



33601 W. 6th St. S. & 22+/- Acres | Garden Plain, KS 67050

AUCTION: BIDDING OPENS: Tues, June 17th @ 2:00 PM
BIDDING CLOSING: Thurs, June 26th @ 2:30 PM & 2:40 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 # 655929
Status Active
Contingency Reason
Area SCKMLS
Address 33601 W 6th
City Garden Plain
Zip 67050
Asking Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms 3
Total Bedrooms 3.00
AG Full Baths 2
AG Half Baths 1
Total Baths 3
Garage Size 4+
Basement None
Levels One Story
Approximate Age 6 - 10 Years
Acreage 1.01 - 5 Acres

Approx. AGLA 2496
AGLA Source Court House
Approx. BFA 0.00
BFA Source Court House
Approx. TFLA 2,496
Lot Size/SqFt 978,793
Number of Acres 22.47

GENERAL

List Agent - Agent Name and Phone Rick W Brock - Office: 316-867-3600
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 1-888-874-0581
Year Built 2016
Parcel ID 167-26-0-21-00-001.00
School District Renwick School District (USD 267)
Elementary School Garden Plain
Middle School Garden Plain
High School Garden Plain
Subdivision NONE LISTED ON TAX RECORD
Legal BEG SE COR NW1/4 W 38 RDS N 96 RDS E 30 RDS N 64 RDS E 8 RDS S 160 RDS TO BEG. EXC 2.99 A DED TO STA

List Date 5/13/2025
Display Address Yes
Days On Market 14
Input Date 5/23/2025 1:58 PM
Update Date 5/23/2025
Status Date 5/23/2025
Price Date 5/23/2025

Master Bedroom Level Main
Master Bedroom Dimensions 19.1 x 13.7
Master Bedroom Flooring Concrete
Living Room Level Main
Living Room Dimensions 48.2 x 19.3
Living Room Flooring Concrete
Kitchen Level Main
Kitchen Dimensions 48.2 x 19.3
Kitchen Flooring Concrete
Room 4 Type
Room 4 Level
Room 4 Dimensions
Room 4 Flooring
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 (Garden Plain) HWY 54 (Kellogg) & S. 343rd SW - North to 6th St. S., East to Home.

FEATURES

ARCHITECTURE Ranch	UTILITIES Septic Propane Gas Private Water	APPLIANCES Dishwasher Disposal Microwave Refrigerator Range/Oven	POSSESSION At Closing
EXTERIOR CONSTRUCTION Frame	BASEMENT / FOUNDATION None	MASTER BEDROOM Master Bdrm on Main Level Master Bedroom Bath Shower/Master Bedroom Two Sinks	PROPOSED FINANCING Other/See Remarks
ROOF Metal	BASEMENT FINISH None	LAUNDRY Main Floor 220-Electric Wash Sink	WARRANTY No Warranty Provided
LOT DESCRIPTION Standard	COOLING Central Electric	INTERIOR AMENITIES Ceiling Fan(s) Central Vacuum Closet-Walk-In Owned Water Softener Security System Wtr Purification/Filtrat. Window Coverings-All Wired for Surround Sound	OWNERSHIP Individual
FRONTAGE Unpaved Frontage	HEATING Floor Furnace Propane-Leased		PROPERTY CONDITION REPORT Yes
EXTERIOR AMENITIES Ag Outbuilding(s) Covered Patio Fence-Other/See Remarks Guttering Irrigation Well Security Light Storm Door(s) Storm Shelter Outbuildings	DINING AREA Kitchen/Family Room		DOCUMENTS ON FILE Ground Water Sellers Prop. Disclosure
GARAGE Attached Detached	KITCHEN FEATURES Desk Eating Bar Island Pantry Range Hood Gas Hookup		SHOWING INSTRUCTIONS Appt Req-Call Showing #
FLOOD INSURANCE Unknown			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	\$5.00		
Total Specials	\$5.00		

REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, June 17th, 2025 at 2 PM (cst) | BIDDING CLOSING: Thursday, June 26th, 2025 at 2:30 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!!! Experience the perfect blend of luxury, functionality, and tranquility with this stunning custom-built ranch-style home, nestled on 4.10± private acres in beautiful Garden Plain. From the inviting full-length covered front porch to the top-tier finishes throughout, this 2,500± sq. ft. masterpiece is built to impress. Exterior Features: 4.10+/- Acre Lot 40x40 Heated and Insulated Garage/Shop Doubled Walled Cement Floors 2-10 Ft. Drive Through Overhead Doors 12x16 Overhead Door Indoor/Outdoor Dog Kennel/Run Attached to Shop 20x20 Shed Custom Built Fire Pit Wired for Potential Hot Tub Sports Field Area Watch Deer, Turkey, and Red-Tailed Hawks from your Porch 2,500+/- Sq.Ft. Custom Built Home Zero Entry Impressive Covered Front and Back Porch Open Floor Plan with Recessed Lighting, Concrete Flooring throughout, and White Trim Kitchen with Huge Island, Quartz Countertops, and Soft-Closing Cabinetry (Throughout the home) Appliances: Industrial Viking Oven Hood GE Profile Stainless Steel Appliances Frigidaire, Side by Side, Stainless Steel Refrigerator/Freezer Gas Stove with Pot Filler 8x8 Walk-In Pantry Reverse Osmosis Drinking Water and Ice Maker Newly Updated Laundry Room Half Bath Primary Bedroom with Ensuite which includes Double Sinks, Water Closet, Walk-In Shower, and Walk-in Closet Two Additional Bedrooms and a Second Full Bath Attached Three-Car Garage with (3) 9-Ft. Overhead Doors Central Vacuum System Water Softener for Entire Home Underground Storm Shelter Built-in Sound System Inside, in the Garage, and Outdoors Utilities Per Seller, Very Energy Efficient Home High Efficiency HVAC 5-Ton Air Conditioner Furnace with Dual Fans and 4 Inch Filter 20 KW Generac Backup Generator with ATS Water for Home and Garage/Shop Heated with Wood-Burning Boiler 3 Water Wells (Drinking & Irrigation) Septic System Propane This one-of-a-kind property is perfect for entertainers, hobbyists, families, and those seeking privacy and space. With high-end finishes, expansive outbuildings, and unmatched outdoor amenities, this is more than a home—it's a lifestyle. This property is being offered separate and together with the adjacent 22+/- acres to the West. *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 \$20n000 for a 30-day close or \$25,000 for a 45-day close.

AUCTION

Type of Auction Sale	Reserve	Method of Auction	Online Only
Auction Location	www.mccurdy.com	Auction Offering	Real Estate Only
Auction Date	6/17/2025	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 %/\$	20,000.00	1 - Open for Preview	
1 - Open/Preview Date		1 - Open Start Time	
1 - Open End Time			

