PROPERTY INFORMATION PACKET | THE DETAILS



21.08 ± Acres on S. 263rd St W. | Viola, KS 67147



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PT PIP



MLS# 613173 Land Class

Undeveloped Acreage **Property Type**

Sedgwick County 630 - Viola Area

Address 21.08 Acres on 263rd St W

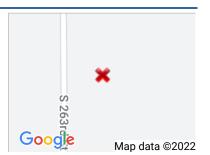
Address 2

Citv Viola State KS 67149 Zip **Status** Active

Contingency Reason

Asking Price \$148,000 For Sale/Auction/For Rent For Sale

Associated Document Count 1





















GENERAL

List Agent - Agent Name and Phone List Office - Office Name and Phone

Co-List Agent - Agent Name and

Phone

Co-List Office - Office Name and

Phone **Showing Phone**

Zoning Usage

Parcel ID

Number of Acres Price Per Acre

Lot Size/SqFt

School District Elementary School

Middle School **High School** Subdivision

Legal

Isaac Klingman

McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600

McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600

800-301-2055 Rural

08727-8-27-0-31-00-001.00

21.08 7,020.87 918244

Renwick School District (USD 267)

Garden Plain Garden Plain Garden Plain NONE

Recent lot split, See exhibit A

6/20/2022 **List Date Expiration Date** 11/28/2022 Realtor.com Y/N Yes Yes

Display on Public Websites Display Address Yes **VOW: Allow AVM** Yes VOW: Allow 3rd Party Comm Yes

Variable Comm Non-Variable

Virtual Tour Y/N

102 **Davs On Market** Cumulative DOM 102

Cumulative DOMLS

6/20/2022 4:09 PM Input Date 9/30/2022

Update Date Off Market Date

Status Date 6/20/2022 **HotSheet Date** 9/30/2022 **Price Date** 9/30/2022

DIRECTIONS

Directions (Viola) S. 263rd St W. & W. 111th St S - North to property

FEATURES

SHAPE / LOCATION Irregular

TOPOGRAPHIC

Level

PRESENT USAGE

Recreational Tillable

ROAD FRONTAGE County

Highway **UTILITIES AVAILABLE** Other/See Remarks

IMPROVEMENTS

None

OUTBUILDINGS

None

MISCELLANEOUS FEATURES

None

DOCUMENTS ON FILE Ground Water Addendum

Photographs FLOOD INSURANCE

Unknown

SALE OPTIONS

Other/See Remarks PROPOSED FINANCING

Conventional

POSSESSION At Closing

SHOWING INSTRUCTIONS

Call Showing # LOCKBOX None

AGENT TYPE

Sellers Agent **OWNERSHIP** Individual

TYPE OF LISTING Excl Right w/o Reserve **BUILDER OPTIONS**

Open Builder

FINANCIAL

Assumable Y/N No \$0.00 **General Taxes General Tax Year** n \$0.00 **Yearly Specials Total Specials** \$0.00 HOA Y/N No

Yearly HOA Dues HOA Initiation Fee

Earnest \$ Deposited With Security 1st Title

PUBLIC REMARKS

Public Remarks Great opportunity to own 21.08 +/- acres near Viola, KS! Enjoy country living while only about 20 minutes southwest of Wichita! This property is ideal for anyone searching to build their dream home or invest in farm ground. Paved road frontage Potential home site Zoned rural residential Tillable land The back of the property touches the creek and trees Excellent wildlife Garden Plain school district Property has undergone a survey and lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is recorded.

MARKETING REMARKS

Marketing Remarks Great opportunity to own 21.08 +/- acres near Viola, KS! Enjoy country living while only about 20 minutes southwest of Wichita! This property is ideal for anyone searching to build their dream home or invest in farm ground. Paved road frontage Potential home site Zoned rural residential Tillable land The back of the property touches the creek and trees Excellent wildlife Garden Plain school district Property has undergone a survey and lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is recorded.

PRIVATE REMARKS

Private Remarks All information deemed reliable but not guaranteed. Property has undergone a survey and lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is recorded.

