

PROPERTY INFORMATION PACKET

THE DETAILS



2852 NE 160th Ave. | Cheney, KS 67025

AUCTION: BIDDING OPENS: Tues, Sept 23rd @ 2:00 PM
BIDDING CLOSING: Thurs, Oct 10th @ 2:20 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
LEAD-BASED PAINT DISCLOSURE
WATER WELL ORDINANCE
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
BRRETA DISCLOSURE
GUIDE TO AUCTION COSTS

MLS



MLS # 660972
Status Active
Contingency Reason
Area SCKMLS
Address 2852 NE 160
Address 2
City Cheney
Zip 67025
Asking Price \$0
Original Price \$0
Picture Count 36

ERROR: Object reference not
 set to an instance of an object.
 STACK: at
 StaticMap.RenderMap.GetPush
 Pin(String style) in D:\work05
 \360
 \s\ServiceBox\StaticMap\Static
 Map\Render.cs:line 153
 at
 StaticMan.RenderGoogle.<Ren



KEYWORDS

AG Bedrooms	5	Approx. AGLA	2188
Total Bedrooms	5.00	AGLA Source	Court House
AG Full Baths	3	Approx. BFA	1508.00
AG Half Baths	0	BFA Source	Court House
Total Full Baths	3	Approx. TFLA	3,696
Total Half Baths	1	Lot Size/SqFt	1,611,720
Total Baths	4	Number of Acres	37.00
Garage Size	3		
Basement	Yes - Finished		
Levels	One Story		
Approximate Age	21 - 35 Years		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	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	1992
Parcel ID	016-24-0-00-00-005.00-0	School District	Cheney School District (USD 268)
Elementary School	Cheney	Middle School	Cheney
High School	Cheney	Subdivision	NONE LISTED ON TAX RECORD
Legal	S24, T27, R05W, ACRES 37, NW4 NW4 EXC BEG S30 OF NE COR; W328, SELY 493.85, N230 TO POB	List Date	8/20/2025
Virtual Tour Y/N		Days On Market	9
Input Date	8/29/2025 8:42 AM	Update Date	8/29/2025
Status Date	8/29/2025	Price Date	8/29/2025
Display Address	Yes		

ROOMS

Master Bedroom Level	Main	Master Bedroom Dimensions	18.7x15
Master Bedroom Flooring	Carpet	Living Room Level	Basement
Living Room Dimensions	25.4x16.7	Living Room Flooring	Tile
Kitchen Level	Basement	Kitchen Dimensions	12.7x11.10
Kitchen Flooring	Tile	Room 1 Type	
Room 2 Type		Room 3 Type	
Room 4 Level	Main	Room 4 Type	Bedroom
Room 4 Dimensions	14.1x11	Room 4 Flooring	Carpet
Room 5 Level	Main	Room 5 Type	Bedroom
Room 5 Dimensions	11.7x11.11	Room 5 Flooring	Carpet
Room 6 Level	Main	Room 6 Type	Bedroom
Room 6 Dimensions	11.1x16.7	Room 6 Flooring	Carpet
Room 7 Level	Main	Room 7 Type	Bedroom
Room 7 Dimensions	11.4x16.7	Room 7 Flooring	Carpet
Room 8 Level	Main	Room 8 Type	Office
Room 8 Dimensions	18.8x12.1	Room 8 Flooring	Carpet
Room 9 Level	Basement	Room 9 Type	Dining Room
Room 9 Dimensions	20.10x12.11	Room 9 Flooring	Tile
Room 10 Level	Basement	Room 10 Type	Bonus Room
Room 10 Dimensions	20.10x12.11	Room 10 Flooring	Tile
Room 11 Level	Basement	Room 11 Type	Mud Room
Room 11 Dimensions	11.11x8.11	Room 11 Flooring	Tile

ROOMS

Room 12 Level	Basement	Room 12 Type	Laundry
Room 12 Dimensions	10.1x9.7	Room 12 Flooring	Concrete

DIRECTIONS

Directions Cheney - W. 31st St. & Main - West on 31st, North on Lk Rd./S. 391st St. W., West on 6th/NE 20th, North on 160th St.

