

PROPERTY INFORMATION PACKET *THE DETAILS*



15201 W. US Hwy 54 | Wichita, KS 67052

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



McCurdy
REAL ESTATE & AUCTION



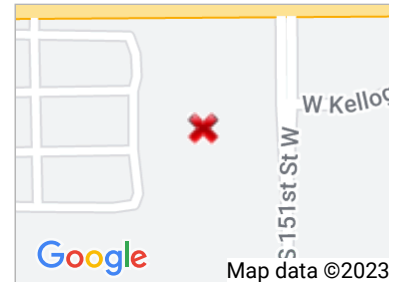
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MLS PIP



MLS # 611159
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 137
Address 15201 W US Hwy 54 (Kellogg)
Address 2 & 3 Additional Lots
City Wichita
State KS
Zip 67052
Status Active
Contingency Reason
Asking Price \$399,000
For Sale/Auction/For Rent For Sale
Associated Document Count 2



GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	Realtor.com Y/N	Yes
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	888-874-0581	Variable Comm	Non-Variable
Zoning Usage	Commercial	Virtual Tour Y/N	No
Parcel ID	00000-000		
Number of Acres	5.34		
Price Per Acre	74,719.10		
Lot Size/SqFt	232703		
School District	Goddard School District (USD 265)		
Elementary School	Explorer		
Middle School	Dwight D. Eisenhower		
High School	Dwight D. Eisenhower		
Subdivision	NONE		
Legal	4 legals, see taxes		

DIRECTIONS

Directions West on Hwy 54 (Kellogg) south on 151st to property located on west side of road

FEATURES

SHAPE / LOCATION Irregular	IMPROVEMENTS None	FLOOD INSURANCE Unknown	LOCKBOX None
TOPOGRAPHIC Level	OUTBUILDINGS None	SALE OPTIONS Other/See Remarks	AGENT TYPE Sellers Agent
PRESENT USAGE None/Vacant	MISCELLANEOUS FEATURES Mineral Rights Included	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Corporate
ROAD FRONTAGE Gravel	DOCUMENTS ON FILE Aerial Photos Ground Water Addendum	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
UTILITIES AVAILABLE Other/See Remarks		SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$895.55
General Tax Year	2021
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks 5.34 +/- acres located in west Wichita with low taxes and high visibility! This property offers a prime location, just off Kellogg between Goddard and Wichita. Don't miss out on this wonderful property, with endless development opportunities! Access from 151st W. Approximately 1.82 acres zoned limited industrial Approximately 3.52 acres zoned single-family Great residential and commercial development opportunity Goddard Schools are just 5 miles away

MARKETING REMARKS

Marketing Remarks

AUCTION

Type of Auction Sale	1 - Open for Preview
Method of Auction	1 - Open/Preview Date
Auction Location	1 - Open Start Time
Auction Offering	1 - Open End Time
Auction Date	2 - Open for Preview
Auction Start Time	2 - Open/Preview Date
Broker Registration Req	2 - Open Start Time
Broker Reg Deadline	2 - Open End Time
Buyer Premium Y/N	3 - Open for Preview
Premium Amount	3 - Open/Preview Date
Earnest Money Y/N	3 - Open Start Time
Earnest Amount %/\$	3 - Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

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 2023 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

Property Taxes and Appraisals

15201 W US54 HWY WICHITA

Property Description

Legal Description	BEG INTSEC S LI US 54-HWY ROW & E LI NE1/4 W 291 FT S 10 FT W 176 FT S 460 FT E 467 FT N 470 FT TO BEG EXC PT DEEDED TO CITY FOR HWY SEC 34-27-2W
Owner	SOUTHBOROUGH PARTNERS
Mailing Address	4340 S WEST ST WICHITA KS 67217
Geo Code	D 0106100UP
PIN	00483241
AIN	148340110000100
Tax Unit	6714 056 WICHITA U-265 AT,DE,IL
Land Use	9950 Commercial highest and best use
Market Land Square Feet	79,372
2021 Total Acres	1.82
2021 Appraisal	\$48,200
2021 Assessment	\$5,784

