

PROPERTY INFORMATION PACKET | THE DETAILS



4631 W. 47th St. S. | Wichita, KS 67215

AUCTION: BIDDING OPENS: Tues, Jan. 28th @ 2:00 PM
BIDDING CLOSING: Thurs, Feb. 6th @ 2:00 PM

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



McCurdy
REAL ESTATE & AUCTION



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ALL FIELDS CUSTOMIZABLE



MLS # 649152
Status Active
Contingency Reason
Area SCKMLS
Address 4631 W 47th
City Wichita
Zip 67215
Asking Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms 1
Total Bedrooms 2.00
AG Full Baths 1
AG Half Baths 0
Total Baths 1
Garage Size 2
Basement None
Levels One Story
Approximate Age 51 - 80 Years
Acreage 10.01 or More

Approx. AGLA 1335
AGLA Source Court House
Approx. BFA 0.00
BFA Source Court House
Approx. TFLA 1,335
Lot Size/SqFt 582,833
Number of Acres 13.38

GENERAL

List Agent - Agent Name and Phone Andrew Jones - CELL: 316-323-2790
List Office - Office Name and Phone McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone Jason Reed - CELL: 785-342-1748
Co-List Office - Office Name and Phone McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Showing Phone 1-888-874-0581
Year Built 1954
Parcel ID 206-23-0-12-00-002.01
School District Haysville School District (USD 261)
Elementary School Oatville
Middle School Haysville West
High School Campus
Subdivision NONE LISTED ON TAX RECORD
Legal LOT 1 BLOCK 1 ALFREDS SUPERIOR TREE SERVICE ADD.
List Date 11/7/2024
Display Address Yes
Days On Market 61
Input Date 1/7/2025 9:08 AM
Update Date 1/7/2025
Status Date 1/7/2025
Price Date 1/7/2025

Master Bedroom Level Main
Master Bedroom Dimensions 24.1 x 10.2
Master Bedroom Flooring Wood Laminate
Living Room Level Main
Living Room Dimensions 12.11 x 36
Living Room Flooring Wood Laminate
Kitchen Level Main
Kitchen Dimensions 8.4 x 10.4
Kitchen Flooring Wood Laminate
Room 4 Type Add. Finished Room
Room 4 Level Main
Room 4 Dimensions 13.1 x 23.1
Room 4 Flooring Wood Laminate
Room 5 Type
Room 5 Level
Room 5 Dimensions
Room 5 Flooring
Room 6 Type
Room 6 Level
Room 6 Dimensions
Room 6 Flooring
Room 7 Type
Room 7 Level
Room 7 Dimensions
Room 7 Flooring
Room 8 Type
Room 8 Level
Room 8 Dimensions
Room 8 Flooring
Room 9 Type
Room 9 Level
Room 9 Dimensions
Room 9 Flooring
Room 10 Type
Room 10 Level
Room 10 Dimensions
Room 10 Flooring
Room 11 Type
Room 11 Level
Room 11 Dimensions
Room 11 Flooring

Room 12 Type
Room 12 Level
Room 12 Dimensions
Room 12 Flooring

DIRECTIONS

Directions W. 47th St. S. & S. Hoover Rd. - East to Home.

FEATURES

ARCHITECTURE Ranch	GARAGE Detached	KITCHEN FEATURES Range Hood Gas Hookup Granite Counters	POSSESSION At Closing
EXTERIOR CONSTRUCTION Frame	FLOOD INSURANCE Unknown	APPLIANCES Dishwasher Microwave Refrigerator Range/Oven Washer Dryer	PROPOSED FINANCING Other/See Remarks
ROOF Composition	UTILITIES Lagoon Propane Gas Private Water	MASTER BEDROOM Master Bdrm on Main Level	WARRANTY No Warranty Provided
LOT DESCRIPTION Corner Irregular	BASEMENT / FOUNDATION None	LAUNDRY Main Floor 220-Electric	OWNERSHIP Individual
FRONTAGE Unpaved Frontage	BASEMENT FINISH None	INTERIOR AMENITIES Ceiling Fan(s) Window Coverings-Part Wood Laminate	PROPERTY CONDITION REPORT No
EXTERIOR AMENITIES In Ground Pool Patio Covered Patio Fence-Chain Fence-Wood Guttering Security Light Storage Building(s) Storm Door(s) Storm Shelter Storm Windows/Ins Glass	COOLING Central Electric		DOCUMENTS ON FILE Ground Water Lead Paint
	HEATING Forced Air Propane-Leased		SHOWING INSTRUCTIONS Appt Req-Call Showing #
	DINING AREA Living/Dining Combo		LOCKBOX Combination
			TYPE OF LISTING Excl Right w/o Reserve
			AGENT TYPE Sellers Agent

