

PROPERTY INFORMATION PACKET | THE DETAILS



3632 S. Rock Rd & 3636 S. Rock Rd | Wichita, KS 67210

AUCTION: BIDDING OPENS: Tues, August 1st @ 2:00 PM

BIDDING CLOSING: Thurs, August 17th @ 2:00 PM

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



McCurdy
REAL ESTATE & AUCTION



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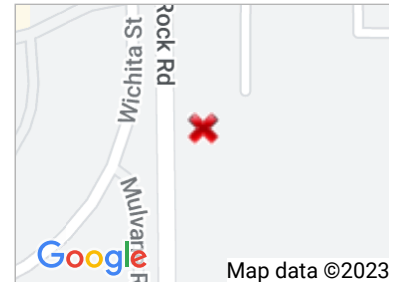
PROPERTY DETAIL PAGE
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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Real Estate & Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer'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; 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. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid.

ALL FIELDS CUSTOMIZABLE 2



MLS # 627613
Status Active
Contingency Reason
Area SCKMLS
Address 3632 S ROCK RD
Address 2 3636 S. Rock Rd.
City Wichita
Zip 67210
Asking Price \$0
Original Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms	2	Approx. AGLA	970
Total Bedrooms	2.00	AGLA Source	Court House
AG Full Baths	1	Approx. BFA	0.00
AG Half Baths	0	BFA Source	Court House
Total Full Baths	1	Approx. TFLA	970
Total Half Baths	0	Lot Size/SqFt	825026
Total Baths	1	Number of Acres	18.94
Old Total Baths			
Garage Size	0		
Basement	None		
Levels	One Story		
Approximate Age	81+ Years		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	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	Model Home Phone	
Year Built	1900	Builder	
Est. Completion Date		Building Permit Date	
Parcel ID	20173-223-08-0-32-00-001.00-A-03	School District	Derby School District (USD 260)
Elementary School	Wineteer	Middle School	Derby
High School	Derby	Subdivision	NONE LISTED ON TAX RECORD
Legal	N 100 FT N 20A SW1/4 EXC W 65 FT FOR RD SEC 8-28-2E	Realtor.com Y/N	Yes
Display on Public Websites	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Variable Comm	Non-Variable	Virtual Tour Y/N	
Days On Market	31	HotSheet Date	7/14/2023
Price Date	7/14/2023		

ROOMS

Master Bedroom Level	Main	Master Bedroom Dimensions	13.4x10.8
Master Bedroom Flooring	Wood Laminate	Living Room Level	Main
Living Room Dimensions	22.8x11.5	Living Room Flooring	Wood Laminate
Kitchen Level	Main	Kitchen Dimensions	7.2x11.3
Kitchen Flooring	Wood Laminate	Room 1 Type	
Room 2 Type		Room 3 Type	
Room 4 Level	Main	Room 4 Type	Bedroom
Room 4 Dimensions	11.2x10.9	Room 4 Flooring	Wood Laminate
Room 5 Level	Main	Room 5 Type	Laundry
Room 5 Dimensions	7.5x11.5	Room 5 Flooring	Wood Laminate
Room 6 Level		Room 6 Type	
Room 6 Dimensions		Room 6 Flooring	
Room 7 Level		Room 7 Type	
Room 7 Dimensions		Room 7 Flooring	
Room 8 Level		Room 8 Type	
Room 8 Dimensions		Room 8 Flooring	
Room 9 Level		Room 9 Type	
Room 9 Dimensions		Room 9 Flooring	

ROOMS			
Room 10 Level		Room 10 Type	
Room 10 Dimensions		Room 10 Flooring	
Room 11 Level		Room 11 Type	
Room 11 Dimensions		Room 11 Flooring	
Room 12 Level		Room 12 Type	
Room 12 Dimensions		Room 12 Flooring	
DIRECTIONS			
Directions E. Pawnee & S. Rock Rd. - South on Rock Rd. to property			
FEATURES			
ARCHITECTURE		FLOOD INSURANCE	
Traditional		Unknown	
EXTERIOR CONSTRUCTION		UTILITIES	
Frame		Lagoon	
ROOF		Propane Gas	
Composition		Private Water	
LOT DESCRIPTION		BASEMENT / FOUNDATION	
Standard		None	
Wooded		BASEMENT FINISH	
FRONTAGE		None	
Paved Frontage		COOLING	
EXTERIOR AMENITIES		Central	
Security Light		Electric	
Storage Building(s)		HEATING	
Storm Door(s)		Forced Air	
Storm Windows/Ins Glass		Propane-Owned	
GARAGE		DINING AREA	
None		Living/Dining Combo	
KITCHEN FEATURES		POSSESSION	
Electric Hookup		At Closing	
Laminate Counters		MASTER BEDROOM	
APPLIANCES		Master Bdrm on Main Level	
None		LAUNDRY	
Main Floor		Separate Room	
220-Electric		INTERIOR AMENITIES	
Ceiling Fan(s)		Closet-Walk-In	
Window Coverings-All		Wood Laminate	
PROPOSED FINANCING		AGENT TYPE	
Other/See Remarks		Sellers Agent	
WARRANTY		PROPERTY CONDITION REPORT	
No Warranty Provided		Yes	
OWNERSHIP		SHOWING INSTRUCTIONS	
Individual		Appt Req-Call Showing #	
LOCKBOX		TYPE OF LISTING	
Combination		Excl Right w/o Reserve	
FINANCIAL		HOA Y/N	
Assumable Y/N		No	
Currently Rented Y/N		Yearly HOA Dues	
No		HOA Initiation Fee	
Rental Amount		Home Warranty Purchased	
General Property Taxes		Unknown	
General Tax Year		Earnest \$ Deposited With	
Yearly Specials		Security 1st Title	
Total Specials			
PUBLIC REMARKS			
Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, August 1st, 2023 at 2 PM (cst) BIDDING CLOSING: Thursday, August 17th, 2023 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! What an amazing opportunity to purchase almost 19 acres on Rock Rd. directly across from McConnell Air Force Base!!! Do not miss this opportunity to own real estate in the path of progress. The two homes, ponds and outbuildings have not previously been offered on the market for decades. Each home has a curb cut off of S. Rock Rd., electric, shared well water, and a shared lagoon. The property sits nestled in with trees near the homes and open field area in the immediate vicinity with commercial, multifamily, and residential expansion surrounding what was once a farm. Just minutes from McConnell, Cessna, Southwestern College, Derby, shopping centers along Rock Rd., Webb, and Greenwich, and located in the Derby School district, this is a must-see! Currently Zoned SF-5 Single Family, Critical Area of Interest - McConnell AFB with the possibility of redevelopment Traffic Count of approximately 15,000+ vehicles per day Less than 5 Miles from Derby Derby Schools Proximity to major highway & turnpike access 3632 S. Rock Rd 2 Bedroom 1 Bathroom Separate Laundry Room No Basement Updated light fixtures and fans, flooring, and interior paint 3636 S. Rock Rd 5 Bedrooms 2 Bathrooms Family/Rec Room Separate Laundry Room No Basement Well Water & Lagoon, shared by both homes Separate Well-Pumps for each home Pond Tree-Lined and Wooded areas Outbuildings Curb cuts for each home Take advantage of this rare opportunity to own property near up-and-coming housing, multi-family and commercial developments!!! *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 (\$1,500.00 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 \$50,000. The property is noted as 18.94 +/- acres per Sedgwick County, while the title commitment (see supporting documents) defines the property as 20 acres. The buyers are encouraged to survey for certainty. Possession of the cropland will be given to the buyer after the soybean harvest in late Fall. Zoned SF-5 Single Family, Critical Area of Interest - McConnell AFB			
AUCTION			
Type of Auction Sale		Reserve	
Method of Auction		Online Only	
Auction Location		mccurdy.com	
Auction Offering		Real Estate Only	
		1 - Open for Preview	
		1 - Open/Preview Date	
		1 - Open Start Time	
		1 - Open End Time	