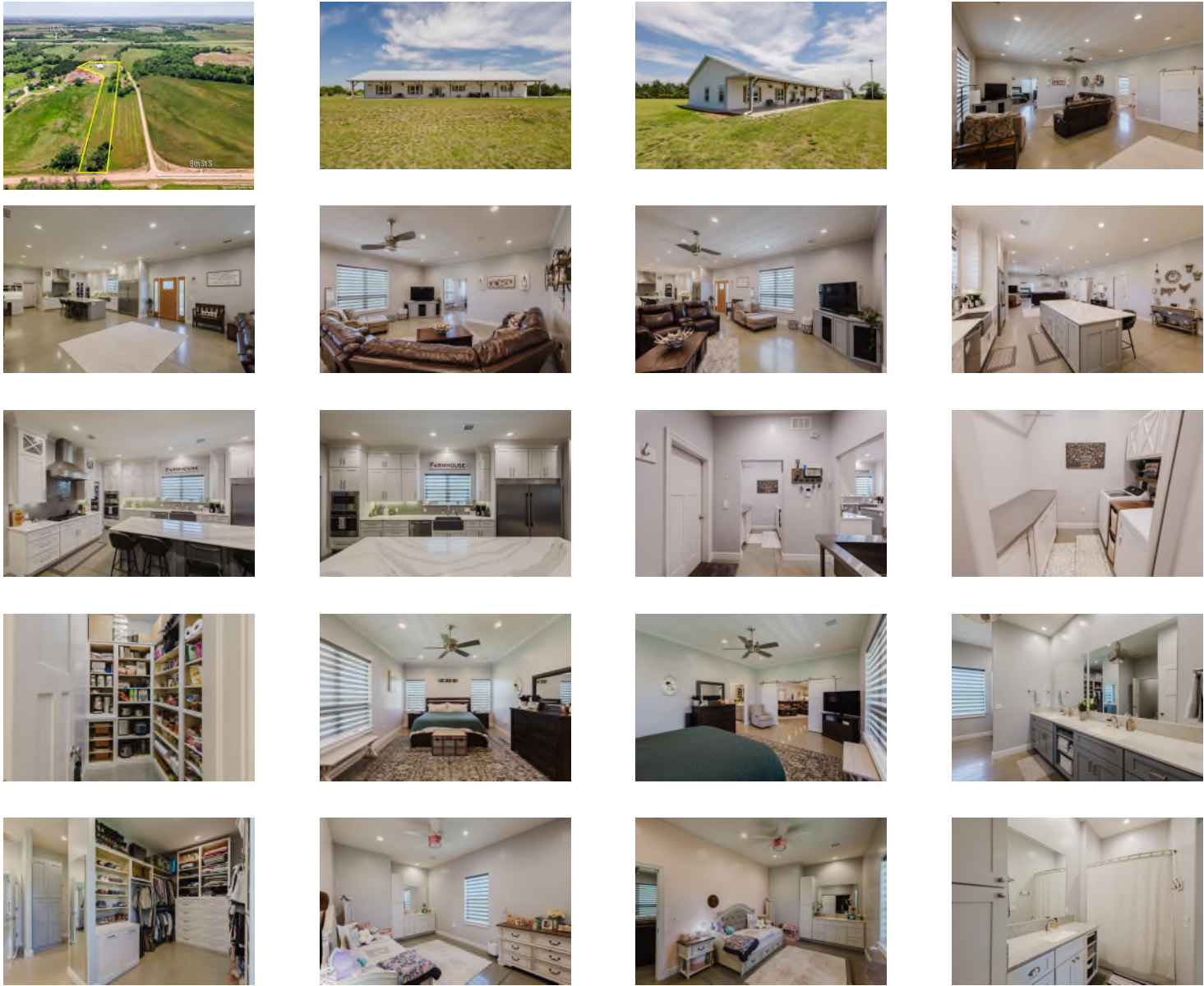
TERMS OF SALE

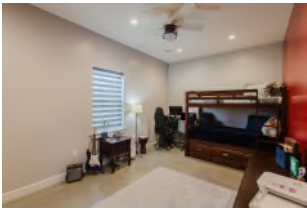
Terms of Sale

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.