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	\$0.00	Home Warranty Purchased	Unknown
General Tax Year	2024	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$8.38		
Total Specials	\$8.38		

REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, January 28th, 2025 at 2 PM (cst) | BIDDING CLOSING: Thursday, February 6th, 2025 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!!! NO MINIMUM, NO RESERVE!!! This unique property features four lots being sold together, offering endless possibilities. Whether you're looking for a homesite, establish a thriving business, or invest in a mixed-use space, this versatile property is ideal for both residential and commercial opportunities Exterior Features: 4 Lots Totaling 25.67 +/- Acres Multiple Outbuildings/Storage Sheds 36 x 24 Detached Garage In -Ground Pool Storm Shelter Ample Parking Spaces Tillable Ground to the South Home: 1+Bedroom, 1-Bathroom Home 1,335 Total Square Foot Covered Front Porch Large Living/Dining Room Combination Galley-Style Kitchen w/ Stainless Steel Refrigerator, Oven, Dishwasher & Microwave Primary Bedroom off Living Room that Connects to Hallway Full Bathroom w/ Double Sinks & a Walk-in Shower Possible Second Bedroom/Mudroom/Multi-Purpose Room w/ Washer & Dryer Backyard Patio Do not miss out on this multi-purpose property selling with no reserve!!! The two lots north of the railroad are zoned SF-20 Single Family. The top east corner of the main lot is zoned General Office. The remaining area is zoned Limited Commercial. See the zoning map in the property information packet for reference. Any personal property remaining in the property at closing will be considered abandoned property. *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 \$15,000.

AUCTION

Type of Auction Sale	No Minimum - No Reserve	Method of Auction	Online Only
Auction Location	www.mccurdy.com	Auction Offering	Real Estate Only
Auction Date	1/28/2025	Auction Start Time	2:00 PM
Broker Registration Req	Yes	Buyer Premium Y/N	Yes
Premium Amount	0.10	Earnest Money Y/N	Yes
Earnest Amount %/\$	15,000.00	1 - Open for Preview	
1 - Open/Preview Date		1 - Open Start Time	

AUCTION

1 - Open End Time

TERMS OF SALE

Terms of Sale

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.

**McCurdy**
REAL ESTATE & AUCTION**SELLER'S PROPERTY DISCLOSURE
ACKNOWLEDGEMENT**Property Address: 4631 W. 47th St. S. And Additional Lots - Wichita, KS 67215 (the "Real Estate")

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

This is an estate for a person the Administrator has never known and was appointed by the court.

Special Assessments or Fees:

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

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

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

Explanation of Assessment or Fee: _____

Appliances Transferring with the Real Estate:

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

☐ No appliances transfer

☐ All appliances present at the property transfer

☒ Some appliances transfer

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

(Remainder of this page intentionally left blank)

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

SELLER:

Authentisign
Rebecca S. Hess, Administrator

11/07/2024

Signature Date

Rebecca S. Hess

Print

Administrator The Estate of Charles A. Edwardson Sr.

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

Property Address: 4631 W. 47th St, S. And Additional Lots - Wichita, KS 67215

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).

(ii) ☒ 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).

(ii) ☒ 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) ☒ JLR 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.

<u>Rebecca S. Hess, Administrator</u>	<u>11/07/2024</u>		
Seller	Date	Seller	Date
<u>Jason L. Reed</u>	<u>11/07/2024</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



McCurdy
REAL ESTATE & AUCTION

WATER WELL INSPECTION REQUIREMENTS

Property Address: 4631 W. 47th St, S. And Additional Lots - Wichita, KS 67215

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: Unknown

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

If yes, what type? Septic ☒ Lagoon ☒

Location of Lagoon/Septic Access: Lagoon - South of Home



Authentisign
Rebecca S. Hess, Administrator
Owner/Seller

11/07/2024

Date

Owner/Seller

Date

Buyer

Date

Buyer

Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:

4631 W. 47th St, S. And Additional Lots - Wichita, KS 67215

The parties are advised to obtain expert advice in regard to any environmental concerns.

