



10558 N. Broadway St. | Valley Center, KS 67147

AUCTION: BIDDING OPENS: Tues, Nov 11th @ 2:00 PM

BIDDING CLOSING: Thurs, Nov 20th @ 2:00 PM

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



McCurdy
REAL ESTATE & AUCTION

ALL FIELDS CUSTOMIZABLE



MLS # 663704
Status Active
Contingency Reason
Area SCKMLS
Address 10558 N Broadway
City Valley Center
Zip 67147
Asking Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms	4	Approx. AGLA	1512
Total Bedrooms	5.00	AGLA Source	Court House
AG Full Baths	2	Approx. BFA	1512.00
AG Half Baths	0	BFA Source	Measured
Total Baths	3	Approx. TFLA	3,024
Garage Size	2	Lot Size/SqFt	3,256,546
Basement	Yes - Partially Finished	Number of Acres	74.76
Levels	One Story		
Approximate Age	21 - 35 Years		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone	Rick W Brock - Office: 316-867-3600	Master Bedroom Level	Main
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Master Bedroom Dimensions	13.1 x 11.11
Co-List Agent - Agent Name and Phone		Master Bedroom Flooring	Carpet
Co-List Office - Office Name and Phone		Living Room Level	Main
Showing Phone	1-888-874-0581	Living Room Dimensions	18.8 x 13.1
Year Built	1999	Living Room Flooring	Carpet
Parcel ID	025-16-0-31-00-001.00	Kitchen Level	Main
School District	Valley Center Pub School (USD 262)	Kitchen Dimensions	11.11 x 9.6
Elementary School	Valley Center	Kitchen Flooring	Laminate - Other
Middle School	Valley Center	Room 4 Type	Bedroom
High School	Valley Center	Room 4 Level	Main
Subdivision	NONE LISTED ON TAX RECORD	Room 4 Dimensions	9.4 x 10.8
Legal	N 1/2 SW 1/4 EXC I-35 & EXC CC 92066 FOR HWY SEC 16-25-1E	Room 4 Flooring	Carpet
List Date	10/17/2025	Room 5 Type	Bedroom
Display Address	Yes	Room 5 Level	Main
Days On Market	4	Room 5 Dimensions	9.6 x 9
Input Date	10/21/2025 2:17 PM	Room 5 Flooring	Carpet
Update Date	10/21/2025	Room 6 Type	Bedroom
Status Date	10/21/2025	Room 6 Level	Main
Price Date	10/21/2025	Room 6 Dimensions	8.3 x 13.1
		Room 6 Flooring	Carpet
		Room 7 Type	Bedroom
		Room 7 Level	Basement
		Room 7 Dimensions	12.5 x 12.10
		Room 7 Flooring	Carpet
		Room 8 Type	Family Room
		Room 8 Level	Basement
		Room 8 Dimensions	12.7 x 27.3
		Room 8 Flooring	Carpet
		Room 9 Type	Add. Finished Room
		Room 9 Level	Basement
		Room 9 Dimensions	12.7 x 10.1
		Room 9 Flooring	Carpet
		Room 10 Type	Laundry
		Room 10 Level	Main
		Room 10 Dimensions	9 x 7.6
		Room 10 Flooring	Laminate - Other
		Room 11 Type	Dining Room
		Room 11 Level	Main
		Room 11 Dimensions	13.7 x 9.7
		Room 11 Flooring	Wood

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

DIRECTIONS

Directions (Valley Center) E. 101st S. N. & N. Broadway Ave - North to Property.

