☐	Landfill or buried materials
☐	☒	☐	Lead-based paint (If YES, attach disclosure.)
☐	☐	☒	Radon gas in house or well
			Has a mitigation system been installed? (Mark One) ☒ YES ☐ NO
☐	☒	☐	Methane Gas
☐	☒	☐	Oil sheers in wet areas
☐	☒	☐	Radioactive material
☐	☒	☐	Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	Underground fuel or chemical storage tanks
☐	☒	☐	EMFs (Electro Magnetic Fields)
☐	☒	☐	Urea formaldehyde foam insulation (UFFI)
☐	☐	☐	Other: _____
☐	☒	☐	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☒	☐	To your knowledge, are any of the above conditions present near your property?
Comments:			

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
☐	☒	☐	Have you had a survey of the property? (If YES, attach copy if available.)
☒	☐	☐	Are the boundaries of your property marked in any way?
☐	☒	☐	Is there any fencing on the boundaries of the property?
☐	☐	☐	Does fencing belong to the property? If YES, which sides? _____
☐	☒	☐	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
☐	☒	☐	Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☒	☐	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☐	☒	☐	To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☒	☐	Do you currently, or have you ever, paid flood insurance for the property?
☐	☒	☐	To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☒	☐	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			☐ EXPANSIVE SOIL
			☐ EARTH MOVEMENT
			☐ FILL DIRT
			☐ UPHEAVAL
			☐ SLIDING
			☐ EARTH STABILITY PROBLEMS
			☐ SETTLING
Comments:			

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9 SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
The law requires that the Seller disclose the existence of special assessments against a property.			
☐	☒	☐	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☒	☐	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
☐ Owner ☐ County ☐ Public Record ☐ Other: _____			
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
Annual Dues? <u>0</u> Initiation Fee? _____			
Homeowner's Association contact information: _____			
☐	☒	☐	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
Comments: _____			

YES	NO	DON'T KNOW	SECTION 10 MISCELLANEOUS
☐	☒	☐	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?
☐	☒	☐	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☒	☐	Is the present use of the property a non-conforming use?
☐	☒	☐	Have there been any insurance claims during the seller's ownership?
Were repairs made? If so, explain: _____			
☐	☒	☐	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☐	☒	☐	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
☒	☐	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☒	☐	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☒	☐	☐	Do all window and door treatments remain? If NO, please list: _____
☐	☒	☐	Does any other personal property remain? If YES, please list: _____
☒	☐	☐	Does the property contain any of the following? (Mark all that apply.)
☐ Swimming Pool ☐ Spa ☒ Hot Tub ☐ Sauna ☐ Water Feature			
☒	☐	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? <u>HOT TUB - ELECTRIC</u>
☒	☐	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain: <u>HOT TUB LEAKS - HAS NOT BEEN USED IN YEARS.</u>
☐	☒	☐	Is the property in a historic, holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☐	☒	☐	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☐	☒	☐	Are there any transferable warranties on the property or any of its components?
Comments: _____			
Any Additional Comments For Part II: _____			

SELLER'S ACKNOWLEDGEMENT

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant: ☒ YES ☐ NO

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

SELLER: _____ SELLER: _____
Date 11/20/24 Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract with the Seller.

2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical defects in the property.

3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

4. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

BUYER: _____ BUYER: _____
Date Date

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2021



WATER WELL INSPECTION REQUIREMENTS

Property Address: 1159 Donald Ln. - 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: In front of Barn