Auction Date 8/1/2023
Auction Start Time 2pm
Broker Registration Req Yes
Buyer Premium Y/N Yes
Premium Amount 0.10
Earnest Money Y/N Yes
Earnest Amount %/\$ 50,000.00

TERMS OF SALE

Terms of Sale See Associated Documents

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.

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 3636 S. Rock Rd. - Wichita, KS 67210

Seller:

Date of Purchase:

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

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

PART I

APPLIANCES					ELECTRICAL				
None	Does Not Transfer	Working	Not Working	Don't Know	None	Does Not Transfer	Working	Not Working	Don't Know
Indicate the condition of the following items by marking only one appropriate box.					Indicate the condition of the following items by marking only one appropriate box.				
☒	☐	☐	☐	☐	☐	☒	☐	☐	☐
Disposal					Smoke/Fire Detectors				
☒	☐	☐	☐	☐	☐	☐	☒	☐	☐
Dishwasher					Light Fixtures				
☐	☒	☐	☐	☐	☐	☐	☒	☐	☐
Oven					Switches/Outlets				
☐	☒	☐	☐	☐	☐	☐	☒	☐	☐
Range (Circle One) Gas Electric					Ceiling Fan(s) 1 Kitchen				
☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Microwave					Bathroom Vent Fan(s)				
Built in (Circle One) YES NO					☒	☐	☐	☐	☐
					Telephone Wiring/Blocks/Jacks				
☐	☐	☐	☒	☐	☒	☐	☐	☐	☐
Range Hood					Door Bell				
Vented Outside (Circle One) YES NO					☒	☐	☐	☐	☐
					Intercom				
☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Kitchen Refrigerator					Garage Door Opener				
☐	☒	☐	☐	☐	# of Remotes: _____ Keypad Entry: (Circle One) YES NO				
Clothes Washer					☐	☐	☐	☐	☐
Clothes Dryer					Aluminum Wiring				
☒	☐	☐	☐	☐	☐	☐	☐	☐	☐
Trash Compactor					Copper Wiring				
☒	☐	☐	☐	☐	☐	☐	☒	☐	☐
Central Vacuum					220 Volt				
☒	☐	☐	☐	☐	Service Panel Total Amps				
Exterior Attached Gas Grill					☒	☐	☐	☐	☐
Other: _____					Solar Equipment - (Circle One) Own Rent/Lease				
Other: _____					Company				
Other: _____					☒	☐	☐	☐	☐
Other: _____					Wind - (Circle One) Own Rent/Lease				
Comments:					☒	☐	☐	☐	☐
					Hydroelectric - (Circle One) Own Rent/Lease				
					☒	☐	☐	☐	☐
					Security System - (Circle One) Own Rent/Lease				
					Company				
					☒	☐	☐	☐	☐
					Audio/Video Surveillance System				

RELEASE DATE 4/2022 (Rev 11/21)

SELLER'S INITIALS:

TLL JL

BUYER'S INITIALS:

#1004

27	WATER/SEWAGE SYSTEMS (See Part II Also)				28	HEATING & COOLING SYSTEMS				
29	None	Does Not Transfer	TRANSFERS TO BUYER		30	None	Does Not Transfer	TRANSFERS TO BUYER		
31	Working	Not Working	Don't Know	Indicate the condition of the following items by marking only one appropriate box.	32	Working	Not Working	Don't Know	Indicate the condition of the following items by marking only one appropriate box.	
30	☒	☐	☐	☐	Sewage Systems	☒	☐	☐	☐	Cooling System
31	☒	☐	☐	☐	Sump Pump	☐	☐	☐	☐	Type
32	☒	☐	☐	☐	Backup Sump Pump/Battery	☐	☐	☐	☐	Age
33	☒	☐	☐	☐	Plumbing	☐	☐	☒	☐	Heating System
34	☐	☐	☐	☐	Type	☐	☐	☒	☐	Type
35	☐	☐	☒	☐	Water Heater (Circle One) Elect <u>Gas</u>	☐	☐	☐	☐	Age
36	☐	☐	☐	☐	Size & Age	☐	☒	☐	☐	Window/Wall Air Conditioning Units
37	☒	☐	☐	☐	Instant Hot Water	☒	☐	☐	☐	Electronic Air Filter
38	☒	☐	☐	☐	Water Softener	☒	☐	☐	☐	Humidifier
39	☐	☐	☐	☐	(Circle One) Own Rent/Lease	☐	☐	☒	☐	Fireplace
40	☐	☐	☐	☐	Company	☐	☐	☐	☐	Fireplace Insert
41	☒	☐	☐	☐	Water Purifier/Reverse Osmosis	☐	☐	☒	☐	Wood burning Stove
42	☒	☐	☐	☐	Underground Sprinkler System	☐	☐	☒	☐	Chimney/Flue - Date Last Cleaned
43	☐	☐	☒	☐	Backflow Device (Circle One) YES NO	☒	☐	☐	☐	Gas Log Lighter
44	☐	☐	☐	☐	Date Last Tested or Inspected	☒	☐	☐	☐	Whole House Attic Fan
45	☒	☐	☐	☐	Pool Equipment	☒	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease
46	☒	☐	☐	☐	Hot Tub/Spa	☐	☐	☐	☐	Company
47	Comments:					☒	☐	☐	☐	Geothermal
48						☐	☐	☒	☐	Propane Tank - (Circle One) <u>Own</u> Rent/Lease
49						Company				
50						Comments:				
51	MEDIA									
52	None	Does Not Transfer	TRANSFERS TO BUYER		53	Any Additional Comments For Part I:				
53	Working	Not Working	Don't Know	54						
54	Indicate the condition of the following items by marking only one appropriate box.				55					
55	Satellite Dish	# of Rcvrs/Remotes	56							
56	Attached Antennas	57								
57	Cable TV Wiring/Jacks	58								
58	Attached Television Mount(s)	59								
59	Projector(s)	60								
60	Projector Screen(s)	61								
61	Surround Sound Speakers	62								
62	Wired for Surround Sound	63								
63	Comments:									
64										