Authentisign
Dallas Broz, Owner, Simple Ventures LLC

01/06/2022

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2021	Vacant	\$48,200	\$0	\$48,200	
2020	Vacant	\$48,200	\$0	\$48,200	
2019	Vacant	\$48,200	\$0	\$48,200	
2018	Vacant	\$48,200	\$0	\$48,200	
2017	Vacant	\$48,200	\$0	\$48,200	
2016	Vacant	\$48,200	\$0	\$48,200	
2015	Vacant	\$48,200	\$0	\$48,200	
2014	Vacant	\$48,200	\$0	\$48,200	
2013	Vacant	\$48,200	\$0	\$48,200	
2012	Vacant	\$48,200	\$0	\$48,200	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2021	Vacant	\$5,784	\$0	\$5,784	
2020	Vacant	\$5,784	\$0	\$5,784	
2019	Vacant	\$5,784	\$0	\$5,784	
2018	Vacant	\$5,784	\$0	\$5,784	
2017	Vacant	\$5,784	\$0	\$5,784	
2016	Vacant	\$5,784	\$0	\$5,784	
2015	Vacant	\$5,784	\$0	\$5,784	
2014	Vacant	\$5,784	\$0	\$5,784	
2013	Vacant	\$5,784	\$0	\$5,784	
2012	Vacant	\$5,784	\$0	\$5,784	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2021	118.176000	\$683.54	\$0.00	\$0.00	\$0.00	\$683.54	\$341.77	\$341.77
2020	119.825000	\$690.48	\$0.00	\$2.58	\$0.00	\$693.06	\$693.06	\$0.00
2019	120.604196	\$697.58	\$0.00	\$0.00	\$0.00	\$697.58	\$697.58	\$0.00
2018	122.509000	\$708.59	\$0.00	\$0.00	\$0.00	\$708.59	\$708.59	\$0.00
2017	123.955000	\$716.96	\$0.00	\$0.00	\$0.00	\$716.96	\$716.96	\$0.00
2016	123.428000	\$713.89	\$0.00	\$0.00	\$0.00	\$713.89	\$713.89	\$0.00
2015	128.574000	\$743.68	\$0.00	\$0.00	\$0.00	\$743.68	\$743.68	\$0.00
2014	130.149263	\$752.79	\$0.00	\$0.00	\$0.00	\$752.79	\$752.79	\$0.00
2013	133.201958	\$770.44	\$0.00	\$0.00	\$0.00	\$770.44	\$770.44	\$0.00
2012	133.825511	\$774.04	\$0.00	\$0.00	\$0.00	\$774.04	\$774.04	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.370000
0518 CITY OF WICHITA	32.758000
0608 USD 265	12.024000
0608 USD 265 SC	8.000000
0608 USD 265 SG	20.000000
0715 USD 265 BOND	14.524000
Total: 118.176000	

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01/06/2022

Property Taxes and Appraisals

**BEG 384 FT N SE COR NE 1/4 NE 1/4 W 403.33 FT N 216 FT E 403.33 FT S 216 FT
TO BEG EXC THAT PT DEEDED TO CITY FOR HWY SEC 34-27-2W**

Property Description

Legal Description	BEG 384 FT N SE COR NE 1/4 NE 1/4 W 403.33 FT N 216 FT E 403.33 FT S 216 FT TO BEG EXC THAT PT DEEDED TO CITY FOR HWY SEC 34-27-2W
Owner	SOUTHBOROUGH PARTNERS
Mailing Address	4340 S WEST ST WICHITA KS 67217
Geo Code	AT 00180002E
PIN	00252730
AIN	148340110000500B
Tax Unit	0201 635 ATTICA TWP U-265 AT
Land Use	9010 Farming/ranch land (no improvements)
Market Land Square Feet	
2021 Total Acres	1.66
2021 Appraisal	\$50
2021 Assessment	\$15