ALL FIELDS CUSTOMIZABLE



MLS # 655934
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 22+/- W 6th St. S.
Address 2
City Garden Plain
State KS
Zip 67050
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Rick W Brock - Office: 316-867-3600	List Date	5/13/2025
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	087-167-26-0-21-00-001.00	Virtual Tour Y/N	
Number of Acres	22.47		
Price Per Acre	0.00		
Lot Size/SqFt	978793.2		
School District	Renwick School District (USD 267)		
Elementary School	Garden Plain		
Middle School	Garden Plain		
High School	Garden Plain		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Garden Plain) HWY 54 (Kellogg) & S. 343rd SW - North to 6th St. S., East to Home.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	FLOOD INSURANCE	LOCKBOX
Irregular	None	Unknown	None
TOPOGRAPHIC	OUTBUILDINGS	SALE OPTIONS	AGENT TYPE
Rolling	None	None	Sellers Agent
Treeline	MISCELLANEOUS FEATURES	PROPOSED FINANCING	OWNERSHIP
PRESENT USAGE	None	Other/See Remarks	Individual
None/Vacant	DOCUMENTS ON FILE	POSSESSION	TYPE OF LISTING
ROAD FRONTAGE	Ground Water Addendum	At Closing	Excl Right w/o Reserve
Dirt	Sellers Prop. Disclosure	SHOWING INSTRUCTIONS	BUILDER OPTIONS
UTILITIES AVAILABLE		Call Showing #	Open Builder
Other/See Remarks			

FINANCIAL

Assumable Y/N	No
General Taxes	\$93.71
General Tax Year	2024
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

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AUCTION

Auction Date	6/17/2025	Auction Location	www.mccurdy.com
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	6/25/2025 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

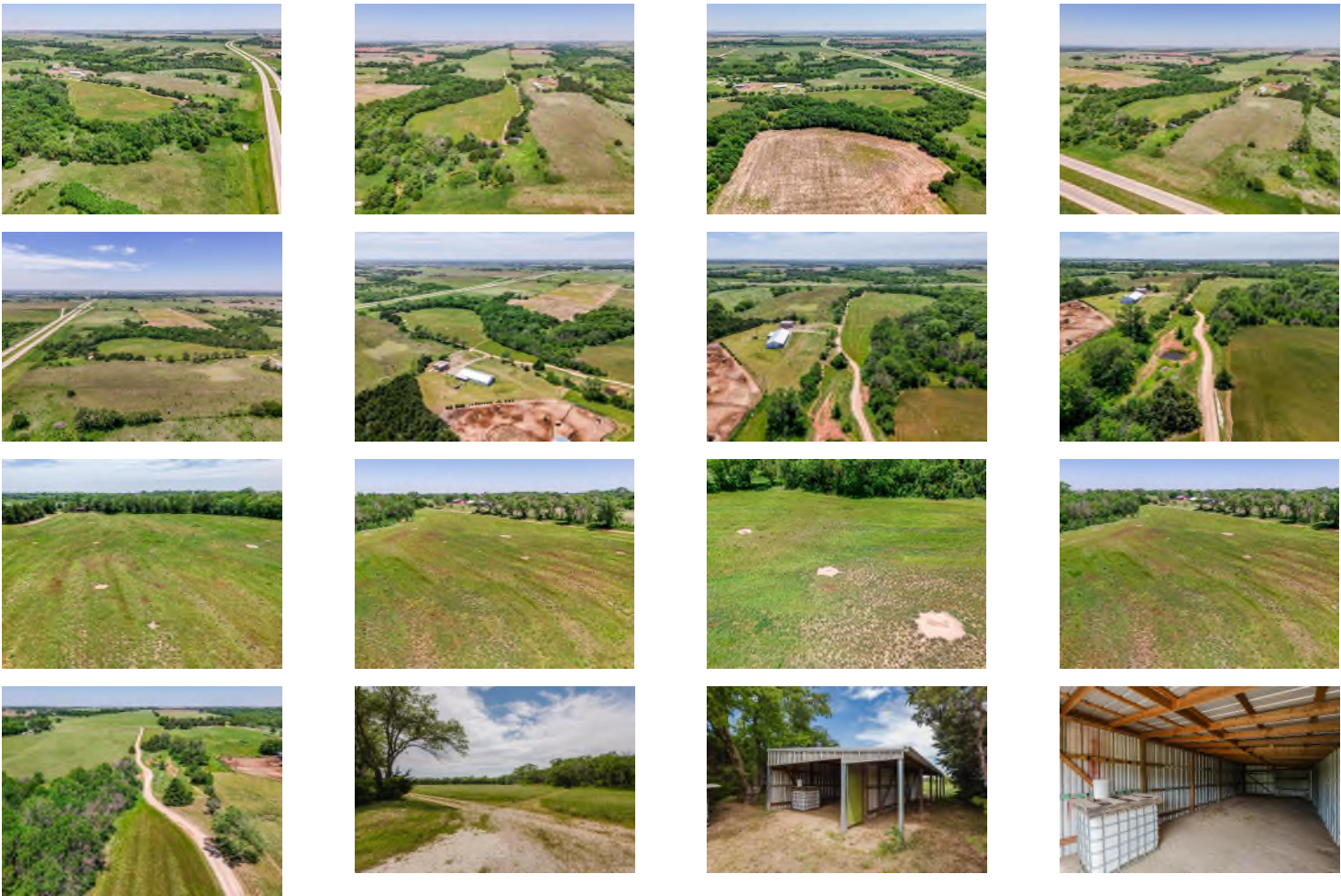
TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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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.