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

If yes, what type? Septic ☒ Lagoon ☐

Location of Lagoon/Septic Access: _____

Authentisign

Erwin W. Ponce

11/13/2024

Owner/Seller

Date

Authentisign

Linda C. Ponce

11/13/2024

Owner/Seller

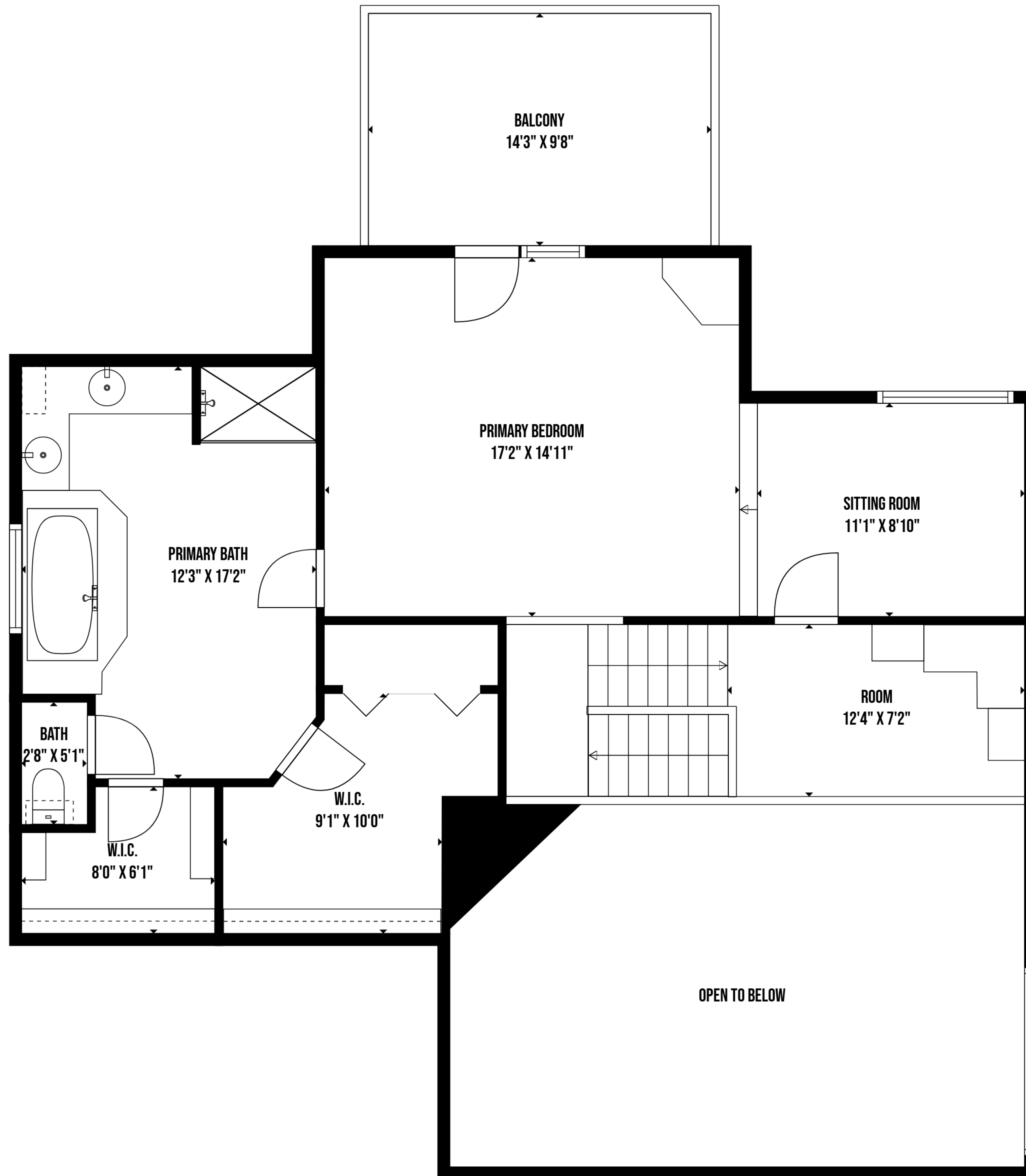
Date

Buyer

Date

Buyer

Date

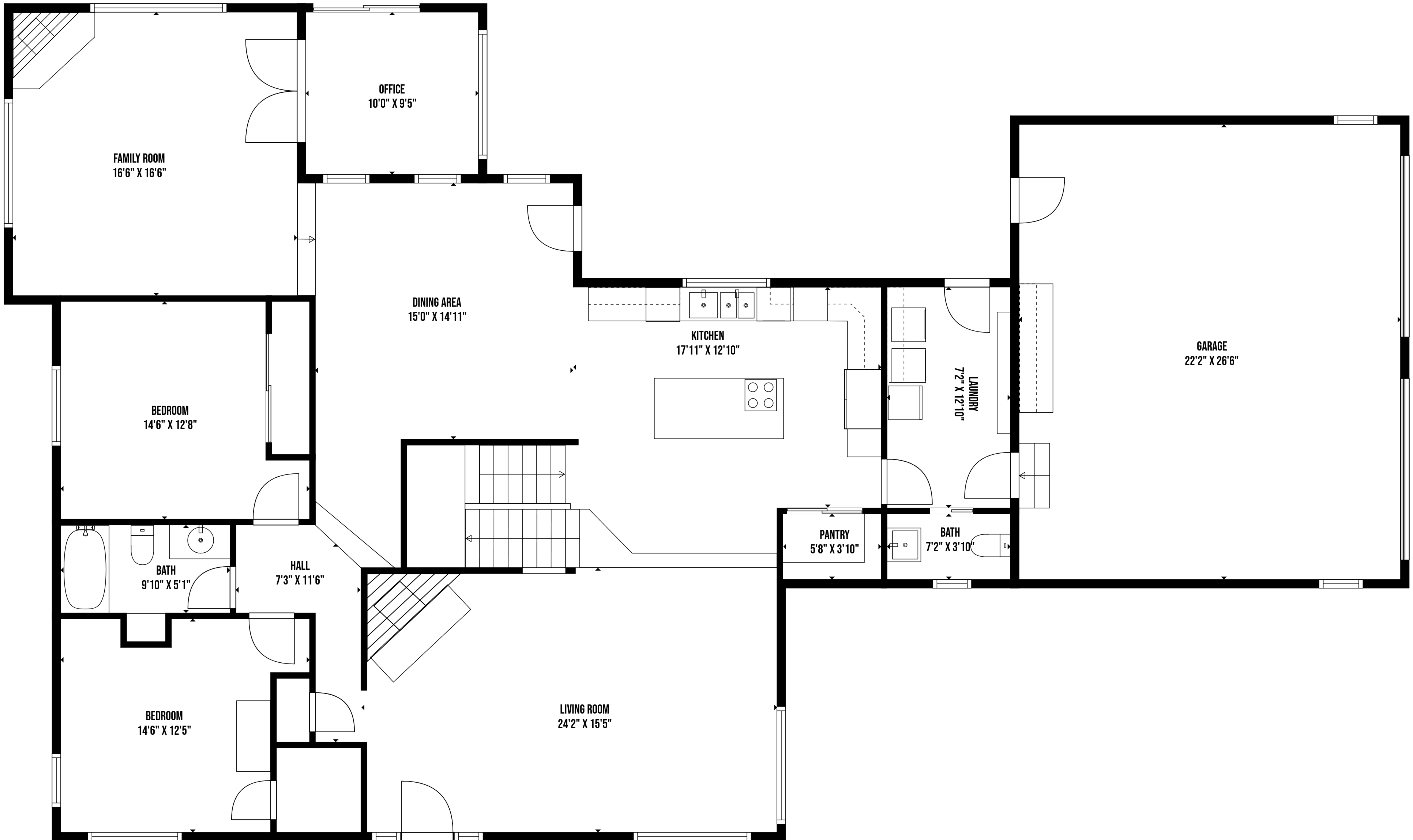


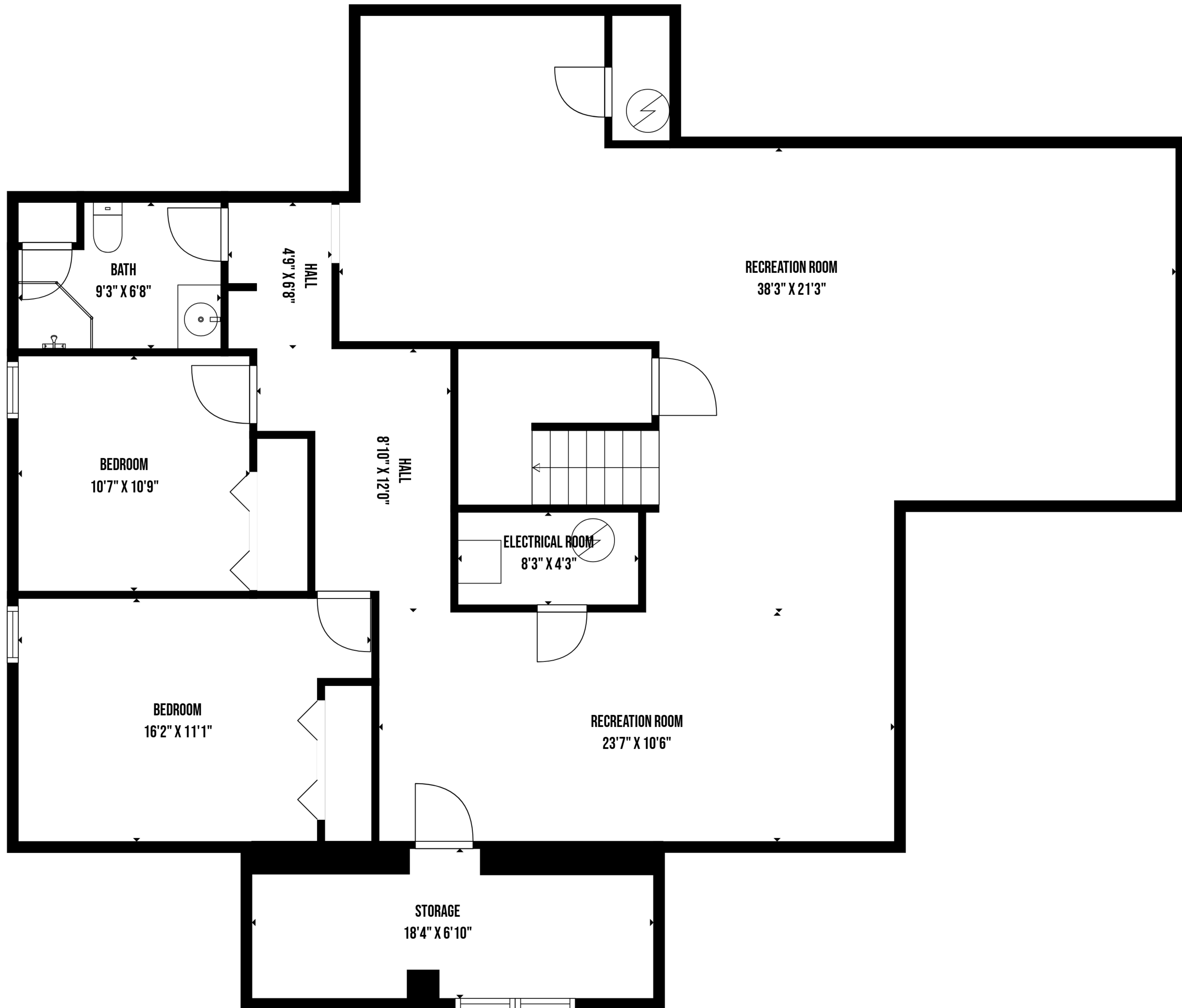
TOTAL: 4421 sq. ft

BELOW GROUND: 1498 sq. ft, FLOOR 2: 2010 sq. ft, FLOOR 3: 913 sq. ft
EXCLUDED AREAS: STORAGE: 82 sq. ft, ELECTRICAL ROOM: 35 sq. ft, GARAGE: 587 sq. ft,
OPEN TO BELOW: 359 sq. ft, BALCONY: 137 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