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01/06/2022

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$50	\$0	\$50	
2020	Agricultural	\$50	\$0	\$50	+67%
2019	Agricultural	\$30	\$0	\$30	
2018	Agricultural	\$30	\$0	\$30	
2017	Agricultural	\$30	\$0	\$30	
2016	Agricultural	\$30	\$0	\$30	
2015	Agricultural	\$30	\$0	\$30	
2014	Agricultural	\$30	\$0	\$30	
2013	Agricultural	\$30	\$0	\$30	-25%
2012	Agricultural	\$40	\$0	\$40	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$15	\$0	\$15	
2020	Agricultural	\$15	\$0	\$15	+67%
2019	Agricultural	\$9	\$0	\$9	
2018	Agricultural	\$9	\$0	\$9	
2017	Agricultural	\$9	\$0	\$9	
2016	Agricultural	\$9	\$0	\$9	
2015	Agricultural	\$9	\$0	\$9	
2014	Agricultural	\$9	\$0	\$9	
2013	Agricultural	\$9	\$0	\$9	-25%
2012	Agricultural	\$12	\$0	\$12	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2021	110.762000	\$1.67	\$0.00	\$0.01	\$0.00	\$1.68	\$0.00	\$1.68
2020	112.541000	\$1.69	\$0.00	\$0.00	\$0.00	\$1.69	\$1.69	\$0.00
2019	113.465640	\$1.02	\$0.00	\$0.04	\$0.00	\$1.06	\$1.06	\$0.00
2018	115.621000	\$1.02	\$0.00	\$0.00	\$0.00	\$1.02	\$1.02	\$0.00
2017	117.441000	\$1.04	\$0.00	\$0.00	\$0.00	\$1.04	\$1.04	\$0.00
2016	117.202000	\$1.05	\$0.00	\$0.00	\$0.00	\$1.05	\$1.05	\$0.00
2015	122.565000	\$1.10	\$0.00	\$0.00	\$0.00	\$1.10	\$1.10	\$0.00
2014	123.585555	\$1.12	\$0.00	\$0.00	\$0.00	\$1.12	\$1.12	\$0.00
2013	126.778782	\$1.14	\$0.00	\$0.00	\$0.00	\$1.14	\$1.14	\$0.00
2012	127.290158	\$1.54	\$0.00	\$0.00	\$0.00	\$1.54	\$1.54	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.370000
0403 ATTICA TOWNSHIP	6.298000
0608 USD 265	12.024000
0608 USD 265 SC	8.000000
0608 USD 265 SG	20.000000
0715 USD 265 BOND	14.524000
1108 COUNTY FIRE DIST NO BONDS	17.817000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.229000
Total: 110.762000	

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Dallas Broz, Owner, Simple Ventures LLC

01/06/2022

Property Taxes and Appraisals

**BEG 600 FT N SE COR NE 1/4 NE 1/4 W 403.33 FT N 129 FT E 403.33 FT S 129 FT
TO BEG EXC THAT PT DEEDED TO HWY SEC 34-27-2W**

Property Description

Legal Description	BEG 600 FT N SE COR NE 1/4 NE 1/4 W 403.33 FT N 129 FT E 403.33 FT S 129 FT TO BEG EXC THAT PT DEEDED TO HWY SEC 34-27-2W
Owner	SOUTHBOROUGH PARTNERS
Mailing Address	4340 S WEST ST WICHITA KS 67217
Geo Code	AT 00180002H
PIN	00252735
AIN	148340110000500C
Tax Unit	0201 635 ATTICA TWP U-265 AT
Land Use	9950 Commercial highest and best use
Market Land Square Feet	25,492
2021 Total Acres	.97
2021 Appraisal	\$15,600
2021 Assessment	\$1,890