FEATURES

ARCHITECTURE Ranch	FLOOD INSURANCE Unknown	KITCHEN FEATURES Gas Hookup Laminate Counters	POSSESSION At Closing
EXTERIOR CONSTRUCTION Vinyl/Metal Siding	UTILITIES Lagoon Natural Gas Rural Water	APPLIANCES Dishwasher Disposal Microwave Refrigerator	PROPOSED FINANCING Other/See Remarks
ROOF Composition	BASEMENT / FOUNDATION Full Day Light Std Bsmt Window no-egress	MASTER BEDROOM Master Bdrm on Main Level Split Bedroom Plan Shower/Master Bedroom	WARRANTY No Warranty Provided
LOT DESCRIPTION Pond/Lake Standard Wooded	BASEMENT FINISH 1 Bedroom 1 Bath Bsmt Storage 1 Add. Finished Room Bsmt Concrete Storm Room	LAUNDRY Main Floor Separate Room 220-Electric	OWNERSHIP Corporate non-REO
FRONTAGE Paved Frontage	COOLING Geothermal	INTERIOR AMENITIES Ceiling Fan(s) Closet-Walk-In Hardwood Floors Window Coverings-All Laminate – Other	PROPERTY CONDITION REPORT No
EXTERIOR AMENITIES Ag Outbuilding(s) Fence-Other/See Remarks Guttering Security Light Sidewalks Storm Door(s) Storm Windows/Ins Glass	HEATING Geothermal		SHOWING INSTRUCTIONS Appt Req-Call Showing #
GARAGE Attached Oversized	DINING AREA Eating Space in Kitchen Kitchen/Dining Combo		LOCKBOX Combination

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	\$3,443.04	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, November 11th, 2025 at 2 PM (cst) | BIDDING CLOSING: Thursday, November 20th, 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!!! Fantastic opportunity to purchase a home with acreage in the desirable Valley Center School District! This 5-bedroom, 3 -bathroom home sits on 75± acres right off Broadway, just outside of Valley Center, offering quick and easy access to I-135. 3,024± Square Foot Home: Currently configured with an oversized 1-car garage, easily convertible back to a 2-car by removing the ramp and adjusting the stairs Living room that opens up to the kitchen/dining combo Kitchen with an eating bar, oven, dishwasher, and microwave Separate laundry room with built-in shelving Primary bedroom with ensuite bath featuring a walk-in shower Three additional bedrooms and a second full bath on the main level Full, finished basement with: Family/rec room Third full bath with tub/shower combination Fifth bedroom Bonus rooms and storage Concrete safe room/storm shelter Exterior Features: Additional outdoor storm shelter 60' x 36' barn with a 60' x 18' lean-to 18' x 14' storage shed Pond Wooded area Tillable acreage Don't miss out on this incredible property selling to the highest bidder, regardless of price! Per seller, County Records for the finished living area do not reflect the entire finished living space. Basement finished living area provided is measured and approximate. Also, taxes do not reflect the correct number of bedrooms and bathrooms. Seller will transfer all ownership interests and any royalties to the buyer at closing. *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 \$[].

AUCTION

Type of Auction Sale	Absolute	Method of Auction	Online Only
Auction Location	www.mccurdy.com	Auction Offering	Real Estate Only
Auction Date	11/11/2025	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 %/\$		1 - Open for Preview	

AUCTION

1 - Open/Preview Date
1 - Open End Time

1 - Open Start Time

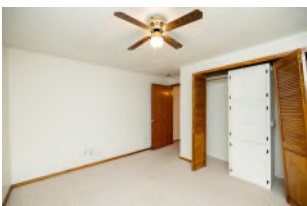
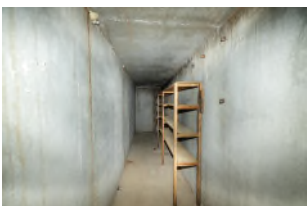
TERMS OF SALE

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 2025 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

Property Address: 10558 N. Broadway St. - Valley Center, KS 67147

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) ☒ 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>Mary Lou Seaman</u>	<u>10/16/2025</u>		
Seller	Date	Seller	Date
☒ <u>Rick Brock</u>	<u>10/17/2025</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



WATER WELL INSPECTION REQUIREMENTS

Property Address: 10558 N. Broadway St. - Valley Center, KS 67147

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: _____

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

If yes, what type? Septic _____ Lagoon ☒

Location of Lagoon/Septic Access: Same as the residence

Authentisign
Mary Lou Seaman 10/16/2025

Owner/Seller _____ Date _____

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 10558 N. Broadway St. - Valley Center, KS 67147

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 MS ☒ 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 MS ☒ 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.

