

PROPERTY INFORMATION PACKET | THE DETAILS



13225 SW 60th St. | Halstead, KS 67056

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



McCurdy
REAL ESTATE & AUCTION



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FLOOD ZONE MAP
AERIAL

MLS PRINTOUT



FrontOfStructure

MLS # 644946
Status Active
Address 13225 SW 60th St.
Address 2
City Halstead
Zip 67056
Asking Price \$255,000
Original Price \$255,000



KEYWORDS

AG Bedrooms	3	Approx. AGLA	1645
Total Bedrooms	3.00	AGLA Source	Court House
AG Full Baths	2	Approx. BFA	0.00
AG Half Baths	0	BFA Source	Court House
Total Full Baths	2	Approx. TFLA	1,645
Total Half Baths	0	Lot Size/SqFt	1663992
Total Baths	2	Number of Acres	38.20
Garage Size	4+		
Basement	Yes - Unfinished		
Levels	One Story		
Approximate Age	36 - 50 Years		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone Isaac Klingman		List Office - Office Name and Phone McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	
Showing Phone	1-888-874-0581	Year Built	1979
Parcel ID	040-145-16-0-00-00-001.00-0	School District	Halstead School District (USD 440)
Elementary School	Bentley	Middle School	Halstead
High School	Halstead	Subdivision	NONE LISTED ON TAX RECORD
Legal		VOW: Allow AVM	Yes
VOW: Allow 3rd Party Comm	Yes	Virtual Tour Y/N	
Price Date	9/19/2024		

ROOMS

Master Bedroom Level	Main	Master Bedroom Dimensions	12.9 x 13.6
Master Bedroom Flooring	Carpet	Living Room Level	Main
Living Room Dimensions	16 x 21.10	Living Room Flooring	Carpet
Kitchen Level	Main	Kitchen Dimensions	14.9 x 23.3
Kitchen Flooring	Tile	Room 1 Type	
Room 2 Type		Room 3 Type	
Room 4 Level	Main	Room 4 Type	Bedroom
Room 4 Dimensions	12.4 x 11.2	Room 4 Flooring	Carpet
Room 5 Level	Main	Room 5 Type	Bedroom
Room 5 Dimensions	8.11 x 14.3	Room 5 Flooring	Carpet
Room 6 Level	Main	Room 6 Type	Sun Room/Atrium
Room 6 Dimensions	11.11 x 15.1	Room 6 Flooring	Concrete
Room 7 Level	Main	Room 7 Type	Laundry
Room 7 Dimensions	10.5 x 10	Room 7 Flooring	Tile
Room 8 Level	Main	Room 8 Type	Office
Room 8 Dimensions	9.11 x 2.9	Room 8 Flooring	Laminate - Other
Room 9 Level		Room 9 Type	
Room 9 Dimensions		Room 9 Flooring	
Room 10 Level		Room 10 Type	
Room 10 Dimensions		Room 10 Flooring	

DIRECTIONS

Directions (Halstead) SW 60th St. & Old Settlers Rd - Southwest Corner.

FEATURES

ARCHITECTURE Ranch	UTILITIES Lagoon Private Water	KITCHEN FEATURES Electric Hookup Laminate Counters	INTERIOR AMENITIES Ceiling Fan(s) Closet-Cedar
EXTERIOR CONSTRUCTION			