AUCTION

Type of Auction Sale **Method of Auction Auction Location Auction Offering Auction Date Auction Start Time Broker Registration Req Broker Reg Deadline Buyer Premium Y/N Premium Amount Earnest Money Y/N**

- 1 Open for Preview
- 1 Open/Preview Date
- 1 Open Start Time
- 1 Open End Time
- 2 Open for Preview
- 2 Open/Preview Date
- 2 Open Start Time
- 2 Open End Time
- 3 Open for Preview
- 3 Open/Preview Date
- 3 Open Start Time
- 3 Open End Time

TERMS OF SALE

Earnest Amount %/\$

Terms of Sale

PERSONAL PROPERTY

Personal Property

SOLD

How Sold Sale Price **Net Sold Price Pending Date Closing Date** Short Sale Y/N Seller Paid Loan Asst. Previously Listed Y/N Includes Lot Y/N Sold at Auction Y/N

Selling Agent - Agent Name and Phone Co-Selling Agent - Agent Name and Phone Selling Office - Office Name and Phone Co-Selling Office - Office Name and Phone **Appraiser Name** Non-Mbr Appr Name

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 2022 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use

Property Taxes and Appraisals

TH PT SW1/4 LY NW OF K-42 HWY EXC BEG SW COR E 195 FT N TO N LI K-4 HWY NE 689.5 FT N 75 FT W TO W LI S 687 FT TO BEG & EXC TH PT BEG NV COR SW 1/4 TH E ALG N LI SW 1/4 1303.07 FT TH SWLY 995.98 FT TH W 842.9 FT W LI SW 1/4 TH N 883.40 FT TO BEG & EXC W 40 FT FOR RD. SEC 27-29-31

Property Description

Legal Description TH PT SW1/4 LY NW OF K-42 HWY EXC BEG SW COR E 195 FT N TO N LI K-42 HWY NE 689.5 FT N 75 FT W TO

W LI S 687 FT TO BEG & EXC TH PT BEG NW COR SW 1/4 TH E ALG N LI SW 1/4 1303.07 FT TH SWLY 995,98 FT

TH W 842.90 FT W LI SW 1/4 TH N 883.40 FT TO BEG & EXC W 40 FT FOR RD. SEC 27-29-3W

Owner DICKENS PAUL J JR

Mailing Address 110359 NE 140TH AVE TURON KS 67583-9203

 Geo Code
 VI 00157

 PIN
 00317252

AIN 278270310000100

Tax Unit 2609 925 VIOLA TWPU-356 VI

Land Use 9010 Farming/ranch land (no improvements)

Market Land Square Feet

 2022 Total Acres
 62.20

 2022 Appraisal
 \$7,330

 2022 Assessment
 \$2,199

Paul Dickens Jr.

06/14/2022

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2022	Agricultural	\$7,330	\$0	\$7,330	-31%
2021	Agricultural	\$10,580	\$0	\$10,580	-1%
2020	Agricultural	\$10,740	\$0	\$10,740	-2%
2019	Agricultural	\$10,930	\$0	\$10,930	
2018	Agricultural	\$10,930	\$0	\$10,930	+5%
2017	Agricultural	\$10,380	\$0	\$10,380	+8%
2016	Agricultural	\$9,610	\$0	\$9,610	+9%
2015	Agricultural	\$8,810	\$0	\$8,810	+11%
2014	Agricultural	\$7,960	\$0	\$7,960	+8%
2013	Agricultural	\$7,380	\$0	\$7,380	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2022	Agricultural	\$2,199	\$0	\$2,199	-31%
2021	Agricultural	\$3,174	\$0	\$3,174	-1%
2020	Agricultural	\$3,222	\$0	\$3,222	-2%
2019	Agricultural	\$3,279	\$0	\$3,279	
2018	Agricultural	\$3,279	\$0	\$3,279	+5%
2017	Agricultural	\$3,114	\$0	\$3,114	+8%
2016	Agricultural	\$2,883	\$0	\$2,883	+9%