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01/06/2022

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$100	\$0	\$100	-9%
2021	Vacant	\$15,500	\$0	\$15,500	
2020	Agricultural	\$110	\$0	\$110	
2020	Vacant	\$15,500	\$0	\$15,500	
2019	Agricultural	\$110	\$0	\$110	
2019	Vacant	\$15,500	\$0	\$15,500	
2018	Agricultural	\$110	\$0	\$110	+10%
2018	Vacant	\$15,500	\$0	\$15,500	
2017	Agricultural	\$100	\$0	\$100	
2017	Vacant	\$15,500	\$0	\$15,500	
2016	Agricultural	\$100	\$0	\$100	+11%
2016	Vacant	\$15,500	\$0	\$15,500	
2015	Agricultural	\$90	\$0	\$90	+13%
2015	Vacant	\$15,500	\$0	\$15,500	
2014	Agricultural	\$80	\$0	\$80	+14%
2014	Vacant	\$15,500	\$0	\$15,500	
2013	Agricultural	\$70	\$0	\$70	
2013	Vacant	\$15,500	\$0	\$15,500	
2012	Agricultural	\$70	\$0	\$70	
2012	Vacant	\$15,500	\$0	\$15,500	

Assessment Values

Year	Class	Land	Improvements	Total	Change
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Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$30	\$0	\$30	-9%
2021	Vacant	\$1,860	\$0	\$1,860	
2020	Agricultural	\$33	\$0	\$33	
2020	Vacant	\$1,860	\$0	\$1,860	
2019	Agricultural	\$33	\$0	\$33	
2019	Vacant	\$1,860	\$0	\$1,860	
2018	Agricultural	\$33	\$0	\$33	+10%
2018	Vacant	\$1,860	\$0	\$1,860	
2017	Agricultural	\$30	\$0	\$30	
2017	Vacant	\$1,860	\$0	\$1,860	
2016	Agricultural	\$30	\$0	\$30	+11%
2016	Vacant	\$1,860	\$0	\$1,860	
2015	Agricultural	\$27	\$0	\$27	+13%
2015	Vacant	\$1,860	\$0	\$1,860	
2014	Agricultural	\$24	\$0	\$24	+14%
2014	Vacant	\$1,860	\$0	\$1,860	
2013	Agricultural	\$21	\$0	\$21	
2013	Vacant	\$1,860	\$0	\$1,860	
2012	Agricultural	\$21	\$0	\$21	
2012	Vacant	\$1,860	\$0	\$1,860	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2021	110.762000	\$209.35	\$0.00	\$0.00	\$0.00	\$209.35	\$104.68	\$104.67
2020	112.541000	\$212.25	\$0.00	\$0.79	\$0.00	\$213.04	\$213.04	\$0.00
2019	113.465640	\$214.78	\$0.00	\$0.00	\$0.00	\$214.78	\$214.78	\$0.00
2018	115.621000	\$218.87	\$0.00	\$0.00	\$0.00	\$218.87	\$218.87	\$0.00
2017	117.441000	\$221.96	\$0.00	\$0.00	\$0.00	\$221.96	\$221.96	\$0.00
2016	117.202000	\$221.52	\$0.00	\$0.00	\$0.00	\$221.52	\$221.52	\$0.00
2015	122.565000	\$231.27	\$0.00	\$0.00	\$0.00	\$231.27	\$231.27	\$0.00
2014	123.585555	\$232.82	\$0.00	\$0.00	\$0.00	\$232.82	\$232.82	\$0.00
2013	126.778782	\$238.47	\$0.00	\$0.00	\$0.00	\$238.47	\$238.47	\$0.00
2012	127.290158	\$239.45	\$0.00	\$0.00	\$0.00	\$239.45	\$239.45	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.370000
0403 ATTICA TOWNSHIP	6.298000
0608 USD 265	12.024000
0608 USD 265 SC	8.000000
0608 USD 265 SG	20.000000
0715 USD 265 BOND	14.524000
1108 COUNTY FIRE DIST NO BONDS	17.817000

Total: 110.762000

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Dallas Broz, Owner, Simple Ventures LLC