SELLER'S DISCLOSURE (please complete both a and b below)

(a) Presence of groundwater contamination or other environmental concerns (initial one):

 ☒

Seller has no knowledge of groundwater contamination or other environmental concerns; or

Known groundwater contamination or other environmental concerns are:

(b) Records and reports in possession of Seller (initial one):

 ☒

Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or


Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

(c) Buyer has received copies of all information, if any, listed above. (initial)

CERTIFICATION

Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

 11/07/2024
 Seller _____ Date

 Buyer _____ Date

 Seller _____ Date

 Buyer _____ Date

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Hexagon?Valuts



Geographic Information Services

Sedgwick County...
working for you

4631 W. 47th St. S. & Add Lots, Wichita, KS 67215 - Zoning

Date: 10/28/2024

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

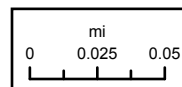
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

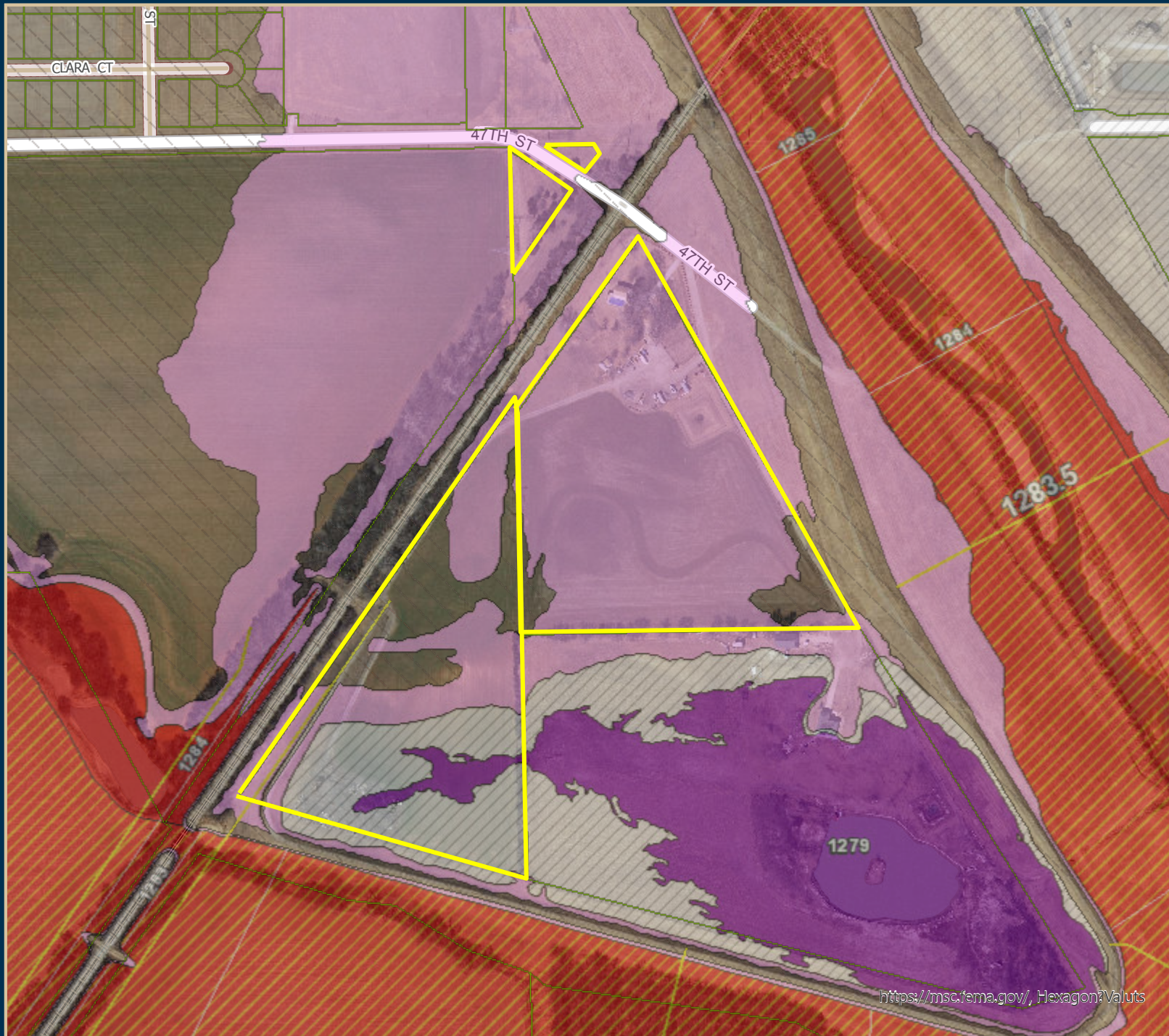
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Sedgwick County, Kansas



1:4,514





Sedgwick County, Kansas



Legend

Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A
A

AE
AE

AE, FLOODWAY
AE, FLOODWAY

AH
AH

AO
AO

X - Area of Special Consideration

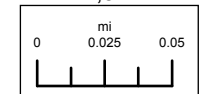
X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X
X