WATER WELL INSPECTION REQUIREMENTS

Property Address: 33601 W. 6th St. S. & Additional Lot - Garden Plain, KS 67050

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: 3 Wells - One is for house and has full RO system.

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

If yes, what type? Septic ☒ Lagoon ☐

Location of Lagoon/Septic Access: North of house.

Authentisign
Tyler J. Rosenhamer

05/13/2025

Owner/Seller

Date

Authentisign
Alyssa A. Rosenhamer

05/13/2025

Owner/Seller

Date

Buyer

Date

Buyer

Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

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

6 33601 W. 6th St. S. & Additional Lot - Garden Plain, KS 67050

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

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

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

10   ☒ Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

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

16   ☒ Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

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

24 **CERTIFICATION**

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

28  05/13/2025

29 Seller _____ Date

Buyer _____ Date

30  05/13/2025

31 Seller _____ Date

Buyer _____ Date

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AVERAGE MONTHLY UTILITIES

MISCELLANEOUS INFORMATION

Property Address: 33601 W. 6th St. S. & Additional Lot - Garden Plain (the "Real Estate") (KS 67206)

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

	Utility Provider Company	12 Month Avg
Electric:	<u>Sedgwick County Electric Coop</u>	<u>185</u>
Water & Sewer:	<u>Well & Septic</u>	<u></u>
Gas Propane:	<u>Central Propane</u>	<u>55</u>

If propane, is tank owned or leased? Owned Leased ☒

If leased, please provide company name and monthly lease amount:

Central Propone - Approx. \$55/month

Appliances that Transfer:

Refrigerator? ☒ Yes No
 Dishwasher? ☒ Yes No
 Stove/Oven? ☒ Yes No
 Microwave? ☒ Yes No

Washer? Yes No ☒
 Dryer? Yes No ☒
 Other?