FEATURES

Frame w/Less than 50% Mas	BASEMENT / FOUNDATION	APPLIANCES	Fireplace Doors/Screens
ROOF	Full	Dishwasher	Window Coverings-Part
Metal	Day Light	Disposal	Laminate – Other
LOT DESCRIPTION	BASEMENT FINISH	Refrigerator	POSSESSION
Corner	None	Range/Oven	At Closing
FRONTAGE	COOLING	MASTER BEDROOM	PROPOSED FINANCING
Unpaved Frontage	Central	Master Bdrm on Main Level	Conventional
EXTERIOR AMENITIES	Electric	Laminate Counters	WARRANTY
Detached Finish Area	HEATING	Jetted Tub	No Warranty Provided
Deck	Forced Air	AG OTHER ROOMS	OWNERSHIP
Guttering	Electric	Office	Individual
Security Light	DINING AREA	Sun Room	PROPERTY CONDITION REPORT
Storm Door(s)	Living/Dining Combo	LAUNDRY	No
Storm Windows/Ins Glass	FIREPLACE	Main Floor	SHOWING INSTRUCTIONS
Outbuildings	One	Separate Room	Appt Req-Call Showing #
GARAGE	Living Room	220-Electric	LOCKBOX
Attached	Woodburning		Combination
Detached	Free Standing		TYPE OF LISTING
FLOOD INSURANCE			Excl Right w/o Reserve
Unknown			AGENT TYPE
			Sellers Agent

FINANCIAL

Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	
Rental Amount		HOA Initiation Fee	
General Property Taxes	\$2,282.36	Home Warranty Purchased	Unknown
General Tax Year	2023	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$36.00		
Total Specials	\$36.00		

PUBLIC REMARKS

Public Remarks	If you're looking for a home with acreage, this is the perfect property for you! This 3-bedroom, 2-bathroom ranch-style home sits on approximately 38.2 acres in Halstead, Kansas. The property includes a separate guest quarters or studio, as well as a versatile shop, garage, and pole barn, offering endless possibilities for you and your family. The main home features 1,645 square feet of living space with an open floor plan. It includes a cozy wood stove and a kitchen with eating space, complete with a refrigerator, oven, and dishwasher. The primary bedroom comes with an en-suite bathroom featuring a jetted tub, while two additional bedrooms share a full bathroom with a walk-in shower. The home also has a sunroom, laundry room, office, and a full, unfinished basement with ample storage space. Conveniently located less than 5 minutes from Halstead, 15 minutes from Sedgwick, and just 35 minutes from Wichita, this property offers both privacy and easy access to nearby amenities. The 38.2-acre corner lot also includes a separate 42 x 29 guest quarters, office, or studio, which boasts vaulted ceilings with wood beams, an open floor plan, a free-standing fireplace, and a kitchen with eating space equipped with a refrigerator, oven, and dishwasher. It has one bedroom, one bathroom with a walk-in shower, a loft with a pool table, laundry hookups, and a mini-split HVAC system installed in 2020. In addition, the property features an 80 x 32 garage /shop/pole barn with space for 3+ cars, concrete floors, insulation, HVAC, electric, and a storage room. There is also an office with an exterior door, a storage shed, a fenced garden, a chicken coop with a fenced yard, a storm shelter, a lagoon, and a drinking well.
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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	
Auction Start Time	
Broker Registration Req	
Buyer Premium Y/N	
Premium Amount	
Earnest Money Y/N	
Earnest Amount %/\$	

TERMS OF SALE

Terms of Sale

ADDITIONAL PICTURES



AerialView



AerialView



AerialView



FrontOfStructure



FrontOfStructure



LivingRoom



Kitchen



Kitchen



Kitchen



Other



Bedroom



Bathroom



Other



Bathroom



Bedroom



Other



Other



Other



Basement



Basement



Basement



Basement



BackOfStructure



BackOfStructure



SideOfStructure



LivingRoom



LivingRoom



Other



Bathroom



GameRoom



Other



OutBuildings



Garage



OutBuildings



AerialView

DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

Real Estate Information



Harvey County

This database was last updated on 5/30/2024 at 2:12 AM


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Parcel Details for 040-145-16-0-00-00-001.00-0 - Printer Friendly Version