FEATURES

ARCHITECTURE Ranch	UTILITIES Septic Propane Gas Private Water	KITCHEN FEATURES Eating Bar Pantry Tile Counters	INTERIOR AMENITIES Ceiling Fan(s) Central Vacuum Fireplace Doors/Screens Owned Water Softener Vaulted Ceiling Window Coverings-Part
EXTERIOR CONSTRUCTION Masonry-Brick	BASEMENT / FOUNDATION Walk Out At Grade View Out	APPLIANCES Dishwasher Disposal Microwave Refrigerator Range/Oven Trash Compactor Washer Dryer	POSSESSION At Closing
ROOF Composition	BASEMENT FINISH 1/2 Bath Kitchen Bsmt Living Room Bsmt Dining Room Bsmt Bonus Room Bsmt Laundry Bsmt Mud Room	MASTER BEDROOM Master Bdrm on Main Level Sep. Tub/Shower/Mstr Bdrm Two Sinks Jetted Tub	PROPOSED FINANCING Other/See Remarks
LOT DESCRIPTION Corner Irregular Pond/Lake Wooded	COOLING Central Electric	AG OTHER ROOMS Office	WARRANTY No Warranty Provided
FRONTAGE Unpaved Frontage	HEATING Forced Air Propane-Owned	LAUNDRY Basement Separate Room 220-Electric	OWNERSHIP Individual
EXTERIOR AMENITIES Patio Dock Fence-Wrought Iron/Alum Horses Allowed Hot Tub Irrigation Well Security Light Storm Windows/Ins Glass Outbuildings	DINING AREA Eating Bar Eating Space in Kitchen		PROPERTY CONDITION REPORT Yes
GARAGE Attached	FIREPLACE One Living Room Woodburning Gas Starter		DOCUMENTS ON FILE Other/See Remarks
FLOOD INSURANCE Unknown			SHOWING INSTRUCTIONS Appt Req-Call Showing #
			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	\$7,774.00	Home Warranty Purchased	Unknown
General Tax Year	2024	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, September 23rd, 2025 at 2 PM (cst) | BIDDING CLOSING: Thursday, October 2nd, 2025 at 2:20 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!!! We are proud to partner with Floyd Auction and Real Estate to present 2852 NE 160th Ave - a premier country estate! This meticulously maintained 37± acre property represents a rare opportunity that showcases exceptional pride of ownership and the perfect balance of rural tranquility with convenient access to urban amenities. The centerpiece of this property is a large, fully stocked main pond positioned in the heart of the estate, complete with aerators and a walkout dock. Stocked last fall with crappie, channel catfish, grass carp, bluegill, redear sunfish, and bass, this pond offers exceptional fishing and recreational opportunities. A second overflow pond feeds into a natural creek, creating beautiful water features throughout the landscape. The well-cared-for brick main home offers 5 bedrooms and 3.5 bathrooms across 3,696±square feet of thoughtfully designed living space. The upstairs features all 5 bedrooms and 3 full bathrooms, including a luxurious primary suite with a large ensuite, walk-in closet, soaking tub, and separate shower. Four additional bedrooms include two that share a convenient jack-and-jill bathroom, plus a large office area or sitting room. Recent improvements include an all-new water supply, plumbing, and new windows installed over the past 7 years. A propane-connected generator ensures uninterrupted power, while a sprinkler irrigation system maintains the landscaping around the home. The walkout at-grade lower level features a kitchen, living room, half bath, sitting room, laundry, and mud room/pantry area, opening to a large concrete patio with a hot tub that stays with the property - perfect for relaxing or entertaining while enjoying the peaceful country setting. The attached 3-car garage includes a safe room for added security. The property is enhanced by mature trees and wooded cover throughout, providing natural beauty, privacy, and wildlife habitat. Approximately 9.5 acres to the south are used as hay meadow with its own drive access off of 160th Avenue, offering opportunities for expansion or an additional homesite. Outdoor amenities include a 36x52 shop building with overhead door, electric service, large concrete footings and floors, plus an additional room. Two horse stables with tack room are attached, complete with pipe-fenced runs and paddocks featuring automatic waterers. An approximately 150ft x 250ft pipe-fenced riding arena provides ample space for riding or roping. Another amazing feature of this property is a charming guest house/cabin perfect for guests or having your own spot to gateway. It also has all new plumbing, new septic system, and its own electric meter, including a sleeping area, living area, fully remodeled bathroom, and kitchenette. Features: 37± meticulously maintained acres with ponds and mature trees Well-cared-for brick home with 5 bedrooms, 3.5 bathrooms (3,696± sq ft) Master suite with ensuite, *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 check, or immediately available, certified funds in the amount of \$60,000 for 30 days or \$75,000 for 45 days.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	9/27/2025	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Buyer Premium Y/N	Yes	2 - Open End Time
Premium Amount	0.10	3 - Open for Preview
Earnest Money Y/N	Yes	3 - Open/Preview Date
Earnest Amount %/\$	60,000.00	3 - Open Start Time
Auction End Date	10/2/2025	3 - Open End Time
Auction End Time	2:20pm	