30 Jun 2023

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
☐	☒	☐	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: ☐ Basement ☐ Crawl Space ☐ Slab
☐	☐	☐	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☐ NO
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
☐	☒	☐	Movement, shifting, deterioration or other problems with walls or foundation?
☒	☐	☐	Cracks or flaws in the walls, floors or foundation?
☐	☒	☐	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☒	☐	Problems with operation of windows or doors, or broken seals?
☐	☒	☐	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Is there insulation in the walls?
☐	☐	☒	Is there insulation in the floors?
Additional Comments:			
YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
		☒	Age: _____ Type: _____
☒	☐	☐	To your knowledge, are there any ☐ PAST ☐ PRESENT roof leaks? (Mark One) If any, identify details below.
☒	☐	☐	During your ownership, has the roof ever been ☒ REPLACED? ☐ REPAIRED? (Mark One) If YES, Date: <u>2011</u> (Identify details below.)
☐	☐	☒	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Do you know of any problems with chimneys or chases? (If YES, explain below.) <u>leak at chimney</u>
☒	☐	☐	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☒	☐	☐	Is there insulation in the ceiling/attic?
Additional Comments:			
YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
☐	☒	☐	Presence of any mold/mildew in the property?
☐	☒	☐	Any problems created by mold or mildew for occupants of the structure during your ownership?
☐	☒	☐	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
☐	☒	☐	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☐	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

TLL

JK

30 Jun 2023

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	
SECTION 4			
WATER/SEWAGE SYSTEMS			
☐	☒	☐	Is the property connected to City Water?
☐	☒	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____
☐	☐	☐	Is the property connected to any private water systems? (Mark all that apply.)
☐	☒	☐	☒ Drinking Well ☐ Irrigation Well ☐ Geo-Thermal Well
☐	☐	☐	Working? Type: _____ Location: _____ Depth: _____
☐	☐	☐	Working? Type: _____ Location: _____ Depth: _____
☐	☐	☐	Working? Type: _____ Location: _____ Depth: _____
☐	☐	☐	Has the water in any wells shown test results of contamination? (If YES, explain below.)
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.
☐	☒	☐	Is the property connected to a septic system? Date Last Pumped: _____
			Tank Size: _____ Location: _____
			# feet laterals: _____ # Feet infiltrators: _____ Location: _____
☒	☐	☐	Is the property connected to a lagoon system? Location: _____
☐	☐	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)
☐	☐	☒	Has the main waste disposal line ever been snaked or scoped?
☒	☐	☐	To your knowledge, is there any problem relating to the waste disposal system?
Additional Comments:			
SECTION 5			
WATER INTRUSION/LEAKS			
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
☒	☐	☐	Any water leakage in or around the fireplace or chimney?
☐	☒	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?
☐	☒	☐	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
☐	☒	☐	Any leaks caused by appliances?
☐	☒	☐	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?
☐	☒	☐	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☐ CRAWL SPACE
☐	☒	☐	Any accumulation of water within the basement/crawl space?
☐	☒	☐	Sump Pump(s) Location(s): _____
☐	☒	☐	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☐ EXTERIOR
Additional Comments:			
SECTION 6			
PEST, WOOD INFESTATION & DRY ROT			
☐	☒	☐	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)
			☐ WOOD DESTROYING INSECTS ☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)
			☐ WOOD DESTROYING INSECTS ☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Have there been any repairs of such damage? (If YES, explain below.)
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?
			Company: _____ Warranty Expiration Date: _____
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)
☐	☒	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)
Additional Comments:			



Handwritten signature and date: 30 Jan 2023

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
☐	☒	☐	Is the property located in a subdivision with a master drainage plan?
☐	☒	☐	If YES, is the property in compliance?
☐	☒	☐	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☒	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☐	☐	☒	Do mineral rights convey to buyer? If NO, please define: _____
			Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☒	☐	Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☒	☐	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
☐	☒	☐	Asbestos
☐	☒	☐	Contaminated soil or water (including drinking water)
☐	☐	☒	Landfill or buried materials
☐	☐	☒	Lead-based paint (If YES, attach disclosure.)
☐	☒	☐	Radon gas in house or well Has a mitigation system been installed? (Mark One) ☐ YES ☐ NO
☐	☒	☐	Methane Gas
☐	☒	☐	Oil sheers in wet areas
☐	☒	☐	Radioactive material
☐	☒	☐	Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	Underground fuel or chemical storage tanks
☐	☒	☐	EMFs (Electro Magnetic Fields)
☐	☒	☐	Urea formaldehyde foam insulation (UFFI)
☐	☒	☐	Other: _____
☐	☒	☐	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☒	☐	To your knowledge, are any of the above conditions present near your property?