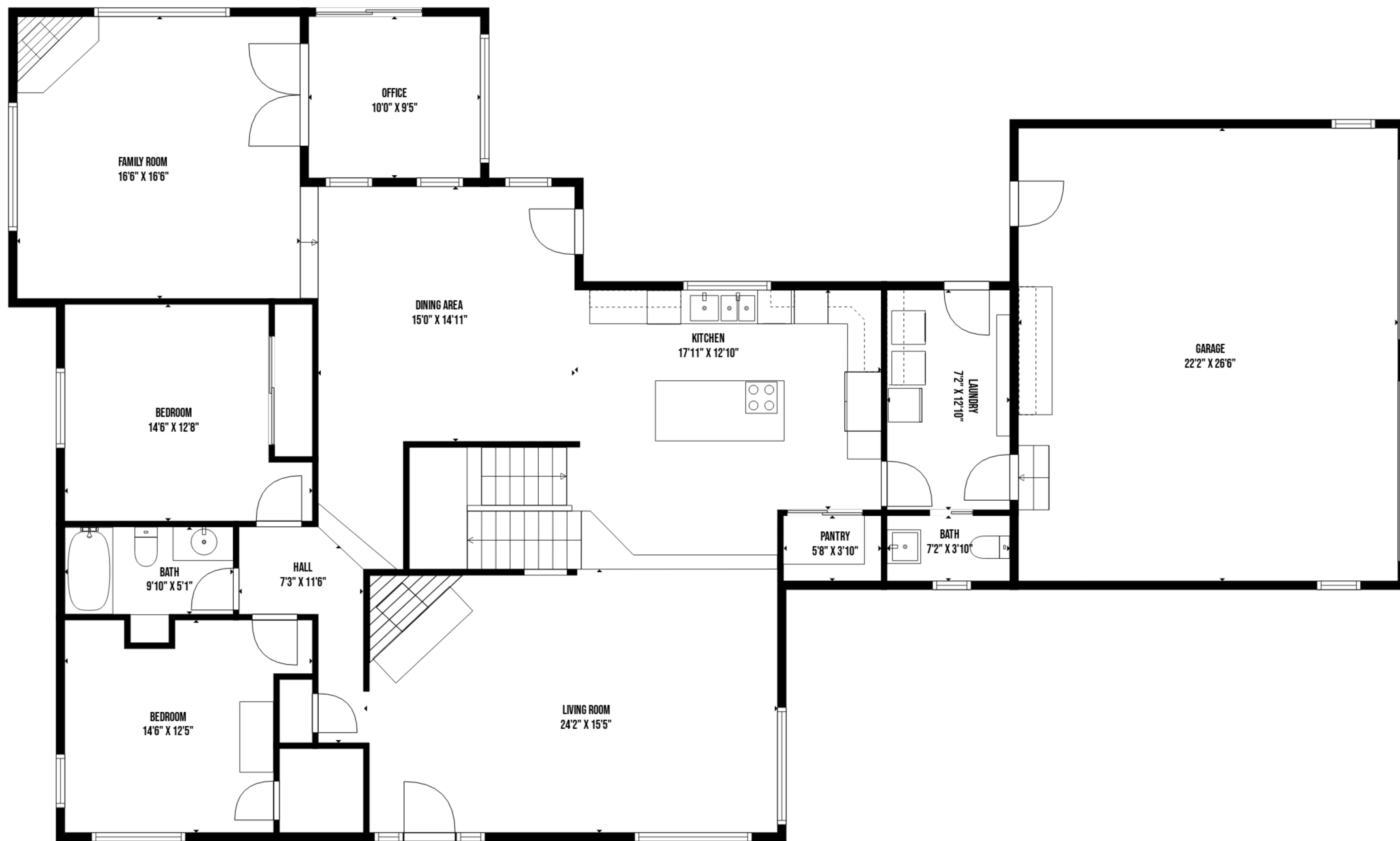


TOTAL: 4421 sq. ft

BELOW GROUND: 1498 sq. ft, FLOOR 2: 2010 sq. ft, FLOOR 3: 913 sq. ft
EXCLUDED AREAS: STORAGE: 82 sq. ft, ELECTRICAL ROOM: 35 sq. ft, GARAGE: 587 sq. ft,
OPEN TO BELOW: 359 sq. ft, BALCONY: 137 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