Homeowners Association: Yes ☒ No

Dues Amount: Yearly Monthly Quarterly

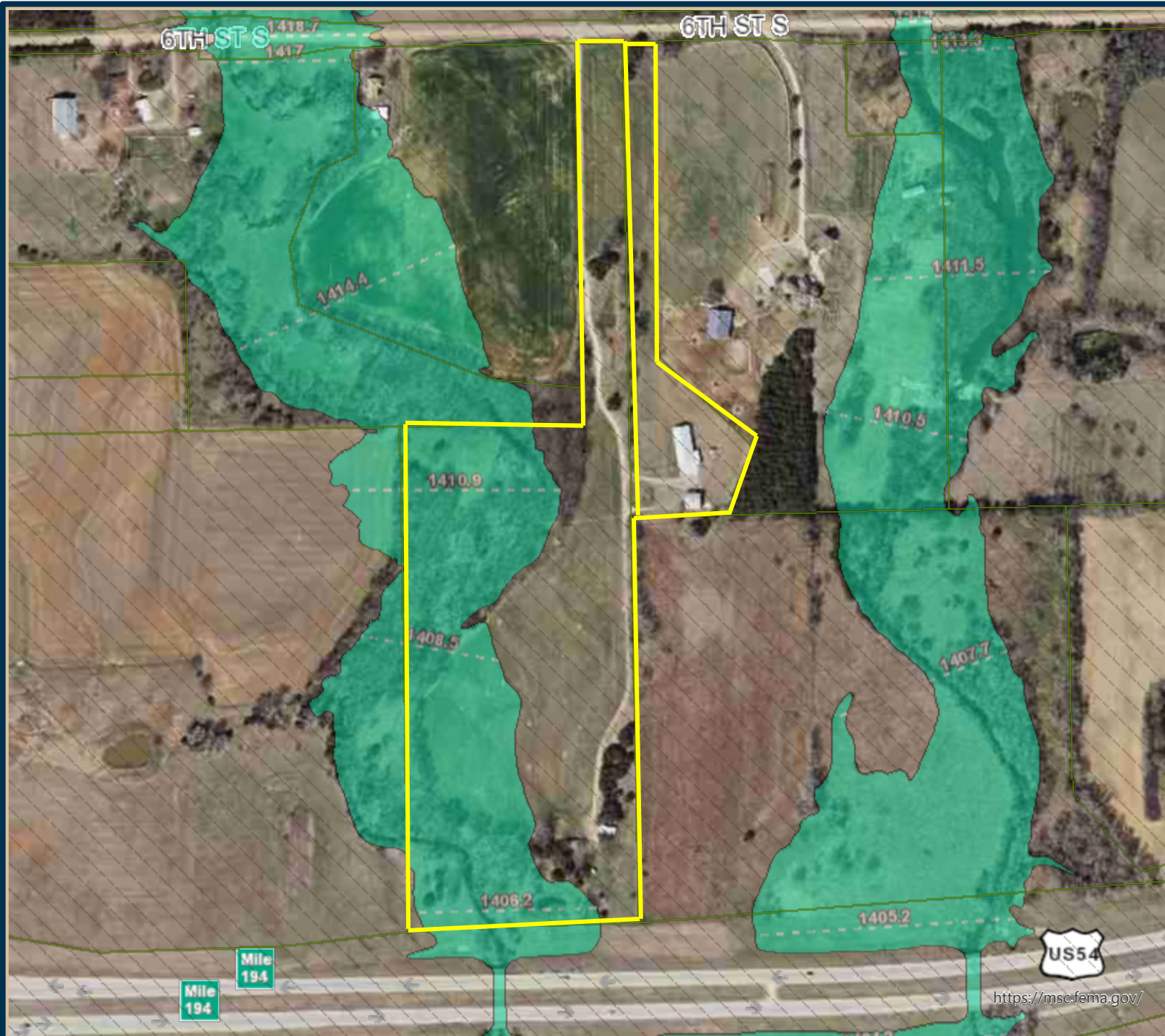
Initiation Fee:

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? n/a

Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.



A scale bar for miles, showing 0, 0.025, and 0.05 miles.



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

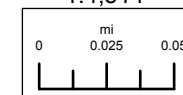
X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X
X,

Area Not Included



1:4,514



Date: 4/24/2025

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.