Comments:

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
☐	☒	☐	Have you had a survey of the property? (If YES, attach copy if available.)
☐	☒	☐	Are the boundaries of your property marked in any way?
☐	☒	☐	Is there any fencing on the boundaries of the property?
☐	☒	☐	Does fencing belong to the property? If YES, which sides? _____
☐	☒	☐	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
☐	☐	☒	Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☒	☐	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☐	☒	☐	To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☒	☐	Do you currently, or have you ever, paid flood insurance for the property?
☐	☒	☐	To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☒	☐	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			☐ EXPANSIVE SOIL ☐ EARTH MOVEMENT
			☐ FILL DIRT ☐ UPHEAVAL
			☐ SLIDING ☐ EARTH STABILITY PROBLEMS
			☐ SETTLING

Comments:

30 Jun 2023

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9 SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
The law requires that the Seller disclose the existence of special assessments against a property.			
☐	☐	☒	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☒	☐	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
			☐ Owner ☐ County ☐ Public Record ☐ Other: _____
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
			Annual Dues? <u>NO</u> Initiation Fee? _____
			Homeowner's Association contact information: _____
☐	☒	☐	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
Comments: _____			
YES	NO	DON'T KNOW	SECTION 10 MISCELLANEOUS
☐	☒	☐	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?
☐	☒	☐	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☐	☒	Is the present use of the property a non-conforming use?
☒	☐	☐	Have there been any insurance claims during the seller's ownership?
☒	☐	☐	Were repairs made? If so, explain: <u>Windows Replaced 2009</u>
☐	☒	☐	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☐	☒	☐	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
☒	☐	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☒	☐	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☒	☐	☐	Do all window and door treatments remain? If NO, please list: _____
☐	☒	☐	Does any other personal property remain? If YES, please list: _____
☐	☐	☐	Does the property contain any of the following? (Mark all that apply.)
☐	☒	☐	☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature
☐	☒	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____
☐	☒	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
			Explain: _____
☐	☒	☐	Is the property in a historic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☐	☒	☐	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☐	☒	☐	Are there any transferable warranties on the property or any of its components?
Comments: _____			
Any Additional Comments For Part II:			



ALB 02 Jun 2023

SELLER'S ACKNOWLEDGEMENT

285

286 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's
287 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the
288 Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and
289 releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with
290 the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other
291 real estate brokers and agents and prospective buyers of the property.

292 Seller is occupant: ☒ YES ☐ NO

293 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

294 SELLER: Shirley Murray 6-16-23 SELLER: Timothy L Lyons 07/11/2023
295 Kimika Lyons 6/30/23 Date 07/11/2023 Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

296
297 1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject
298 to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by
299 the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract
300 with the Seller.

301 2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical
302 defects in the property.

303 3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
304 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information
305 regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at
306 <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

307 4. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that
308 is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be
309 affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential
310 for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by
311 contacting the Metropolitan Area Planning Department.

312 BUYER: _____ BUYER: _____
313 _____ Date _____ 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 2021

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 3632 S. Rock Rd. - Wichita, KS 67210

Seller:

Date of Purchase:

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

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

PART I

APPLIANCES					ELECTRICAL				
None Does Not Transfer	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	None Does Not Transfer	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
	Working	Not Working	Don't Know			Working	Not Working	Don't Know	
☒	☐	☐	☐	Disposal	☐	☐	☒	☐	Smoke/Fire Detectors
☒	☐	☐	☐	Dishwasher	☐	☒	☐	☐	Light Fixtures
☐	☒	☐	☐	Oven	☐	☒	☐	☐	Switches/Outlets
☐	☒	☐	☐	Range (Circle One) Gas <u>Electric</u>	☐	☒	☐	☐	Ceiling Fan(s)
☐	☒	☐	☐	Microwave	☐	☒	☐	☐	Bathroom Vent Fan(s)
				Built in (Circle One) YES NO	☒	☐	☐	☐	Telephone Wiring/Blocks/Jacks
☒	☐	☐	☐	Range Hood	☒	☐	☐	☐	Door Bell
				Vented Outside (Circle One) YES NO	☒	☐	☐	☐	Intercom
☐	☒	☐	☐	Kitchen Refrigerator	☒	☐	☐	☐	Garage Door Opener
☐	☒	☐	☐	Clothes Washer					# of Remotes: _____ Keypad Entry: (Circle One) YES NO
☐	☒	☐	☐	Clothes Dryer	☐	☐	☒	☐	Aluminum Wiring
☒	☐	☐	☐	Trash Compactor	☐	☐	☒	☐	Copper Wiring
☒	☐	☐	☐	Central Vacuum	☐	☒	☐	☐	220 Volt
☒	☐	☐	☐	Exterior Attached Gas Grill			☒		Service Panel Total Amps
☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease
☐	☐	☐	☐	Other: _____					Company
☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	Wind - (Circle One) Own Rent/Lease
☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	Hydroelectric - (Circle One) Own Rent/Lease
Comments:					☒	☐	☐	☐	Security System - (Circle One) Own Rent/Lease
									Company
					☒	☐	☐	☐	Audio/Video Surveillance System

TLL

JL

30 Jun 2023

27 WATER/SEWAGE SYSTEMS (See Part II Also)					27 HEATING & COOLING SYSTEMS				
28 TRANSFERS TO BUYER					28 TRANSFERS TO BUYER				
None	Does Not Transfer	Working	Not Working	Don't Know	29 Indicate the condition of the following items by marking only one appropriate box.				
30	☐	☐	☒	☐	Sewage Systems				
31	☒	☐	☐	☐	Sump Pump				
32	☒	☐	☐	☐	Backup Sump Pump/Battery				
33	☐	☐	☒	☐	Plumbing				
34	☐	☐	☒	☐	Type				
35	☐	☐	☒	☐	Water Heater (Circle One) Elect Gas				
36	☐	☐	☒	☐	Size & Age				
37	☒	☐	☐	☐	Instant Hot Water				
38	☒	☐	☐	☐	Water Softener				
39					(Circle One) Own Rent/Lease				
40					Company				
41	☒	☐	☐	☐	Water Purifier/Reverse Osmosis				
42	☒	☐	☐	☐	Underground Sprinkler System				
43					Backflow Device (Circle One) YES NO				
44					Date Last Tested or Inspected				
45	☒	☐	☐	☐	Pool Equipment				
46	☒	☐	☐	☐	Hot Tub/Spa				
47	Comments:								
48									
49									
50									
51	MEDIA								
52	TRANSFERS TO BUYER								
53	None	Does Not Transfer	Working	Not Working	Don't Know	29 Indicate the condition of the following items by marking only one appropriate box.			
54	☒	☐	☐	☐	☐	Satellite Dish			
55	☒	☐	☐	☐	☐	# of Rcvrs/Remotes			
56	☒	☐	☐	☐	☐	Attached Antennas			
57	☐	☐	☐	☒	☐	Cable TV Wiring/Jacks			
58	☒	☐	☐	☐	☐	Attached Television Mount(s)			
59	☒	☐	☐	☐	☐	Projector(s)			
60	☒	☐	☐	☐	☐	Projector Screen(s)			
61	☒	☐	☐	☐	☐	Surround Sound Speakers			
62	☒	☐	☐	☐	☐	Wired for Surround Sound			
63	Comments:								
64									
65									
66									