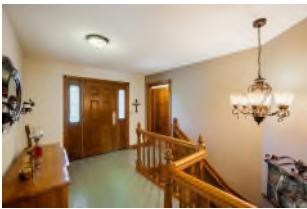
TERMS OF SALE

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 Statement

(To be completed by Seller)

Property Address 2852 NE 160th Ave. Cheney, KS Date _____

Approximate age of property _____ Date of Purchase _____

Real estate transactions generally run smoother if all pertinent information pertaining to the property is disclosed prior to the actual contract date. Please be as complete and accurate as possible. This form is not a warranty or guarantee of any kind by Seller, or any Broker(s) involved in the transaction, and is not a substitute for Buyer having the property carefully examined for potential problems or defects by qualified professionals. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential Buyer of the property will rely upon the accuracy of facts and opinions set forth in the Statement.

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

1. APPLIANCES	Works	Does Not Work	None/Not Included
a) Central Vacuum System	☒		
b) Clothes Dryer	☒		
c) Clothes Washer	☒		
d) Dishwasher	☒		
e) Disposal	☒		
f) Exterior Attached Gas Grill		☒	
g) Freezer	☒		
h) Microwave	☒		
Built In (Circle One) YES <u>NO</u>			
i) Oven	☒		
j) Range (Circle One) GAS <u>ELECTRIC</u>	☒		
k) Range/Vent Hood	☒		
Vented Outside (Circle One) YES <u>NO</u>			
l) Refrigerator	☒		
m) Room Air Conditioner			
n) Trash Compactor	☒	☒	
Other:			
Other:			
Comments: <u>Not sure if trash compactor works. I just use as trash</u>			

2. ELECTRICAL	Works	Does Not Work	None/Not Included
a) Air Purifier			☒
b) Ceiling Fan(s)	☒		
c) Door Bell	☒		
d) Garage Door Opener - # of Remotes <u>(3)</u>	☒		
e) Keypad Entry			☒
f) Indoor Telephone Wiring/Blocks/Jacks	☒		
g) Intercom			☒
h) Light Fixtures	☒		
i) Security System (Circle One) Own/Lease			☒
Monitored by:			
j) Smoke/Fire Alarm (Circle One) Own/Lease			
Monitored by:			
k) Smoke Detector(s)	☒		
l) Switches/Outlets	☒		
m) Vent Fan(s)	☒		
n) Wiring, Aluminum			
o) Wiring, Copper	☒		
p) 220 Volt	☒		
Service Panel Total Amps:			
q) Who is your Electrical Provider? <u>Sedgewick County Elect</u>			
Comments: <u>Generator - transfer 2017</u>			