Year	Class	Land	Improvements	Total	Change
2015	Agricultural	\$2,643	\$0	\$2,643	+11%
2014	Agricultural	\$2,388	\$0	\$2,388	+8%
2013	Agricultural	\$2,214	\$0	\$2,214	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2021	119.582000	\$379.54	\$0.00	\$0.00	\$0.00	\$379.54	\$379.54	\$0.00
2020	111.669000	\$359.76	\$0.00	\$0.00	\$0.00	\$359.76	\$359.76	\$0.00
2019	112.777683	\$369.78	\$0.00	\$0.00	\$0.00	\$369.78	\$369.78	\$0.00
2018	118.977000	\$390.14	\$0.00	\$0.00	\$0.00	\$390.14	\$390.14	\$0.00
2017	123.614000	\$384.92	\$0.00	\$0.00	\$0.00	\$384.92	\$384.92	\$0.00
2016	123.273000	\$355.38	\$0.00	\$0.00	\$0.00	\$355.38	\$355.38	\$0.00
2015	126.500000	\$334.31	\$0.00	\$0.00	\$0.00	\$334.31	\$334.31	\$0.00
2014	126.855892	\$302.93	\$0.00	\$0.76	\$0.00	\$303.69	\$303.69	\$0.00
2013	133.640792	\$295 . 87	\$0.00	\$0.00	\$0.00	\$295.87	\$295.87	\$0.00
2012	133.717399	\$283.21	\$0.00	\$0.00	\$0.00	\$283.21	\$283.21	\$0.00

Tax Authorities

Tax Authority		Tax Rate
0101 STATE		1.500000
0201 COUNTY		29.370000
0465 VIOLA TOWNSHIP		15.765000
0614 USD 356		17.194000
0614 USD 356 SC		7.994000
0614 USD 356 SG		20.000000
0727 USD 356 BOND		5.994000
0814 USD 356 REC COMM		3.948000
1108 COUNTY FIRE DIST NO BONDS		17.817000
	Authentisign'	Total: 119.582000

Paul Dickens Jr. 06/14/2022

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Date of Purchase: Oct 2020

TRANSACTIONS

Property Address: 21.08 Acres On S. 263rd St W - Viola, KS 67149
Seller: Paul Dickens Jr Date of Purchase: O

1

2

3	Prope	erty	curre	ently	zone	d as:
4 5 6 7 8	the da and s some	ate t houl thing	hat i d no g imp	t is s ot be porta	igned acce ant ab	This statement is a disclosure of the condition of the above described Property known by the SELLER or . It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction pted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know bout the Property that is not addressed on the Seller's Property Disclosure, add that information to the real rely on the information you provide.
9 .0 .1	suppo	ortin	g do	cum	entati	ete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available ion. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a ent lines to explain.
.3 .4 .5	Mess (impo	age ortan	to th t) fa	ne B cts a	uyer : bout	nowledge that the failure to disclose known material information about the Property may result in liability. Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known materia the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is an active role in obtaining the information about the Property.
16 17 18	incom	plet	e or	inad	equat	this form and any attachments carefully. (2) Verify all important information. (3) Ask about an te responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain of the Property. (6) Investigate the surrounding area.
19	THE F	OLLO	WIN	G AR	E REPI	RESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).
	None	Does Not Transfer	Working	Not Working	Don't Know	PART I Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.
20	ž	۵	≥	ž	ă	WATER SYSTEMS
21 22 23 24 25	A A					Well/Pump
26 27 28 29 30 31	N N					If on well water, has water ever shown test results of contamination?
33	,					DRAINAGE/SEWAGE SYSTEMS
34 35 36 37 38 39 40 41	BARAGER					Sewer Lines Septic/Laterals Lagoon Tank Size Location # Feet of Laterals Other Other Comments:
						Seller's Initials Buyer's Initials
	RELEA	SF D	ΔTF Δ	1/202	2 (Re)	y 2/22) Page 1 of 4 Form# 1005