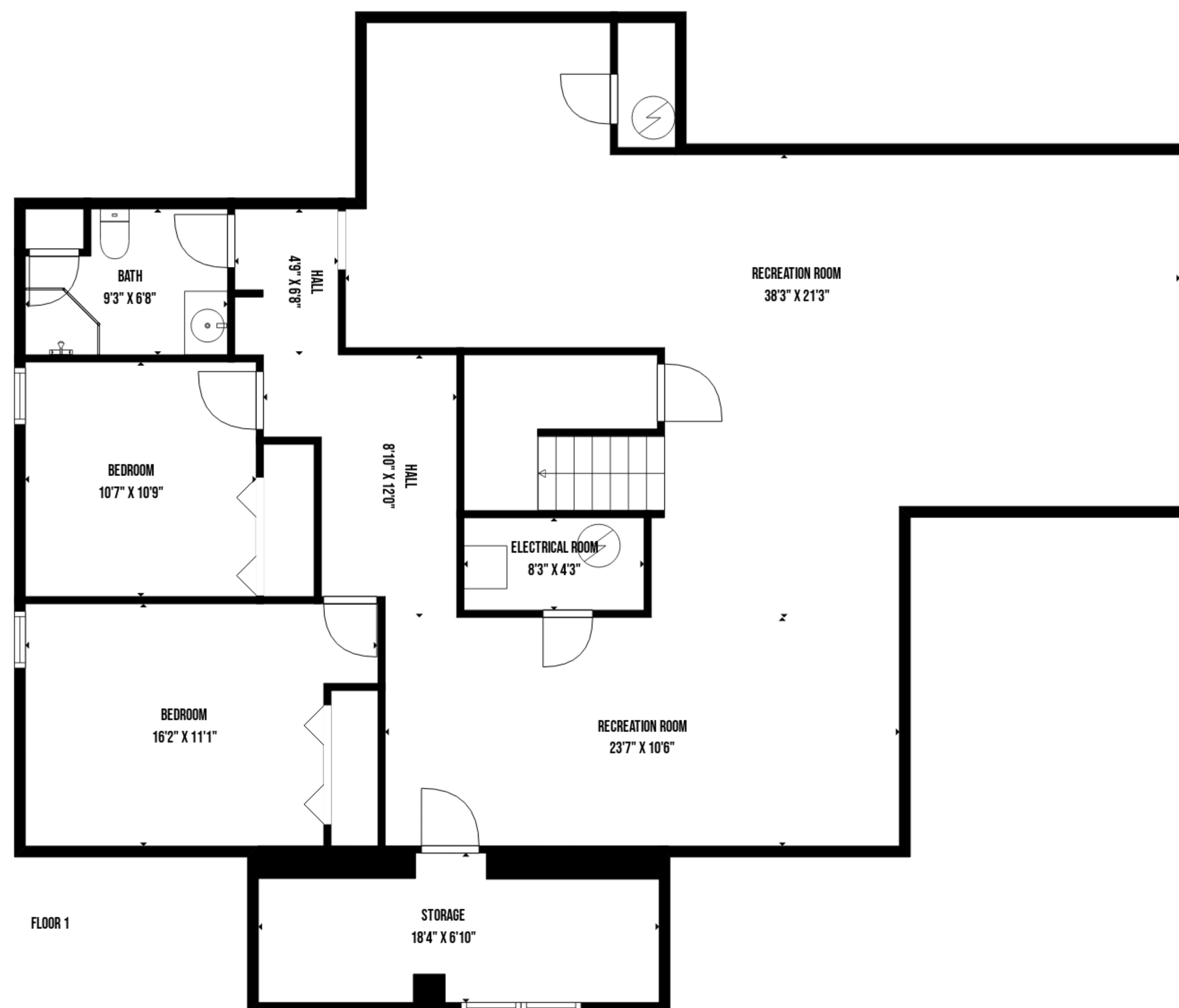




FLOOR 2



FLOOR 3



FLOOR 1

TOTAL: 4421 sq. ft

BELOW GROUND: 1498 sq. ft, FLOOR 2: 2010 sq. ft, FLOOR 3: 913 sq. ft

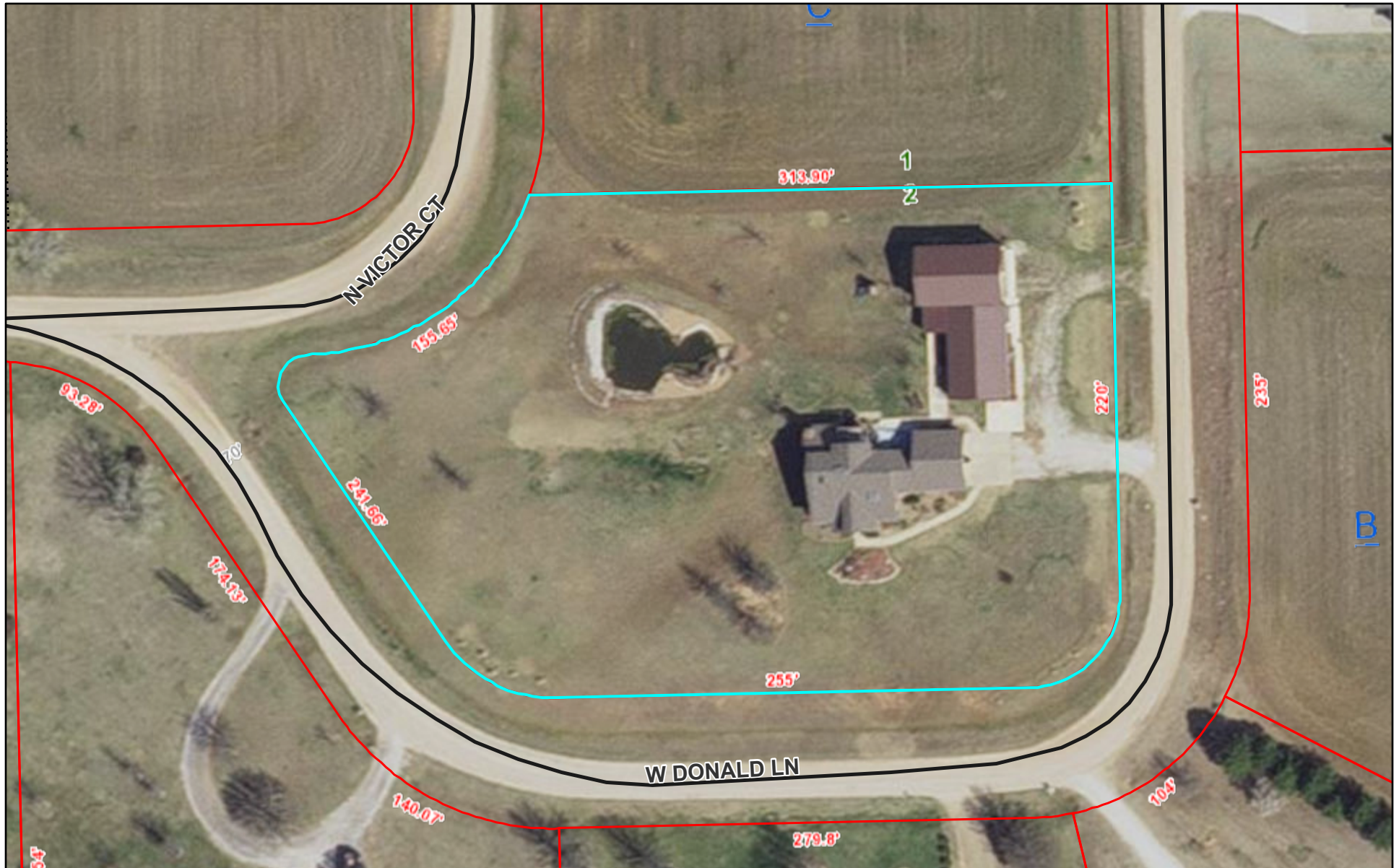
EXCLUDED AREAS: STORAGE: 82 sq. ft, ELECTRICAL ROOM: 35 sq. ft, GARAGE: 587 sq. ft,

OPEN TO BELOW: 359 sq. ft, BALCONY: 137 sq. ft

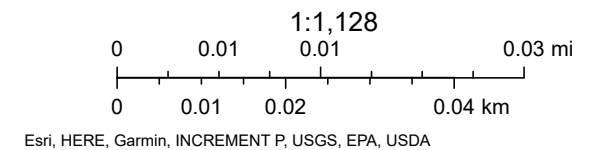
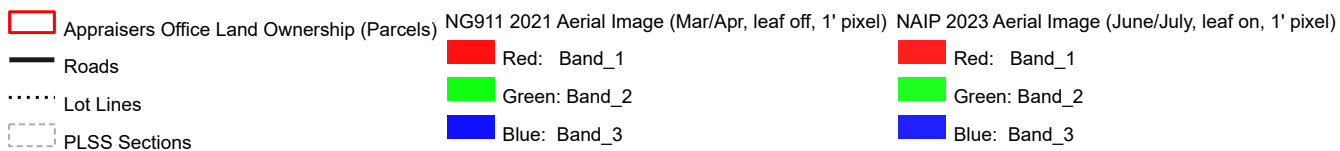
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



1159 Donald Ln., Conway Springs, KS 67031 - Zoning Rural District



11/15/2024, 11:45:20 AM



1159 Donald Ln., Conway Springs, KS 67031 - Flood Map

97°38'44"W 37°25'49"N



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

1:6,000

97°38'7"W 37°25'20"N

Basemap Imagery Source: USGS National Map 2023



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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