Seller Initials: SDM

Seller Initials: fn

Buyer Initials: _____

Buyer Initials: _____

3. PLUMBING/WATER SYSTEMS	Works	Does Not Work	None/Not Included
a) Hot Tub/Spa	☒		
b) Instant Hot Water			☒
c) Jet Tub	☒		
d) Plumbing Fixtures	☒		
e) Plumbing Pipes	☒		
f) Pool			☒
g) Pool Equipment			☒
h) Sauna			☒
i) Septic or Lagoon (Circle One)	☒		
j) Sump Pump	☒		
k) Backup Sump Pump/Battery			
l) Water Heater (Circle One) Elec. ☒ Gas ☒			
Year Installed: 2024 Gallons: 40			
m) Water Softener			
(Circle One) Own ☒ Rent/Lease ☒			
Company: 2019			
n) Water Purifier/Reverse Osmosis	☒		
o) Well or Cistern (Circle One)	☒		
p) Underground Sprinkler System			☒
Backflow Device (Circle One) YES NO			
Date Last Tested or Inspected:			
Comments:			

4. HEATING & COOLING SYSTEMS	Works	Does Not Work	None/Not Included
a) Cooling System	☒		
Type: Carrier Forced Air			
Age: 2021			
b) Electronic Air Filter			☒
c) Fireplace (Circle One) ☒ Wood ☒ Gas	☒		
d) Fireplace - Gas Starter	☒		
e) Fireplace Insert			☒
f) Heating System	☒		
Type: Carrier Forced Air			
Age: 2021			
g) Humidifier			☒
h) Propane Tank	☒		
(Circle One) Own ☒ Rent/Lease ☒			
Company: Central Gas Garden Plains			
i) Solar Equipment			☒
j) Window/Wall Air Conditioning Units			☒
k) Whole House Attic Fan	☒		
l) Wood Burning Stove			☒
Chimney/Flue - Date Last Cleaned: 2023			
Comments:			

5. MEDIA	Works	Does Not Work	None/Not Included
a) Attached Antennas			☒
b) Attached Television Mount(s)	☒		
c) Cable TV Wiring/Jacks			
d) Projector(s)			
e) Projector Screen(s)			
f) Satellite Dish	☒		
g) Surround Sound Speakers			☒
h) Wired for Surround Sound			☒
Comments: mounted TV's + transfer			

6. ROOF/ EXTERIOR WALLS/INSULATION	YES	NO	DO NOT KNOW
a) Approximate Age of Roof Surface: _____ Roof Surface Type: _____			
b) Are you aware of any leaks in the roof during your ownership?		☒	
c) Has the roof been replaced/repared during your ownership?		☒	
d) Do you know of any problems with roof/rain gutters?		☒	
e) Does the structure include an Exterior Insulated Finish System (EIFS)?		☒	
f) Are you aware of any past/present moisture problems?		☒	
g) Circle locations of insulation: ☒ Ceiling/Attic ☒ Walls ☒ Floors	☒		
If you answered YES to any of the above, please identify and explain:			

Seller Initials: SON
 Seller Initials: [Signature]

Buyer Initials: _____
 Buyer Initials: _____

7. STRUCTURAL/FOUNDATION/WALLS	YES	NO	DO NOT KNOW
a) Are you aware of any past/present movement, shifting, deterioration or other problems with wall or foundation?		✓	
b) Are you aware of any past/present cracks or flaws in the walls, floors or foundation?		✓	
c) Are you aware of any past/present water or dampness in basement/crawl space?		✓	
d) Are you aware of any past/present problems with driveways, walkways, patios or retaining walls?		✓	
e) Are you aware of any repairs or attempts to control any of the above?		✓	
f) Check all that are applicable: ☐ Basement ☐ Crawl Space ☐ Slab			
If you answered YES to any of the above, please identify and explain:			

8. WATER/DRAINAGE/SEWAGE	YES	NO	DO NOT KNOW
a) Is property connected to City Water?		✓	
b) Is property connected to Rural Water? If YES, list District # _____ and Phone# _____		✓	
c) Is the property located in a federally designated flood plain or wetlands area?		✓	
d) Has the property ever had a drainage problem during your ownership?		✓	
e) To your knowledge, have any neighbors ever complained that subject property causes them drainage problems?		✓	
f) If on well water, has water ever been tested?	✓		
If YES, did results show any contamination?		✓	
g) Is the property connected to a public sewer system?		✓	
h) Is sewer available?			
i) Is there a septic tank/lagoon system serving the property?	✓		
If YES, when was it last serviced or cleaned?		✓	
j) Are you aware of any past/present problems relating to the septic tank/lagoon/sewer system?		✓	
If you answered YES to any of the above, please identify and explain:			