01/06/2022

Tax Authority

Tax Rate

1401 SOUTH CENTRAL KANSAS LIBRARY SYS

1.229000

Total: 110.762000

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Dallas Broz, Owner, Simple Ventures LLC

01/06/2022

Property Taxes and Appraisals

**BEG 276 FT N SE COR NE1/4 NE1/4 W 403.33 FT N 108 FT E 403.33 FT S 108 FT
TO BEG EXC THAT PT DEEDED TO CITY FOR HWY SEC 34-27-2W**

Property Description

Legal Description	BEG 276 FT N SE COR NE1/4 NE1/4 W 403.33 FT N 108 FT E 403.33 FT S 108 FT TO BEG EXC THAT PT DEEDED TO CITY FOR HWY SEC 34-27-2W
Owner	SOUTHBOROUGH PARTNERS
Mailing Address	4340 S WEST ST WICHITA KS 67217
Geo Code	AT 00180002G
PIN	00252733
AIN	148340110000500A
Tax Unit	0201 635 ATTICA TWP U-265 AT
Land Use	9010 Farming/ranch land (no improvements)
Market Land Square Feet	
2021 Total Acres	.89
2021 Appraisal	\$30
2021 Assessment	\$9

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Dallas Broz, Owner, Simple Ventures LLC

01/06/2022

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$30	\$0	\$30	
2020	Agricultural	\$30	\$0	\$30	+50%
2019	Agricultural	\$20	\$0	\$20	-92%
2018	Agricultural	\$260	\$0	\$260	+8%
2017	Agricultural	\$240	\$0	\$240	+9%
2016	Agricultural	\$220	\$0	\$220	+5%
2015	Agricultural	\$210	\$0	\$210	+17%
2014	Agricultural	\$180	\$0	\$180	+6%
2013	Agricultural	\$170	\$0	\$170	
2012	Agricultural	\$170	\$0	\$170	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$9	\$0	\$9	
2020	Agricultural	\$9	\$0	\$9	+50%
2019	Agricultural	\$6	\$0	\$6	-92%
2018	Agricultural	\$78	\$0	\$78	+8%
2017	Agricultural	\$72	\$0	\$72	+9%
2016	Agricultural	\$66	\$0	\$66	+5%
2015	Agricultural	\$63	\$0	\$63	+17%
2014	Agricultural	\$54	\$0	\$54	+6%
2013	Agricultural	\$51	\$0	\$51	
2012	Agricultural	\$51	\$0	\$51	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2021	110.762000	\$0.99	\$0.00	\$0.01	\$0.00	\$1.00	\$0.00	\$1.00
2020	112.541000	\$1.01	\$0.00	\$0.00	\$0.00	\$1.01	\$1.01	\$0.00
2019	113.465640	\$0.69	\$0.00	\$0.03	\$0.00	\$0.72	\$0.72	\$0.00
2018	115.621000	\$9.03	\$0.00	\$0.00	\$0.00	\$9.03	\$9.03	\$0.00
2017	117.441000	\$8.47	\$0.00	\$0.00	\$0.00	\$8.47	\$8.47	\$0.00
2016	117.202000	\$7.75	\$0.00	\$0.00	\$0.00	\$7.75	\$7.75	\$0.00
2015	122.565000	\$7.72	\$0.00	\$0.00	\$0.00	\$7.72	\$7.72	\$0.00
2014	123.585555	\$6.66	\$0.00	\$0.00	\$0.00	\$6.66	\$6.66	\$0.00
2013	126.778782	\$6.47	\$0.00	\$0.00	\$0.00	\$6.47	\$6.47	\$0.00
2012	127.290158	\$6.50	\$0.00	\$0.00	\$0.00	\$6.50	\$6.50	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.370000
0403 ATTICA TOWNSHIP	6.298000
0608 USD 265	12.024000
0608 USD 265 SC	8.000000
0608 USD 265 SG	20.000000
0715 USD 265 BOND	14.524000
1108 COUNTY FIRE DIST NO BONDS	17.817000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.229000
Total: 110.762000	