Quick Reference #: R17787

Owner Information	
Owner's Name:	LONG, JENNY E & DAVID B III
Mailing Address:	701 Wedgewood Dr Newton, KS 67114-4558
Property Address	
Address:	13225 SW 60th St Halstead, KS 67056
General Property Information	
Property Class:	Farm Homesite - F
Living Units:	1
Zoning:	
Neighborhood:	193
Taxing Unit:	365
Deed Information	
Document #	Document Link
DD235-0542	
DD235-0541	

 *David B Long III* 06/04/2024

 *Jenny E Long* 06/04/2024

Neighborhood / Tract Information	
Neighborhood:	193
Tract:	Section: 16 Township: 24 Range: 02W
Tract Description:	S16, T24, R02W, ACRES 38.2, NE1/4 NE1/4, LESS ROW
Acres:	38.20
Market Acres:	3.13


Land Based Classification System	
Function:	Farming / ranch operation (with improvements)
Activity:	Farming, plowing, tilling, harvesting, or related activities
Ownership:	Private-fee simple
Site:	Dev Site - crops, grazing etc - with structures

Property Factors			
Topography:	Level - 1	Parking Type:	Off Street - 1
Utilities:	Well - 5; Septic - 6	Parking Quantity:	Adequate - 2
Access:	Semi Improved Road - 2	Parking Proximity:	On Site - 3
Fronting:	Secondary Street - 3	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values				
Tax Year	Property Class	Land	Building	Total
2024	Farm Homesite - F	30,780	162,790	193,570
2024	Agricultural Use - A	350	00	350
2023	Farm Homesite - F	22,960	150,180	173,140
2023	Agricultural Use - A	350	00	350
2022	Farm Homesite - F	22,960	158,080	181,040
2022	Agricultural Use - A	820	00	820
2021	Farm Homesite - F	22,960	146,540	169,500
2021	Agricultural Use - A	1,040	00	1,040

Market Land Information					
Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Acre	3.13			00
Influence #1:		Influence #2:		Influence Override:	
Factor:		Factor:		Depth Factor:	

 *David B Long III* 06/04/2024

 *Jenny E Long* 06/04/2024

Residential Information

Building #: 1

Dwelling Information

Residence Type: Residential/Agricultural - 1
Quality: AV
Year Built: 1978
Effective Year:
MS Style: 1
LBCS Structure: Detached SFR unit
of Units:
Total Living Area: 1,645
Calculated Area: 1,645
Main Floor LA: 1,645
Upper Floor LA %:
CDU: AV
Phys / Func / Econ: GD / N/A / N/A
Ovr % Good / RCN: /
Remodel:
% Complete:
Assessment Class:

MU Class #1 / %: / **MU Class #2 / %:** / **MU Class #3 / %:** /

Residential Components



Code / Description	Units	Percentage	Quality	Year
Attached Garage	575			
Frame, Plywood or Hardboard		100		
Metal, Preformed		100		
Total Basement Area	1,645			
Raised Subfloor	1,645			
Heat Pump		100		
Plumbing Fixtures	8			
Plumbing Rough-ins	1			
Automatic Floor Cover Allowance				
Enclosed Porch, Solid Walls	192			
Wood Deck	348			
Raised Slab Porch with Roof	18			
Enclosed Porch, Solid Walls	72			

Component Sales Information

Architectural Style: Ranch
Basement Type: Full - 4
Total Rooms: 5
Bedrooms: 3
Family Rooms:
Full Baths: 2
Half Baths:
Garage Capacity:
Foundation: Concrete - 2