9. BOUNDARIES/LAND/RESTRICTIONS/COVENANTS	YES	NO	DO NOT KNOW
a) Do you have a copy of a pin survey or an improvement location report? If YES, please circle which one and attach a copy if available.			✓
b) Are the property boundaries marked with survey pins?			
c) Are there any encroachments or boundary disputes?		✓	
d) Is there fencing on the property?	✓		
If YES, does the fencing belong to the property?	✓		
f) Are there property features that are shared in common with adjoining landowners, such as walls, fences, roads or driveways?			✓
If YES, who has the responsibility for maintenance?			
g) Do you know of any sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property?		✓	
h) Are there any zoning, building, or restrictive covenant violations?		✓	
i) Is property subject to rules or regulations of a home owners association?		✓	
j) Are you aware of any conditions that may result in an increase in association assessments?		✓	
k) Are you aware of any pending action by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, zoning changes, annexation, school district changes, etc.)?		✓	
l) Are you aware of any pending bonds or assessments that apply to this property?		✓	
m) Is the property in the city limits?		✓	
If you answered YES to any of the above, please identify and explain:			

Seller Initials: SONSeller Initials: [Signature]

Buyer Initials: _____

Buyer Initials: _____

10. ENVIRONMENTAL DISCLOSURE	YES	NO	DO NOT KNOW
a) Are you aware of the following hazardous or questionable environmental conditions on the property: Lead paint, radon gas in house or well, asbestos insulation or products, urea formaldehyde foam insulation, underground storage tanks, gas/oil wells, methane gas, radioactive material, landfill, mineshaft, expansive fill, toxic materials, discoloration of soil or vegetation, or oil sheers in wet areas?		✓	
b) Are you aware of noxious weeds or plants?		✓	
c) Are you aware of any other condition that you deem to be a hazardous or questionable environmental condition?		✓	
If you answered YES to any of the above, please identify and explain:			

11. OTHER DISCLOSURES:	YES	NO	DO NOT KNOW
a) Are you aware of any additions or alterations to the property without a building permit?		✓	
b) Is the present use a non-conforming use?		✓	
c) Do all bedrooms below grade have a fire egress window?		✓	
d) Have you kept pets in the dwelling?		✓	
e) When were the following last cleaned? Fireplace 2023 ; Wood Stove ; Chimney 2023 ; Flue 2023			
If you answered YES to any of the above, please identify and explain:			

12. DAMAGE DISCLOSURES:	YES	NO	DO NOT KNOW
a) Are any trees or shrubs diseased or dead?	✓		
b) Do you have any knowledge of termites, other wood destroying insects, or dry rot on or affecting the property?		✓	
c) Are you aware of any damage to the property caused by termites, other wood destroying insects, or dry rot?		✓	
d) Is the property currently under warranty by a licensed pest control company? If YES, name of company:		✓	
e) Have you had any termite/pest control reports or treatments for the property? If YES, name of company:		✓	
f) Are you aware of any present/past damage due to wind, fire, flood, termites, other wood destroying insects, dry rot, rodents, or pets?		✓	
g) Have you had any insurance claims during your ownership? If YES, were repairs made? YES NO	✓		
h) Are you aware of any other facts, conditions or circumstances that may affect the value, beneficial use, or desirability of this property?		✓	
If you answered YES to any of the above, please identify and explain: Basement plumbing lines all replaced			

13. LEASES/EASEMENTS/OIL, GAS & MINERAL RIGHTS	YES	NO	DO NOT KNOW
a) Are you aware of any oil or gas leases? Company:		✓	
b) Are you aware of any wind leases? Company:		✓	
c) Are you aware of any water leases? Company:		✓	
d) Are you aware of any hunting leases? With whom:		✓	
e) Are of you aware of any other leases not listed above? Company:		✓	
f) Are you aware of any rights-of-way or easements? Company:		✓	
g) Seller has severed mineral rights from the property.		✓	
h) Seller has severed the oil and gas rights from the property.		✓	
If you answered YES to any of the above, please identify and explain:			

Seller Initials: SPN
 Seller Initials: SPN

Buyer Initials: _____
 Buyer Initials: _____

Check One:

 Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller agrees to notify Buyer of any additional items that may become known to the Seller before closing. Seller further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.