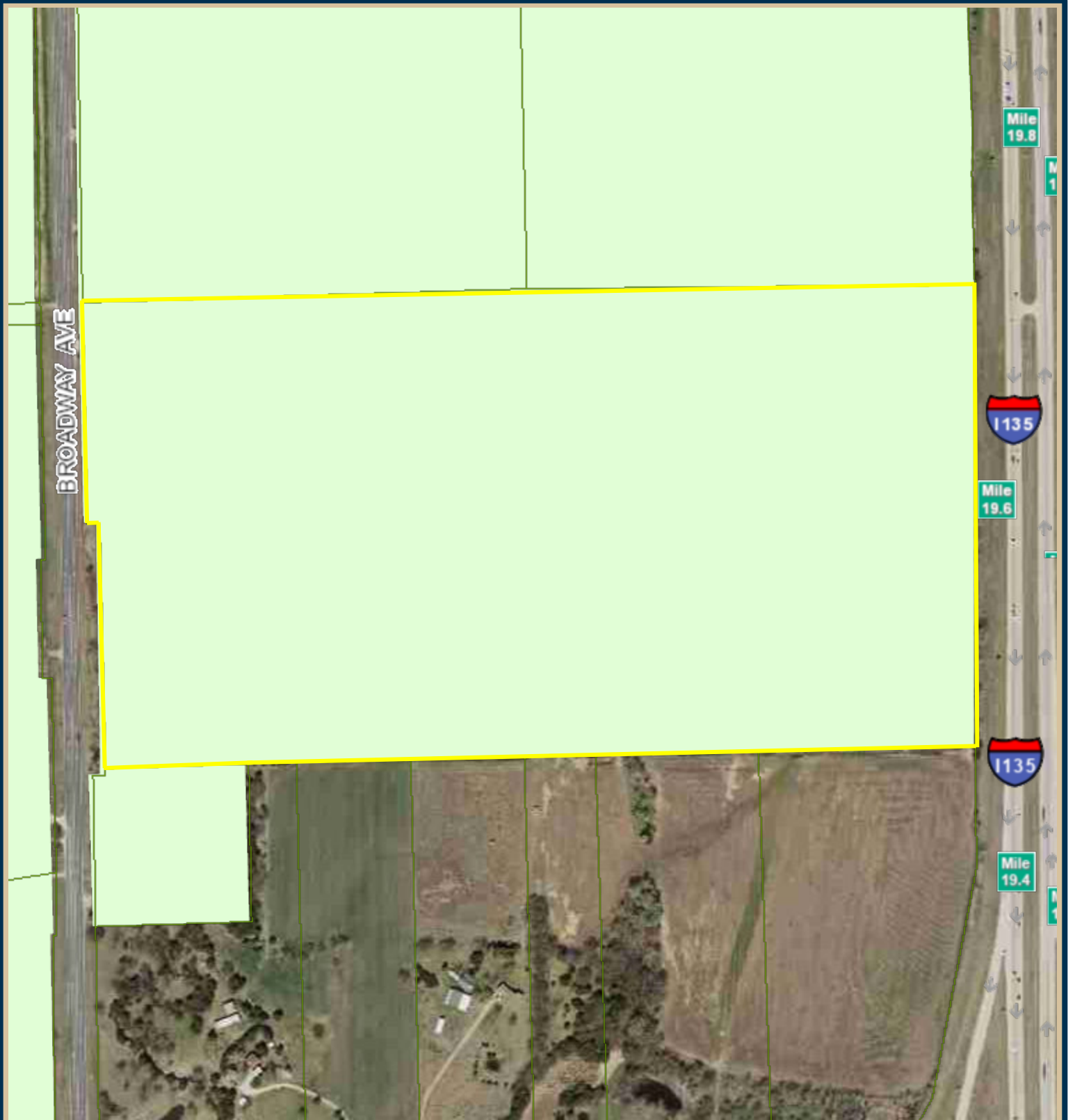
28 Authentisign
29 Mary Lou Seaman 10/16/2025
Seller _____ Date _____

Buyer _____ Date _____

30
31 Seller _____ Date _____

Buyer _____ Date _____

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Geographic Information Services
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10558 N. Broadway St., Valley Center, KS 67147 - Zoning RR Rural Residentail