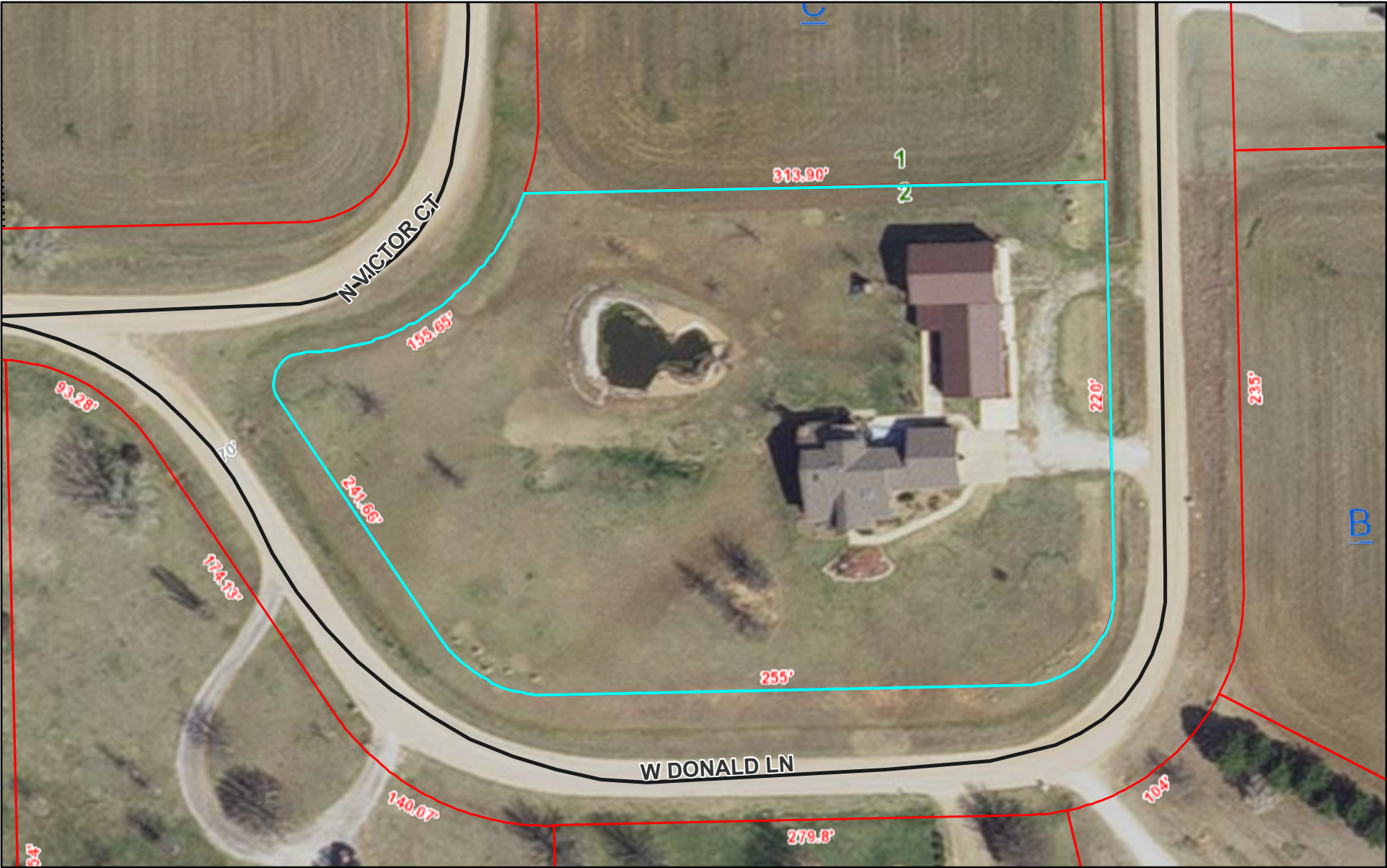
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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.

1159 Donald Ln., Conway Springs, KS 67031 - Aerial



11/15/2024, 11:43:08 AM

- Appraisers Office Land Ownership (Parcels)

Roads

Lot Lines

PLSS Sections
- NG911 2021 Aerial Image (Mar/Apr, leaf off, 1' pixel)

Red: Band_1

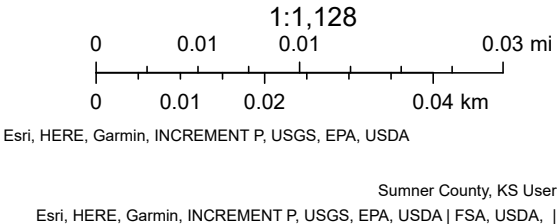
Green: Band_2

Blue: Band_3
- NAIP 2023 Aerial Image (June/July, leaf on, 1' pixel)

Red: Band_1

Green: Band_2

Blue: Band_3



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 AUCTION 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
- Real Estate Commission *(If Applicable)*
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- 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
- 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
- 10% Buyer's Premium *(If Applicable)*
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee *(If Applicable)*
- All New Loan Charges *(If Obtaining Financing)*
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. *(If Applicable)*