 Seller (or Seller's representative) has not occupied or personally managed this property in the past years and may not be familiar with all conditions represented in this form. Seller, therefore, may be unable to make representation as to all conditions.

Seller(s) *[Signature]* Date 8-20-25 Seller(s) *[Signature]* Date 8-20-25

Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspector. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. Buyer acknowledges that neither the seller nor any Broker or Agent involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer also acknowledges that he has read and received a signed copy of this statement from Seller or Seller's agent.

Buyer acknowledges that he has been advised 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. Buyer has been advised that information regarding those registrants may be available through the Kansas bureau of Investigation (home page address: www.ink.org/public/kbi) or by contacting the local sheriff's office.

Buyer acknowledges that Seller does no warrant code compliance. Buyer further acknowledges and agrees that the disclosures set forth above by Seller are not a warranty of any kind by Seller or Real Estate Broker(s), which can form the basis of any civil action for damages.

Buyer(s) _____ Date _____ Buyer(s) _____ Date _____

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).

SON (ii) JA 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).

SON (ii) JA 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) JA 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>JA</u> Seller	<u>8-20-25</u> Date	_____ Seller	_____ Date
<u>Sharon D. Nye</u> Purchaser	<u>8/20/25</u> Date	_____ Purchaser	_____ Date
<u>JA</u> Agent	<u>8/25/25</u> Date	_____ Agent	_____ Date