	None	Does Not Transfer	Working	Not Working	Don't Know	PART II Answer questions to the best of your (Seller's) knowledge.
43 44	ď					GAS/ELECTRIC Is there a propane tank on the property? If yes, is it □ owned □ leased?
45 46 47 48	td∕					Company: Are there solar panels on the property? If yes, are they □ owned □ rented/leased?
49 50 51	4					Company: Are there wind turbines on the property? If yes, are they □ owned □ rented/leased? Company:
52	¥					Is there hydroelectric on the property?
53 54 55 56 57 58 59	□ □ □ Yes	8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	G □ Don't Know	I.	o you If yes	connected to property? If not, distance to nearest source?
60 61 62 63 64 65 66 67 68 69 70 71				 	If yes there if yes o you o you sthe place if so, last the control of you other o	property located in a subdivision with a master drainage plan? is this property in compliance? e property ever had a drainage problem during your ownership? the property events:
73 74 75 76 77 78 79 80 81 82 83 84) 	Are the s there f yes, o you Are the roads s this Do you prob	BOUNDARIES/LAND ou had a survey of your property? e boundaries of your property marked in any way? e any fencing on the boundary(ies) of the property? does the fencing belong to the property? r knowledge, are there any boundary disputes, encroachments, or unrecorded easements? ere any features of the property shared in common with adjoining landowners, such as walls, fences, or driveways? property owner responsible for maintenance of any such shared feature? I know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability lems that have occurred on the property or in the immediate neighborhood? Enter's Initials Buyer's Initials Buyer's Initials

	s	_	Don't Know	
	Yes	2	۵	
85		M		HOMEOWNER'S ASSOCIATION
86 87	ш	נאמ	Ц	Is the property subject to rules or regulations of any homeowner's association? Annual dues \$ Initiation Fee \$
88				To your knowledge, are there any problems relating to any common area?
89				Have you been notified of any condition which may result in an increase in assessments?
90		A		Comments:
91				comments.
92				ENVIRONMENTAL CONDITIONS
93		,		To your knowledge, are any of the following substances, materials, or products present on the real property?
94		Ø,		Asbestos
95		V.		Contaminated soil or water (including drinking water)
96				Landfill or buried materials
97		A A		Methane gas
98				Oil sheers in wet areas
99		Ġ		Radioactive material
100				Toxic material disposal (e.g., solvents, chemicals, etc.)
101				Underground fuel or chemical storage tanks
102				EMFs (Electro Magnetic Fields)
103		V		Gas or oil wells in area
104		A A		Other
105	Ш	LX.		To your knowledge, are any of the above conditions present near your property?
106 107				Comments:
108 109				MISCELLANEOUS To your knowledge:
110		4		To your knowledge: Are there any gas/oil wells on the property or adjacent property?
111		V		Is the present use of the property a non-conforming use?
112				Are there any violations of local, state or federal government laws or regulations relating to this property?
113		DZ/		Is there any existing or threatened legal or regulatory action affecting this property?
114		4		Are there any current special assessments or do you have knowledge of any future assessments?
115				Are there any proposed or pending zoning changes on this or adjacent property?
116		D.		Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
117		DZ/	· .	Are there any diseased or dead trees or shrubs?
118		Ŭ.		Is the property located in an area where public authorities have or are contemplating condemnation
119		1		proceedings?
120		T)		Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or
121				desirability of the property? If yes, please explain below.
122				Comments:
123				
124	Αv			Seller Owns:
125	LY	Ц		Mineral Rights: 0 % pass with the land to the Buyer 0 % remain with the Seller
126				// pass with the land to the buyer // remain with the seller
127		t	′	% are owned by third party unknown Are there any oil, gas, or wind leases of record or Other? Please explain:
128 129	Ц			Are there any on, gas, or wind leases of record or other? Please explain:
130	П	d	/	Crops planted at the time of sale:
131	_	-		pass with the land to the Buyer remain with the Seller
132				nonenegotiable
133				Other (please describe):
134				
				-0
				Called a lesion by
				Seller's Initials Buyer's Initials