Authentisign
Dallas Broz, Owner, Simple Ventures LLC

01/06/2022



SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 15201 W. US HWY 54 & 3 Add'l Lots - Wichita, KS 67235 (the "Real Estate")

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

None

SELLER:

Authentisign
Dallas Broz, Owner, Simple Ventures LLC
Signature _____ Date 01/06/2022
Dallas Broz
Print _____
Title _____ Company _____

Signature _____ Date _____
Print _____
Title _____ Company _____

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

BUYER:

Signature _____ Date _____
Print _____
Title _____ Company _____

Signature _____ Date _____
Print _____
Title _____ Company _____



WATER WELL INSPECTION REQUIREMENTS City of Wichita

Property Address: 15201 W. US HWY 54 & 3 Add'l Lots - Wichita, KS 67235

1. Any property within the **City of Wichita** with 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 **x**

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign

Dallas Broz, Owner, Simple Ventures LLC

Owner

01/06/2022

Date

Owner

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 15201 W. US HWY 54 & 3 Add'l Lots - Wichita, KS 67235

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 DB 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 DB 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 Dallas Broz, Owner, Simple Ventures LLC

01/06/2022

29 _____
Seller Date

Buyer Date

30 _____
31 Seller Date

Buyer Date

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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

FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

Federal Bureau of Investigation: <http://www.fbi.gov>

Internet Crime Complaint Center: <http://www.ic3.gov>

Legend

Flood Plain

Base Flood Approximate



Base Flood Elevations



0.2 Pct Annual Chance



0.2 PCT Annual Chance Flood H

A



A

AE



AE,

AE, FLOODWAY



AE, FLOODWAY

AH



AH

AO



AO

X - Area of Special Consideration



X AREA OF SPECIAL CONSIDER

X



X,

Area Not Included





Geographic Information Services
Sedgwick County...
working for you

15201 W. US HWY 54 & 3 Additional Lots - Wichita, KS | Aerial Map

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

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

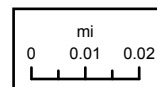
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Date: 1/4/2022