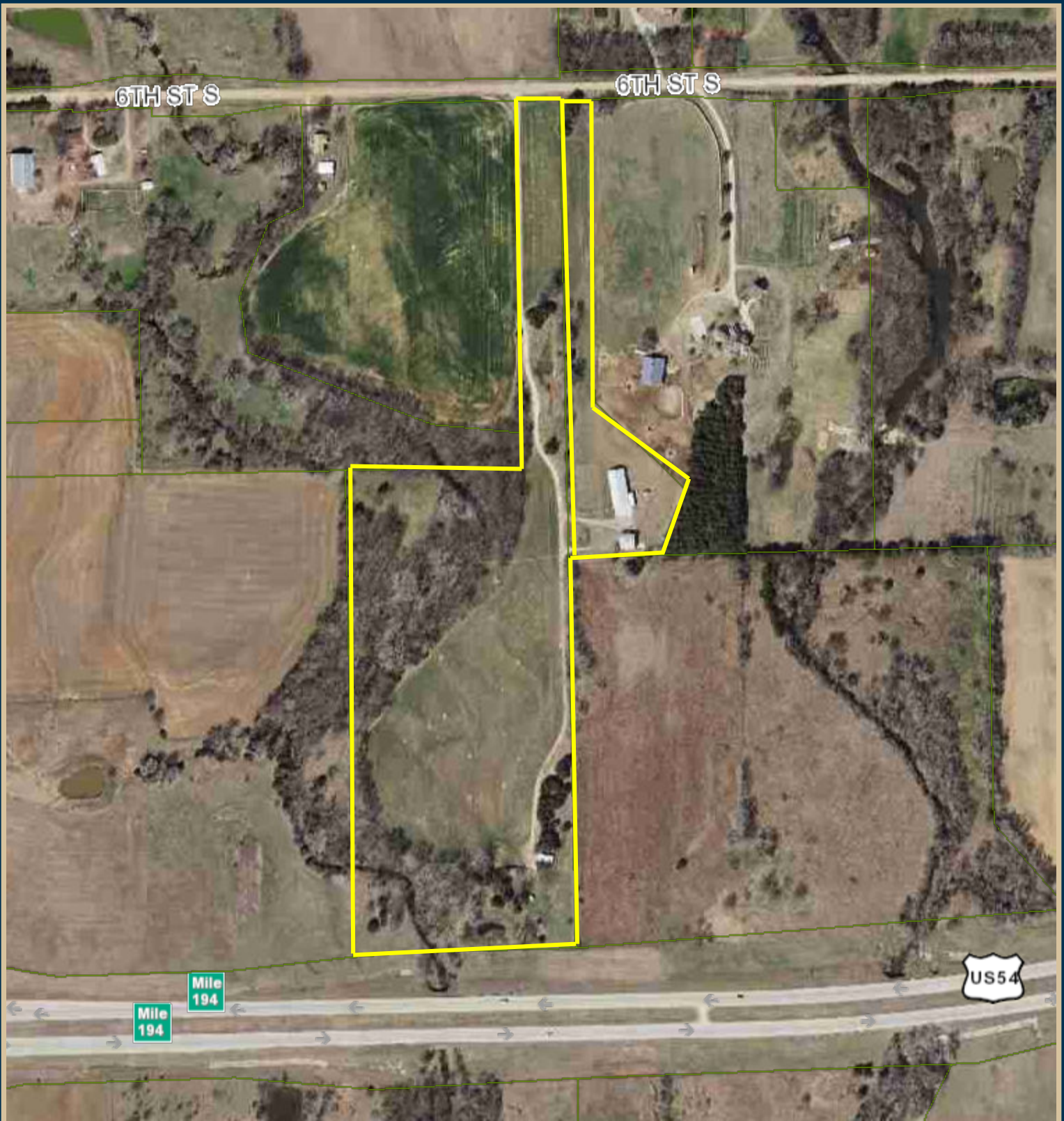
Geographic Information Services

Sedgwick County...
working for you

33601 W 6th St. S., Garden Plain, KS 67050 - Flood Map

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<https://msc.fema.gov/>



Geographic Information Services
Sedgwick County...
working for you

33601 W 6th St. S., Garden Plain, KS 67050 - Aerial Map

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.

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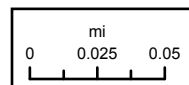
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Date: 4/24/2025

Sedgwick County, Kansas



1:4,514



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*)