Form# 1005
TRANSACTIONS
TransactionDesk Edition

37 38 39				
39	Water Rights: /			
	pass	with the land to the Bu	ver - Permit # $\mathcal{N}\mathcal{H}$	
40	rema	ain with the Seller - Perr	nit#	
1		been terminated		
3 _				
4 Seller acknowledge	es that: the informat		OWLEDGMENT	I complete to the best of Seller's
 knowledge, informa the Broker/Realtor⁶ and releases all Bro 	ation and belief; Selle ® has not prepared, no kers/Realtors® involv	r has provided all the in or assisted in the prepar ed in the sale of the pro	formation contained in this Sel ation of this Disclosure. Seller h perty from all liability, claims, lo	ler's Property Disclosure; and that pereby indemnifies, holds harmless coss, cost, or damage in connection
		ind prospective buyers of		o provide copies of this Disclosure
0				
1 Seller		Date	Seller	Date
W		<u>(</u>	<u>DR</u>	
I have not occupied		years and am not fa	miliar with all conditions repre	dge as of the date signed by Seller. esented in this form.
Seller	1 1	June 14, 2027	Seller	Date
6 7 1. I personally hav	ve carefully inspected	the property. I will rel		ged under my contract with Seller.
1. I personally had Subject to any any kind by the 2. I agree to verify advised to have	ve carefully inspected inspections, I agree to a Seller or any REALTC y any of the above information or the property examinate in the property examinate.	the property. I will rel o purchase the property DR® concerning the cond ormation that is importa ned by professional insp	y upon the inspections encourage in its present condition withou ition or value of the property. Int to me by an independent invectors.	t representations or guarantees of
1. I personally have Subject to any any kind by the 2. I agree to verify advised to have 2. I acknowledge defects in the pupon by me ex	ve carefully inspected inspections, I agree to escape Seller or any REALTC y any of the above infoct that neither Seller no property. I state that	the property. I will relop purchase the property DR* concerning the concormation that is important by professional insportant any REALTOR* involve	y upon the inspections encouragin its present condition without ition or value of the property. Int to me by an independent invectors. In this transaction is an expertations concerning the condition	t representations or guarantees of
1. I personally has Subject to any any kind by the advised to have 3. I acknowledge defects in the pupon by me ex 5. 4. I acknowledge after April 14, information reports	ve carefully inspected inspections, I agree to especially agree to especially any of the above information of the property examination of the property. I state that except as disclosed about that I have been information and the property of the property. I state that the property of the	the property. I will relate purchase the property of purchase the property of the concerning the concerning the concernation that is imported by professional insport any REALTOR* involves no important represent of the concerning that Kansas Law reath the sheriff of the concerning that the concerning that the sheriff of the concerning the concerning that the sheriff of the concerning the concerning that the concerning that the concerning	y upon the inspections encouragin its present condition without ition or value of the property. Int to me by an independent invectors. In this transaction is an expertations concerning the conditions follows: Quires persons who are convicted unty in which they reside. It is ion on the home page of the Karansaction is encouraged.	t representations or guarantees of vestigation of my own. I have been t at detecting or repairing physical
1. I personally has Subject to any any kind by the 2. I agree to verify advised to have 2. I acknowledge defects in the pupon by me ex 5. 4. I acknowledge after April 14, information regat http://www 2. I acknowledge that is open 24 may be affected regarding pote	ve carefully inspected inspections, I agree to be Seller or any REALTC y any of the above information of the property examinate that neither Seller no property. I state that except as disclosed about that I have been information 1994, to register with garding those registra examples and activated by future changes ential for noise caused.	the property. I will relate property of purchase the property of purchase the property of the conditions of the conditio	y upon the inspections encouragin its present condition without ition or value of the property. Int to me by an independent invectors. In this transaction is an expertations concerning the conditions follows: In this transaction is an expertations concerning the conditions follows: In this transaction is an expertations concerning the conditions follows: In this transaction is an expertations concerning the conditions follows: In this transaction is an expertation in the person who are convicted unity in which they reside. It is into on the home page of the Kapparis of the content of the conditions of the content of the co	t representations or guarantees of vestigation of my own. I have been at at detecting or repairing physical on of the property are being relied and of certain sexually violent crimes have been advised that if I desire