Handwritten signature and date: R/L 30 Jun 2023

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
☒	☐	☐	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? <u>poor condition</u>
			Indicate all that apply: ☐ Basement ☐ Crawl Space ☐ Slab
☐	☒	☐	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☐ NO
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
☒	☐	☐	Movement, shifting, deterioration or other problems with walls or foundation? <u>foundation has been supported</u>
☒	☐	☐	Cracks or flaws in the walls, floors or foundation? <u>cracks at drywall joints in 2nd bedroom and one in the kitchen</u>
☒	☐	☐	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☒	☐	Problems with operation of windows or doors, or broken seals?
☒	☐	☐	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Is there insulation in the walls?
☐	☐	☒	Is there insulation in the floors?
Additional Comments:			

Master bedroom window is missing handles.
Supports were added to the ~~base~~

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
			Age: _____ Type: <u>Tile</u>
☐	☐	☐	To your knowledge, are there any ☒ PAST ☐ PRESENT roof leaks? (Mark One) If any, identify details below.
☒	☐	☐	During your ownership, has the roof ever been ☒ REPLACED? ☐ REPAIRED? (Mark One) If YES, Date: <u>Jan. 2022</u> (Identify details below.)
☐	☐	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☒	☐	Do you know of any problems with chimneys or chases? (If YES, explain below.)
☐	☒	☐	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☐	☐	☐	Is there insulation in the ceiling/attic?
Additional Comments:			

No rain gutters
The roof is new - about 18 months

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
☐	☒	☐	Presence of any mold/mildew in the property?
☐	☒	☐	Any problems created by mold or mildew for occupants of the structure during your ownership?
☐	☒	☐	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
☐	☒	☐	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☐	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			



30 June 2023

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS	
☐	☒	☐	Is the property connected to City Water?	
☐	☒	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____	
☒	☐	☐	Is the property connected to any private water systems? (Mark all that apply.)	
☒	☐	☐	☒ Drinking Well	☐ Irrigation Well ☐ Geo-Thermal Well
☒	☐	☐	Working? Type: _____ Location: _____ Depth: _____	
☐	☐	☐	Working? Type: _____ Location: _____ Depth: _____	
☐	☐	☐	Working? Type: _____ Location: _____ Depth: _____	
☐	☒	☐	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.	
☐	☒	☐	Is the property connected to a septic system? Date Last Pumped: _____	
			Tank Size: _____ Location: _____	
			# feet laterals: _____ # Feet infiltrators: _____ Location: _____	
☒	☐	☐	Is the property connected to a lagoon system? Location: <u>at the back of the first 5 acres</u>	
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
☒	☐	☐	Has the main waste disposal line ever been snaked or scoped?	
☐	☐	☒	To your knowledge, is there any problem relating to the waste disposal system?	
Additional Comments:				

YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS	
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>				
☐	☒	☐	Any water leakage in or around the fireplace or chimney?	
☐	☒	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?	
☐	☒	☐	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
☐	☒	☐	Any leaks caused by appliances?	
☐	☒	☐	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
☐	☒	☐	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☐ CRAWL SPACE	
☐	☒	☐	Any accumulation of water within the basement/crawl space?	
☐	☒	☐	Sump Pump(s) Location(s): _____	
☐	☐	☒	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☐ EXTERIOR	
Additional Comments:				

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT	
☐	☐	☐	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)	
			☐ WOOD DESTROYING INSECTS ☐ DRY ROT ☐ OTHER WOOD INFESTATION	
☒	☐	☐	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)	
			☐ WOOD DESTROYING INSECTS ☒ DRY ROT ☐ OTHER WOOD INFESTATION	
☒	☐	☐	Have there been any repairs of such damage? (If YES, explain below.)	
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____ Warranty Expiration Date: _____	
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	
Additional Comments:				

Bad wood on front porch roofing and columns

179 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

180 Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
☐	☒	☐	183 Is the property located in a subdivision with a master drainage plan?
☐	☐	☐	184 If YES, is the property in compliance?
☐	☒	☐	185 Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☐	186 Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☐	☐	☒	187 Do mineral rights convey to buyer? If NO, please define: _____
			188 Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☒	☐	189 Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	190 Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☒	☐	191 Are there any diseased or dead trees and shrubs?
			192 To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
☐	☐	☒	193 Asbestos
☐	☒	☐	194 Contaminated soil or water (including drinking water)
☐	☒	☐	195 Landfill or buried materials
☐	☒	☐	196 Lead-based paint (If YES, attach disclosure.)
☐	☐	☒	197 Radon gas in house or well Has a mitigation system been installed? (Mark One) ☐ YES ☐ NO
☐	☐	☒	198 Methane Gas
☐	☐	☒	199 Oil sheers in wet areas
☐	☐	☒	200 Radioactive material
☐	☒	☐	201 Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	202 Underground fuel or chemical storage tanks
☐	☒	☐	203 EMFs (Electro Magnetic Fields)
☐	☐	☒	204 Urea formaldehyde foam insulation (UFFI)
☐	☐	☒	205 Other: _____
☐	☒	☐	206 Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment
			207 used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☐	☒	208 To your knowledge, are any of the above conditions present near your property?
209 Comments:			