Area Not Included



1:4,514



Date: 10/28/2024

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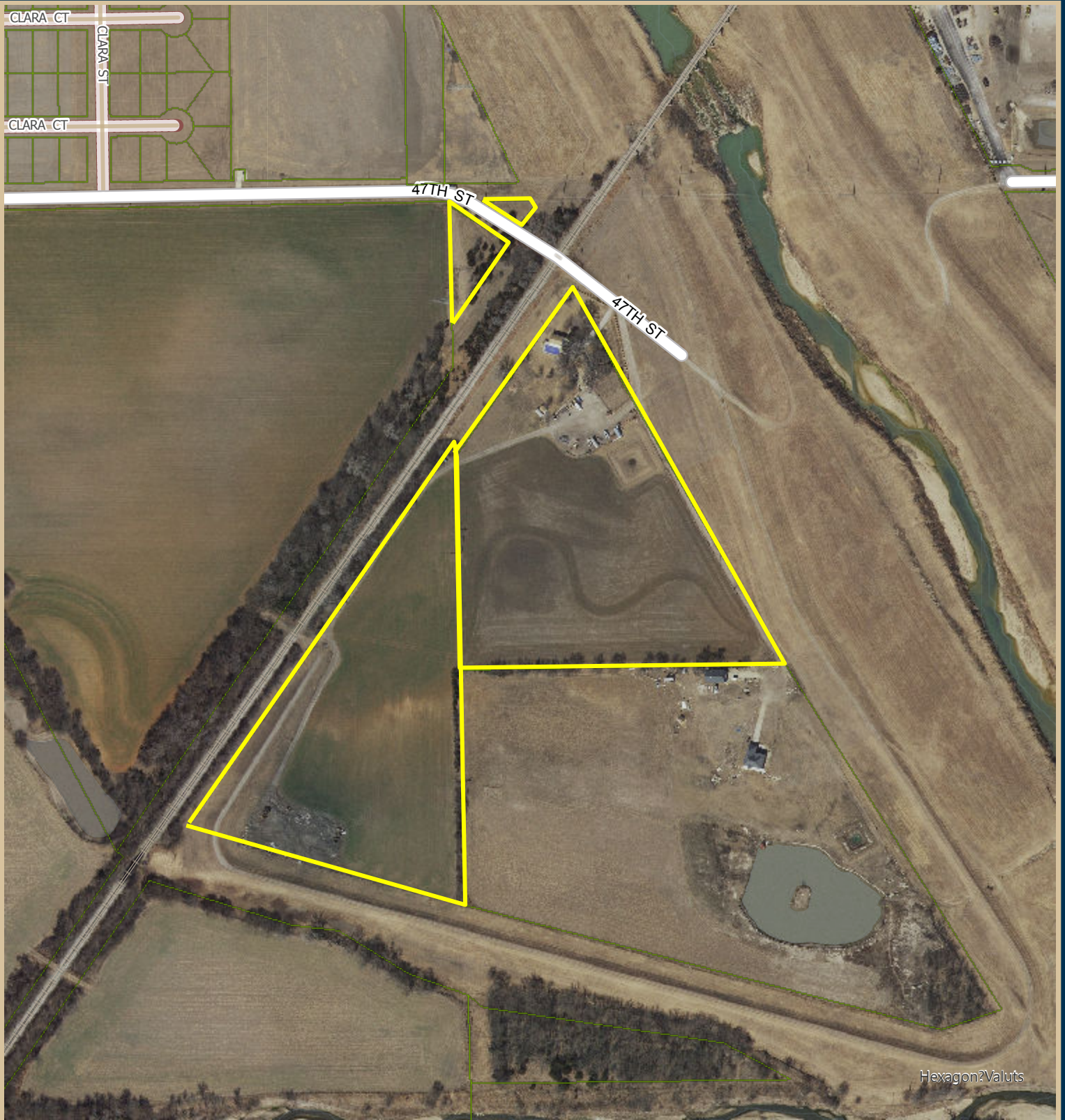


Geographic Information Services

Sedgwick County...
working for you

4631 W. 47th St. S. & Add Lots, Wichita, KS 67215 - Flood Zone

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Geographic Information Services
Sedgwick County...
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4631 W. 47th St. S. & Add Lots, Wichita, KS 67215 - Aerial

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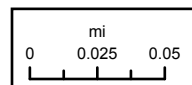
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Date: 10/28/2024