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: _	21.08 Acres On S. 263	rd St W - Vio	la, KS 67149
DOES THE PROP	ERTY HAVE A WELL? YES _	NO	
If yes, wha	t type? Irrigation D	rinkingOth	er
Location of	Well:		
DOES THE PROP	ERTY HAVE A LAGOON OR SI	EPTIC SYSTEM? Y	ES NO
If yes, wha	t type? Septic L	agoon	
Location of	Lagoon/Septic Access:No		
Paul j	dickens Jr.		06/14/2022
Owner			Date
Owner			Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is 1 2 entered into effective on the last date set forth below. Groundwater contamination has been detected in several areas in and around Sedgwick County. 3 Licensees do not have any expertise in evaluating environmental conditions. 4 The parties are proposing the sale and purchase of certain property, commonly known as: 5 21.08 Acres On S. 263rd St W - Viola, KS 67149 6 The parties are advised to obtain expert advice in regard to any environmental concerns. 7 SELLER'S DISCLOSURE (please complete both a and b below) 8 (a) Presence of groundwater contamination or other environmental concerns (initial one): 9 Seller has no knowledge of groundwater contamination or other environmental concerns; 10 11 PI) Known groundwater contamination or other environmental concerns are: 12 13 14 (b) Records and reports in possession of Seller (initial one): 15 Seller has no reports or records pertaining to groundwater contamination or other 16 environmental concerns; or 17 PD Seller has provided the Buyer with all available records and reports pertaining to 18 groundwater contamination or other environmental concerns (list document below): 19 20 21 **BUYER'S ACKNOWLEDGMENT (please complete c below)** 22 Buyer has received copies of all information, if any, listed above. (initial) (c) 23 **CERTIFICATION** 24 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and 25 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that 26 Buyer has reviewed Seller's responses and any records and reports furnished by Seller. 27 Paul Dickens Ir. 06/14/2022 28 29 Seller Date Buyer Date 30 31 Seller Date Buyer Date

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2016.

Rev. 6/16 Form #1210



WIRE FRAUD ALERT

CALL BEFORE YOU WIRE FUNDS

PROTECT YOUR MONEY WITH THESE TWO STEPS

- 1. At the first meeting with your Realtor®, obtain the phone number of your real estate agent and your escrow officer.
- 2. PRIOR to wiring funds, call the known phone number to speak directly with your escrow officer to confirm wire instructions.

WHAT TO EXPECT FROM SECURITY 1ST TITLE WHEN YOU WIRE FUNDS.

- 1. To protect your business and customer's information, we will only provide wire instructions to the customer.
- 2. We will NOT randomly send wire instructions without a request from the customer.
- 3. We will NOT provide wire instructions if we do not have a signed **Wire Fraud Alert Form** for the party requesting the wire instructions.
- 4. We will NOT change the wire instructions in the middle of the transaction.
- 5. If a Buyer/Seller does receive wire instructions:
 - Wire instructions will be given verbally over the phone or sent securely via secured email.
 - The customer needs to verify our phone number at a trusted source like our website, security1st.com
 - Before sending funds, they need to call the verified office number to verify the wire instructions.

NEVER WIRE FUNDS WITHOUT FIRST CALLING A KNOWN NUMBER FOR YOUR ESCROW OFFICER TO CONFIRM THE WIRE INSTRUCTIONS. DO NOT RELY ON EMAIL COMMUNICATIONS.

The undersigned, hereby authorizes Security 1st Title to communicate regarding my real estate closing transaction via electronic communications (cell phone number, e-mail or text message). I understand that this means Security 1st Title will only communicate with me via the authorized cell phone number and email address listed below.

I also acknowledge receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold Security 1st Title harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

Buyer/Seller Name	Buyer/Seller Name		
Authorized Email Address	Authorized Email Address		
Authorized Phone Number	Authorized Phone Number		
, ,			
Property Address			
File Number			