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
☐	☒	☐	214 Have you had a survey of the property? (If YES, attach copy if available.)
☒	☐	☐	215 Are the boundaries of your property marked in any way?
☐	☒	☐	216 Is there any fencing on the boundaries of the property?
☐	☒	☐	217 Does fencing belong to the property? If YES, which sides? _____
☐	☒	☐	218 Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways?
			219 (If YES, explain below.)
☐	☒	☐	220 Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☒	☐	221 To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☐	☒	☐	222 To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☒	☐	223 Do you currently, or have you ever, paid flood insurance for the property?
☐	☒	☐	224 To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☒	☐	225 Do you know of any of the following items that have occurred on the property or in the immediate area?
			226 (Mark all that apply.)
			227 ☐ EXPANSIVE SOIL ☐ EARTH MOVEMENT
			228 ☐ FILL DIRT ☐ UPHEAVAL
			229 ☐ SLIDING ☐ EARTH STABILITY PROBLEMS
			230 ☐ SETTLING
231 Comments:			
232 Boundary on the North side of the property marked by hedge row/tree line			
233			

30 Jan 2020

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9 SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
The law requires that the Seller disclose the existence of special assessments against a property.			
☐	☒	☐	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☒	☐	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
			☐ Owner ☐ County ☐ Public Record ☐ Other: _____
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
			Annual Dues? _____ Initiation Fee? _____
			Homeowner's Association contact information: _____
☐	☒	☐	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
Comments:			

YES	NO	DON'T KNOW	SECTION 10 MISCELLANEOUS
☒	☐	☐	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits?
☐	☒	☐	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☒	☐	Is the present use of the property a non-conforming use?
☐	☒	☐	Have there been any insurance claims during the seller's ownership?
☒	☐	☐	Were repairs made? If so, explain: <u>foundation</u>
☐	☒	☐	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☒	☐	☐	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible? <u>master bedrm has water stain in closet</u>
☐	☒	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☒	☐	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☒	☐	☐	Do all window and door treatments remain? If NO, please list: _____
☒	☐	☐	Does any other personal property remain? If YES, please list: <u>shed in the back</u>
☐	☒	☐	Does the property contain any of the following? (Mark all that apply.)
☐	☒	☐	☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature
☐	☐	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____
☐	☒	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
			Explain: _____
☐	☒	☐	Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☒	☐	☐	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☐	☒	☐	Are there any transferable warranties on the property or any of its components?
Comments:			

There are old storage sheds and an old pole barn in the back half of the 1st 5 acres

Any Additional Comments For Part II:

RELEASE DATE 4/2022 (Rev 11/21)

SELLER'S INITIALS: SM

Pg 6 of 7

BUYER'S INITIALS: _____

#1004

TLL JL

12 30 Jun 2023

285

SELLER'S ACKNOWLEDGEMENT

286 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's
287 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the
288 Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and
289 releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with
290 the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other
291 real estate brokers and agents and prospective buyers of the property.

292 Seller is occupant: ☒ YES ☐ NO

293 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

294 **SELLER:** Shirley Perry 6-16-23 **SELLER:** Timothy C Lyons 30 Jun 2023
295 Timothy C Lyons 07/11/2023 Kamika Lyons 06/30/2023
Date Date

296 BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

Jimetta Lyons 07/11/2023
Date

297 1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject
298 to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by
299 the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract
300 with the Seller.

301 2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical
302 defects in the property.

303 3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
304 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information
305 regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at
306 <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

307 4. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that
308 is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be
309 affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential
310 for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by
311 contacting the Metropolitan Area Planning Department.

312 **BUYER:** _____ **BUYER:** _____
313 Date Date

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Property Address: 3632 S. Rock Rd. - Wichita, KS 67210

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) MIP 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.

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date

Property Address: 3636 S. Rock Rd. - Wichita, KS 67210

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.

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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.

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date

**McCurdy**
REAL ESTATE & AUCTION**WATER WELL INSPECTION
REQUIREMENTS**Property Address: 3636 S. Rock Rd - Wichita, KS 67210

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 _____ Drinking X Other _____Location of Well: in back acreageDOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES X NO _____If yes, what type? Septic _____ Lagoon XLocation of Lagoon/Septic Access: midway on propertyAuthentisign
Kamika O'Neal Lyons 07/12/2023Authentisign
Richard Lyons 07/13/2023Authentisign
Shirley Murray

Owner/Seller

July 5, 2023
DateAuthentisign
Timothy L Lyons 07/11/2023

Owner/Seller

Authentisign
Jimetta Lyons 07/11/2023

Date

Buyer _____ Date _____

Buyer _____ Date _____



McCurdy
REAL ESTATE & AUCTION

WATER WELL INSPECTION REQUIREMENTS

Property Address: 3632 S. Rock Rd - Wichita, KS 67210

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:

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DOES THE PROPERTY HAVE A WELL? YES X NO

If yes, what type? Irrigation Drinking X Other

Location of Well:

Uses same well as 3636

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

If yes, what type? Septic Lagoon X

Location of Lagoon/Septic Access:

S. Rock Rd. Has Separate Pump

Authentisign
Kamika O'Neal Lyons 07/12/2023

Authentisign
Richard Lyons 07/13/2023

Authentisign
Shirley Murray

July 5, 2023

Authentisign
Timothy L Lyons 07/11/2023

Authentisign
Jimetta Lyons 07/11/2023

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 3636 S. Rock Rd. - Wichita, KS 67210

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 _____x 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 _____x 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 Kamike Lyons 6-14-23 Shirley Murry 6-14-23
29 Seller Date Buyer Date
30 Kamike Lyons 6/14/23
31 Seller Date Buyer Date

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6 3632 S. Rock Rd. - Wichita, KS 67210

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 KL ☒ Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or

12 KL Known groundwater contamination or other environmental concerns are:
13
14

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

16 KL ☒ Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or

18 KL 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)** KL 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 Leland Lyons 6-14-23 Timothy Lyons 6-14-23 Shirley Murry 6-14-23
29 Seller Date

Buyer Date

30 Kamika Lyons 6/14/23
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>



AVERAGE MONTHLY UTILITIES MISCELLANEOUS INFORMATION

Property Address: 3632 S. Rock Rd. (the "Real Estate")

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

	Utility Provider Company	12 Month Avg
Electric:	<u>Every / heat in winter supplemented by wood burning stove</u>	<u>\$100-\$150 monthly</u>
Water & Sewer:	<u>Well water / Lagoon</u>	
Gas Propane:	<u>Wayman Oil / Furnace connected to propane</u>	<u>\$289 yrly (\$24 monthly)</u>

If propane, is tank owned or leased? Owned Leased

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

Appliances that Transfer:

Refrigerator?	<u>Yes</u>	No
Dishwasher?	Yes	<u>No</u>
Stove/Oven?	<u>Yes</u>	No
Microwave?	Yes	<u>No</u>

Washer?	Yes	<u>No</u>
Dryer?	Yes	<u>No</u>
Other?	<u>woodburning stove does not transfer</u>	

Homeowners Association: Yes No

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? Wood burning stove does not transfer.