Sedgwick County, Kansas



1:4,514





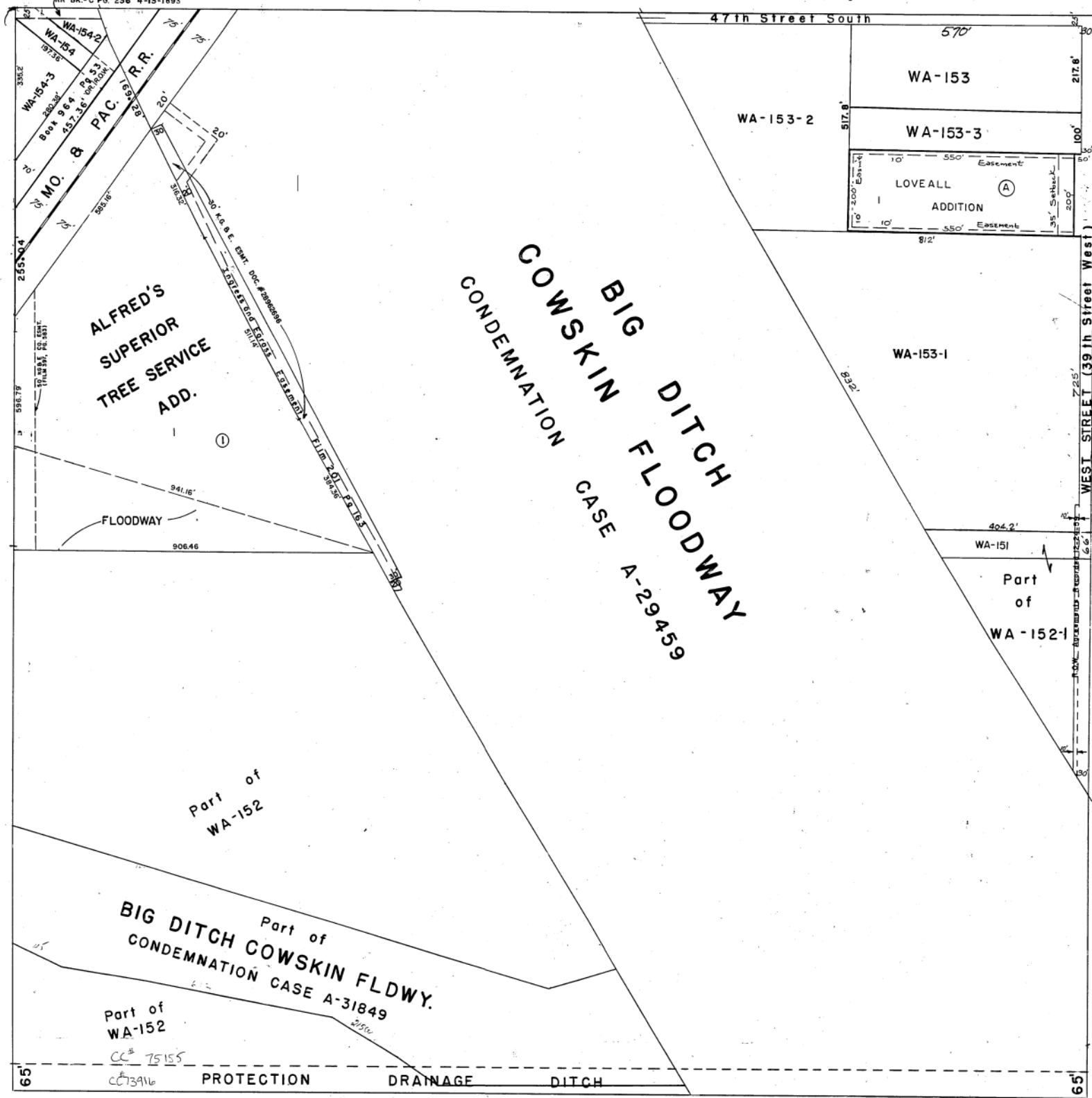
Legend

- Address Labels
- Andover Address Labels
- Roads
- Andover Roads
- Railroads
- Park Labels
- Airports
- Streams
- City Name Labels
- Andover City Label
- Storm Structures
 - Manhole
 - Inlet
 - ▲ Outfall
 - ◆ Other
- Headwalls
- City BMPs
- Private Non-City BMPs
- Storm Conduit
- Open Channel Structures
- Open Channel Conduit
- Water Sample Stations
- Water Hydrants
- Water Valves
- Backflow Devices
- Water Nodes
- Water Mains
 - <all other values>
 - - - Private
- Sewer Manholes
- Sewer Mains

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 4,800





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)*