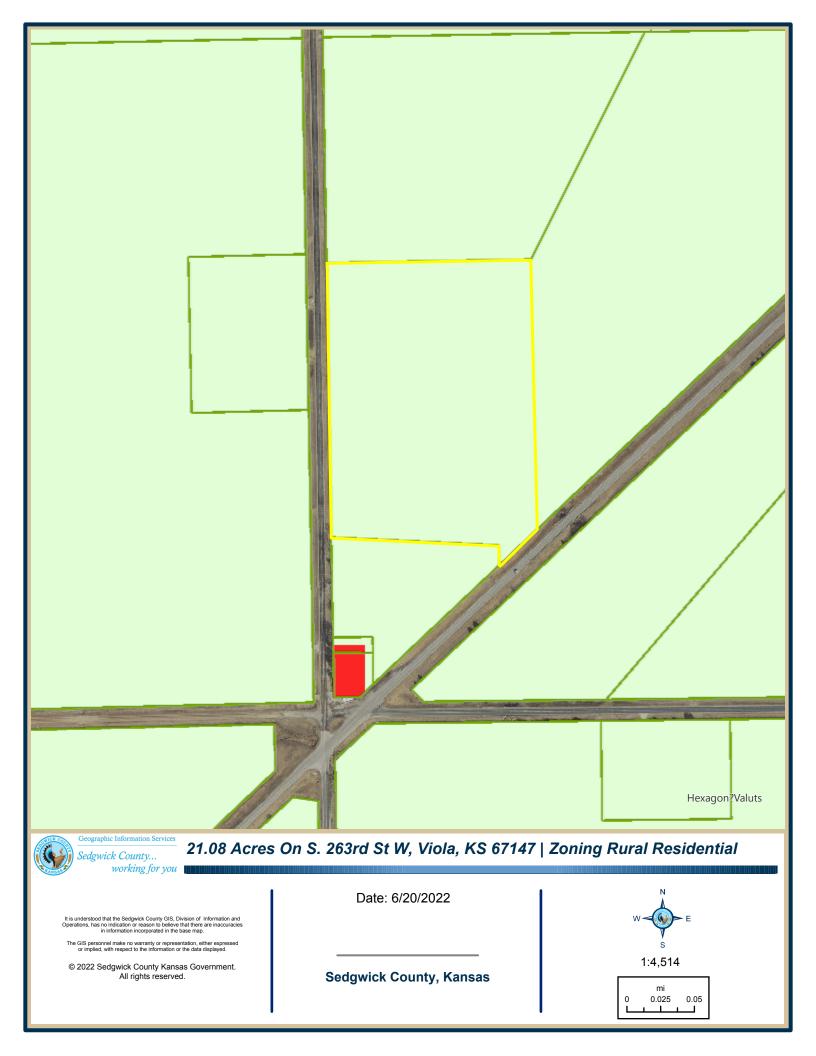
Protective Covenants

Be it known, that on the date set forth below, before me, the undersigned Notary Public, duly commissioned and qualified in and for the State and County set forth below, personally came and appeared **Paul Joseph Dickens, Jr.**, herein "Appearer", being owner of the following described property:

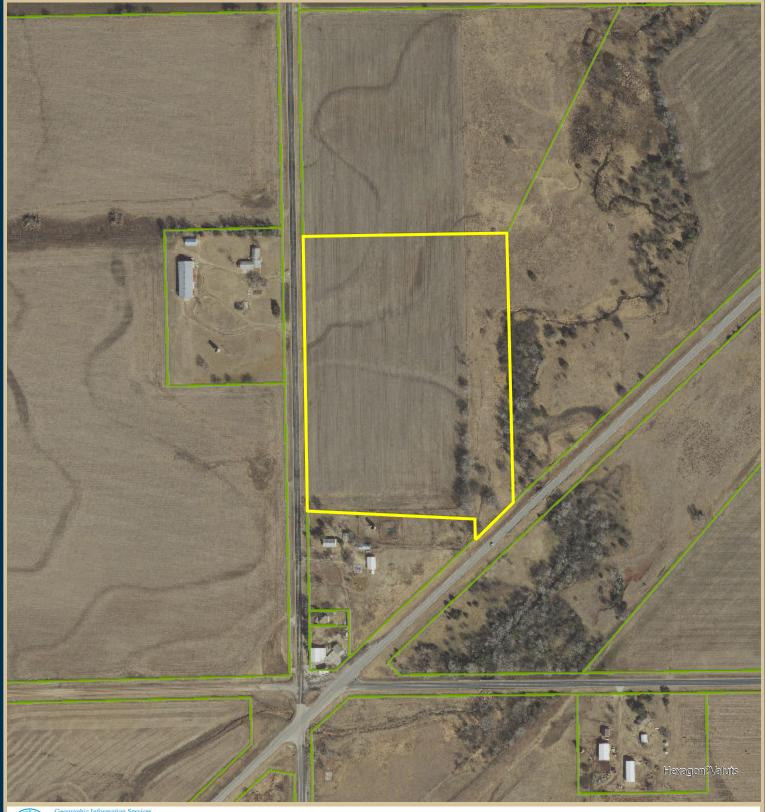
Four Parcels in the SW1/4 of Section 27, T29S, R3W, Sedgwick County, Kansas, all as per survey by Garber Surveying Service dated January 28, 2021, and filed at Doc#30031695 of Sedgwick County, KS, records on 2/11/2021.