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



AVERAGE MONTHLY UTILITIES MISCELLANEOUS INFORMATION

Property Address: 3636 S. Rock Rd. (the "Real Estate")

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

	Utility Provider Company	12 Month Avg
Electric:	<u>Evergy</u>	<u>275.00+</u>
Water & Sewer:	<u>Well water / Lagoon</u>	
Gas <u>Propane</u> :		

If propane, is tank owned or leased? Owned Leased

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

Appliances that Transfer:

Refrigerator?	Yes	<u>No</u>	Washer?	Yes	<u>No</u>
Dishwasher?	Yes	<u>No</u>	Dryer?	Yes	<u>No</u>
Stove/Oven?	Yes	<u>No</u>	Other?		
Microwave?	Yes	<u>No</u>			

Homeowners Association: Yes No

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

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

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

**DER2010-00012
CRITICAL AREA OF
INTEREST- MCCONNELL AFB**

**DER2010-00012
CRITICAL AREA OF
INTEREST- MCCONNELL AFB**

ROCK

39TH

HEATHER

LINDEN ST

39TH

CYPRESS ST

DALTON S

Hexagon2Valuts



Geographic Information Services
Sedgwick County...
working for you

3632 & 3636 S. Rock Rd, Wichita, KS 67210

Zoning - Critical Area of Interest - McConnell AFB & Single Family

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.

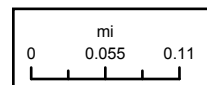
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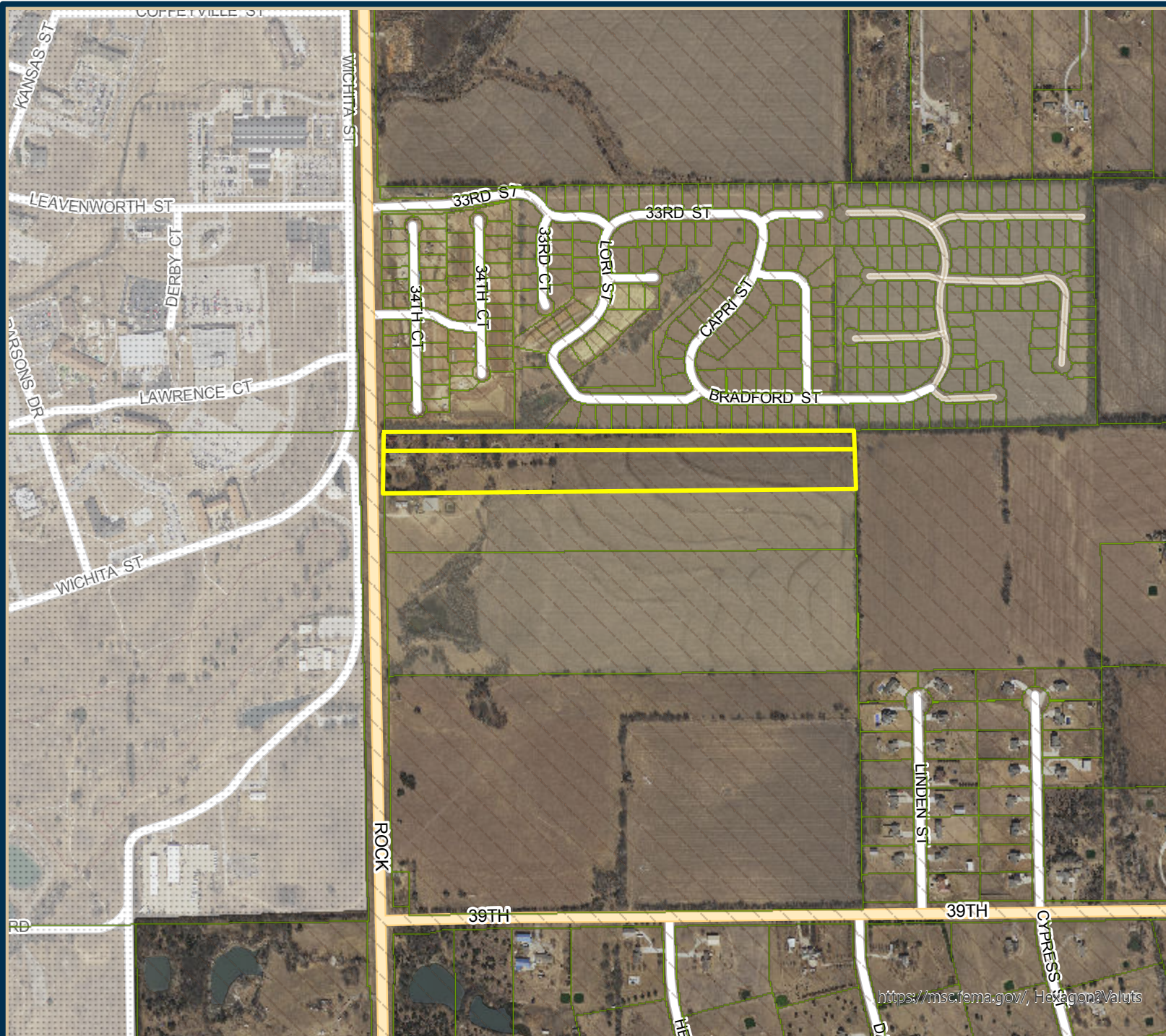
Date: 6/5/2023