McCurdy
REAL ESTATE & AUCTION

WATER WELL INSPECTION REQUIREMENTS

Property Address: 2852 NE 160 Ave - Cheney, KS 67025

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 X NO _____

If yes, what type? Irrigation X Drinking X Other _____

Location of Well: West of Home

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

If yes, what type? Septic X Lagoon _____

Location of Lagoon/Septic Access: East of Home

Owner/Seller [Signature] 8-20-25 Date

Owner/Seller [Signature] 8-20-25 Date

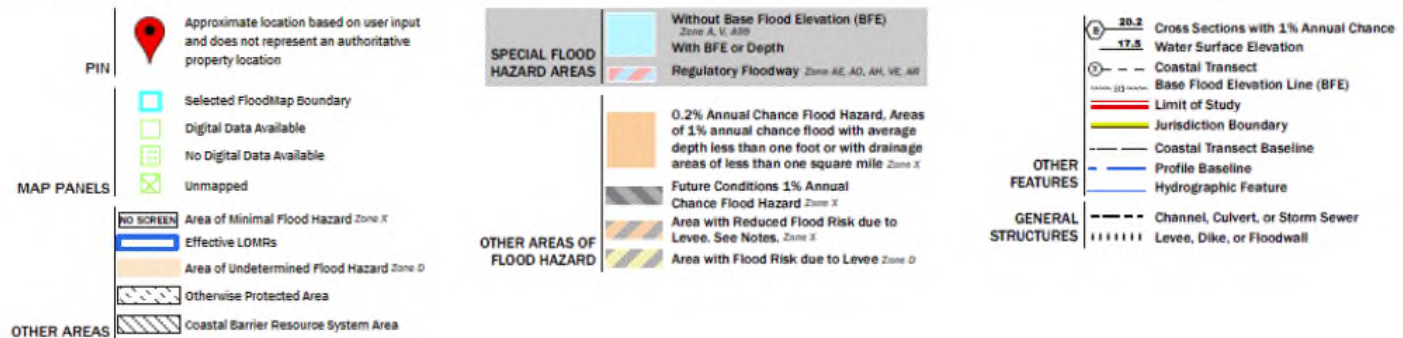
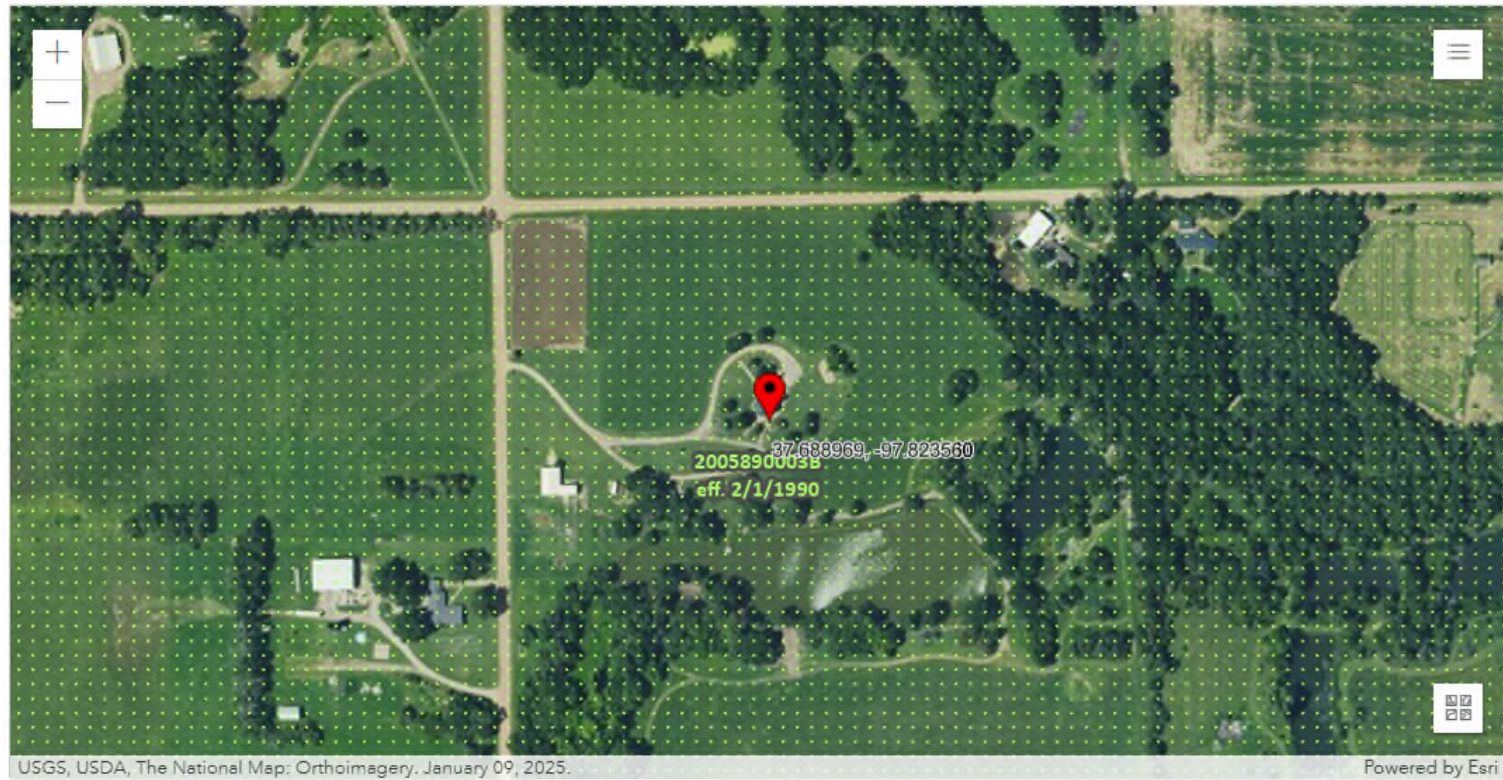
Buyer _____ Date

Buyer _____ Date

2852 NE 160 Ave, Cheney, KS 67025 - Zoning A-1 Agricultural



2852 NE 160 Ave, Cheney, KS 67025 – FEMA No Digital Data Available



2852 NE 160 Ave, Cheney, KS 67025 - Aerial



Real Estate Brokerage Relationships

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

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

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

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

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

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

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

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

The transaction broker is responsible for performing the following duties:

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

Agents and Transaction Brokers have no duty to:

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

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

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

GUIDE TO 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)*