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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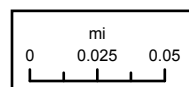
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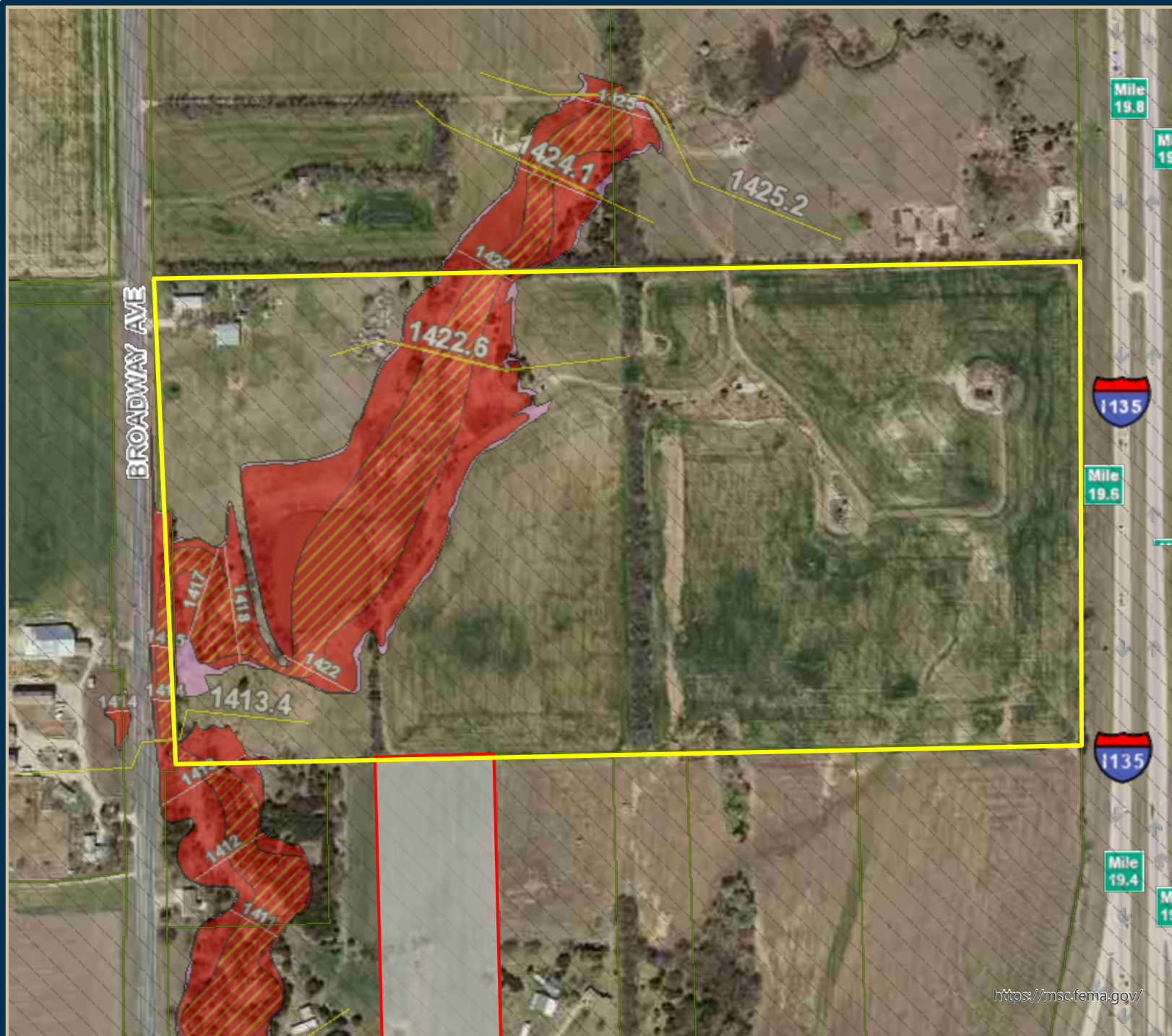
Date: 9/19/2025

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

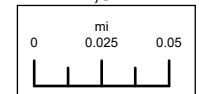
AO
 AO

X - Area of Special Consideration
 X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X
 X,

Area Not Included
 Area Not Included

1:4,514



Date: 10/21/2025

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



Geographic Information Services

Sedgwick County...
 working for you

10558 N. Broadway St., Valley Center, KS 67147 - Flood Zone

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Geographic Information Services
Sedgwick County...
working for you

10558 N. Broadway St., Valley Center, KS 67147 - Aerial

Date: 9/19/2025

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Sedgwick County, Kansas



1:4,514