Sedgwick County, Kansas



1:9,028





Sedgwick County, Kansas

Legend

Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A
A

AE
AE,

AE, FLOODWAY

AE, FLOODWAY

AH
AH

AO
AO

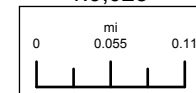
X - Area of Special Consideration

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

X
X,

Area Not Included

1:9,028



Date: 6/5/2023

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

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

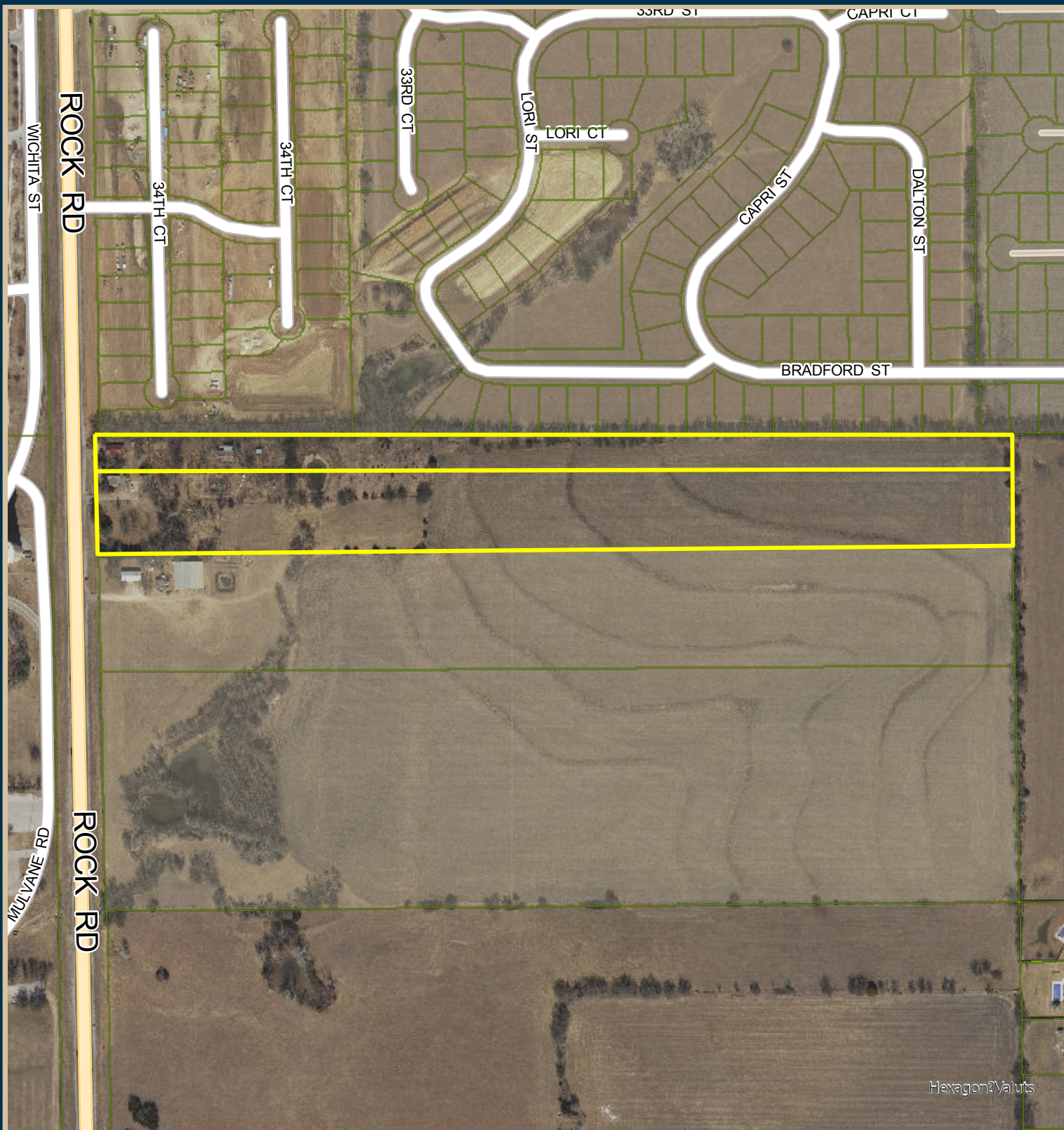


Geographic Information Services

Sedgwick County...
working for you

3632 & 3636 S. Rock Rd., Wichita, KS 67210 - Flood Zone

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Hexagon?Valuts



Geographic Information Services

Sedgwick County...
working for you

3632 & 3636 S. Rock Rd., Wichita, KS 67210 - Aerial

Date: 6/2/2023

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.

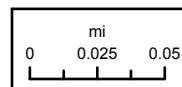
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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Sedgwick County, Kansas



1:4,514



TERMS AND CONDITIONS

1. Any person who registers or bids at this auction (the “Bidder”) agrees to be bound by these Terms and Conditions and any auction announcements. 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. Auction announcements or postings take precedence over anything previously stated or printed, including these Terms and Conditions. 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.
3. The real estate offered for sale at auction (the “Real Estate”) is legally described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy Real Estate & Auction, LLC (“McCurdy”) at Bidder’s request.
4. 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 the owner of the Real Estate (the “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; 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 been provided 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.
5. 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.
6. 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.

7. Once submitted, a bid cannot be retracted.
8. There will be a 10% buyer's premium (\$1,500.00 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.
9. The Real Estate is not offered contingent upon financing.
10. 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, or immediately available, certified funds and in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. 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.
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. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these 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 auction or components of the auction process and to use those films, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
15. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy by returning the completed Broker Registration Form no later than 5 p.m. on the business day prior to the either the auction or scheduled closing time for an online auction, as the case may be. The Broker Registration Form is available on McCurdy's website.
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 premises 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 has the right to establish all bidding increments.
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. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
21. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
22. These Terms and Conditions are binding on Bidder and on Bidder’s partners, representatives, employees, successors, executors, administrators, and assigns.
23. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
24. 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.
25. 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 online bidder account has been compromised, Bidder must immediately inform McCurdy at auctions@mccurdy.com.
26. 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 or 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.
27. The ability to “pre-bid” or to leave 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 the particular lot is formally initiated by McCurdy.

28. 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.
29. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set out 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.
30. 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.
31. 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.

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)*