Appearer hereby declares that said real property is now hereby subject to the following covenants & reservation so that each place will be an asset to the neighborhood:

- 1) Each single family residential home, dwelling, cottage, garage, mini-barn, or other building is to be built and/or installed in a reasonably neat and nice fashion, and each of them as well as their site area are to be reasonably maintained and kept in a reasonable, neat, orderly condition so as to be an asset to the neighborhood.
- 2) Multi-family appartment buildings are prohibited as they aren't in character with this setting.
- 3) All single wide Mobile and single wide Manufactured Homes are prohibited.
- 4) Each parcel shall have a minimum setback for dwellings and buildings of **30 feet** from lot lines and **100 feet** from Road.
- 5) When performing any dirt work, drainage and the flow of the creeks and other interior contours, watersheds, drains and ditches are not to be obstructed in any way that would adversly affect any neighbor.
- 6) In addition to the Easements shown on survey, an additional 20 Ft wide Utility Easement is reserved along Road, for Utility easement. Utility Easements are for utilities, installation and maintenance of all utility needs.
- 7) Farming and raising crops is acceptable, along with the normal related cultivation, harvesting, fertilizer, manure, pesticide, herbicide, and other customary activities, and including Machine Shed, shop, barn, hay, machinery, etc.
- 8) Grazing and breeding livestock, hobby farming, laying hens, and all other pets are also acceptable as long as their fences, pens, kennells, etc are reasonably secure so that they do not wander onto the neighbors place.
- 9) Commercial Intensive Animal Farming Operations such as commercial cattle feedlots and other similar intensive commercial operations are prohibited because of the associated stench and odors.
- 10) All residents and owners have a neighborly obligation to work together to help support and improve the peaceful atmosphere of the community in any way that they have opportunity to do so.



Legend
Flood Plain
Base Flood Approximate
Base Flood Elevations
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0.2 PCT Annual Chance Flood He
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AE, FLOODWAY
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X - Area of Special Consideration
X AREA OF SPECIAL CONSIDE
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X x.
Area Not Included
:



Geographic Information Services

Sedgwick County...

working for you

21.08 Acres On S. 263rd St W, Viola, KS 67147 | 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 inaccuracie in information incorporated in the base map.

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

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Sedgwick County, Kansas



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GUIDE TO CLOSING 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 (Except VA)
- Real Estate Commission
- Notary Fees (If Applicable)
- Any Loan Fees Required by Buyer's Lender (According
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any **Prepayment Penalties**
- Termite Treatment (According to Contract)
- Home Warranty (According to Contract)
- 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
- Any Bonds or Assessments (According to Contract)
- 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 (Except VA)
- Lender's Title Policy Premiums
- Document Preparation (If Applicable)
- Notary Fees (If Applicable)
- Recording Charges For All Documents in Buyer's Name
- Termite Inspection (According to Contract)
- Homeowner's Association Transfer Fee and Deposit (If Applicable)
- All New Loan Charges (Except Those That the Lender Requires the Seller to Pay)
- Interest on New Loan From Date of Funding to 30 Days Prior to First Payment Date
- Home Warranty (According to Contract)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposits for Taxes, Insurance, MIP, Etc.