Sedgwick County, Kansas

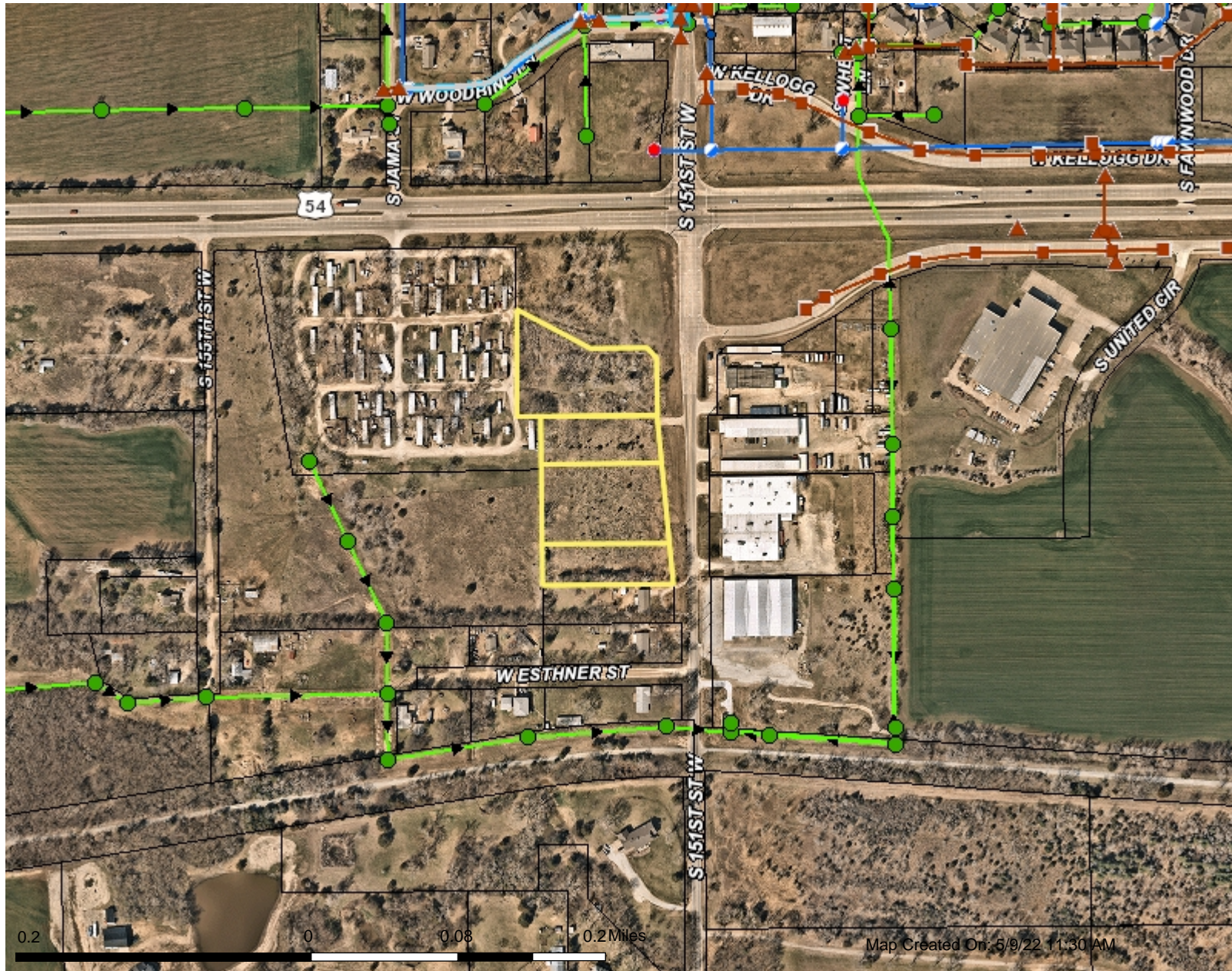
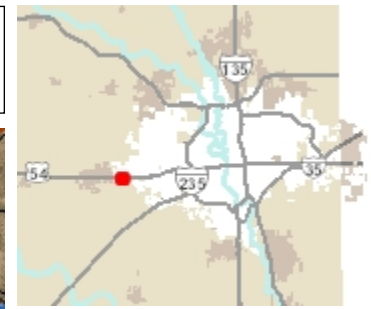


1:2,257





15201 W. US Hwy 54., Wichita, KS 67235 | Utility Map



Legend

- Storm Structures
 - Manhole
 - Inlet
 - Outfall
 - Other
- Headwalls
- City BMPs
- Private Non-City BMPs
- Storm Conduit
- Open Channel Structures
- Open Channel Conduit
- Sample Stations
- Water Hydrants
- Water Valves
- Backflow Devices
- Water Nodes
- Water Mains
- Sewer Manholes
- Sewer Mains
- Parcels
- Andover Parcels

0.2 0 0.08 0.2 Miles

Map Created On: 5/9/22 11:30 AM

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

1: 4,800



GUIDE TO CLOSING COSTS

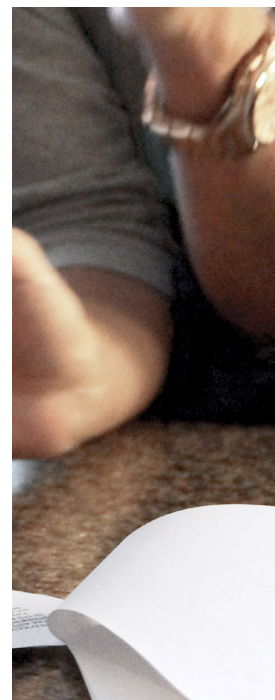
WHAT TO EXPECT

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 to Contract)*
- 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.



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