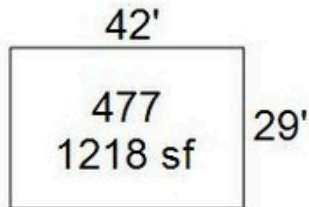
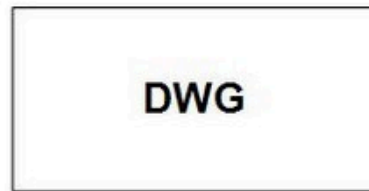
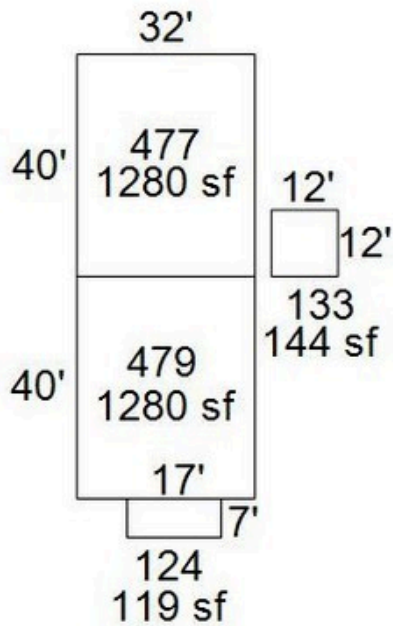
Residential Information

Building #: 1 Sketch Vector

 *David B Long III* 06/04/2024
 *Jenny E Long* 06/04/2024

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Jenny E Long 06/04/2024



Commercial Information [Information Not Available]

Other Building Improvement Information

Dimensions																			
MS	Year	Effective	Phys																
Occup	Class	Rank	Quantity	Built	Year	LBCS	Area	Perim	Hgt	(L x W)	Stories	Cond	Func	Econ	Ovr %	Ovr Reason	RCN	% Good Value	
Farm Utility Building			P	GD-	1	1972		1280	144	8	40 x 32	1	FR	FR			27021	10	2700
Components																			
Code		Code Description						Units		Percentage %		Area		Other		Rank		Year	
918		Single -Metal on Wood Frame								100									
Farm Utility Storage Shed			P	AV	1	1972		1280	144	8	40 x 32	1	FR	FR			10496	20	2100
Components																			
Code		Code Description						Units		Percentage %		Area		Other		Rank		Year	
918		Single -Metal on Wood Frame								100									
Lean-to, Farm Utility			D	AV-	1	2001		119	48	10	17 x 7	1	FR	FR			2092	6	130
Components																			

Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
910	Single -Wall-Boards on Wood		100				
Farm Utility Building	P GD+ 1 1999	1218 142 10	42 x 1	GD GD		49451 20	9890
			29				
Components							
Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
918	Single -Metal on Wood Frame		100				
617	Complete HVAC		100				
Prefabricated	D LO- 1 1977	Residential 144 48 8	12 x 1	UN NO		2557 0	0
Storage Shed		buildings	12				
Components							
Code	Code Description	Units	Percentage %	Area	Other	Rank	Year

Agricultural Information					
Agricultural Land					
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value:	110
Acres:	10.68	Well Depth:	Govt. Prgm:	Market Value:	33,110
Soil Unit:	5831	Acre Feet:	Base Rate:		
		Acre Feet/Ac:	Adjust Rate:		
Land Type:	Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value:	240
Acres:	24.42	Well Depth:	Govt. Prgm:	Market Value:	83,030
Soil Unit:	5831	Acre Feet:	Base Rate:		
		Acre Feet/Ac:	Adjust Rate:		
Agricultural Land Summary					
Dry Land - DR Acres:	24.42	Total Land Acres:	35.10		
Native Grass - NG Acres:	10.68	Total Land Use Value:	350		
		Total Land Mkt Value:	116,140		

[This parcel record was last updated on 5/30/2024 at 6 am.](#)

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Jenny E Long 06/04/2024

PROPERTY TAX INFORMATION



HarveyCounty

Database was last updated on 05/30/2024

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Tax Statement Details

Type	CAMA Number	Tax Identification
RL	145 16 0 00 00 001 00 0 01	365-14574
Owner ID LONG00051LONG, JENNY E & DAVID B III		
13225 SW 60TH		67056
Subdivision	Block	Lot(s)
		Section 16
		Township 24
		Range 02
Tract 1 14574		

[Current Taxes](#)

[Current Real Estate Detail](#)

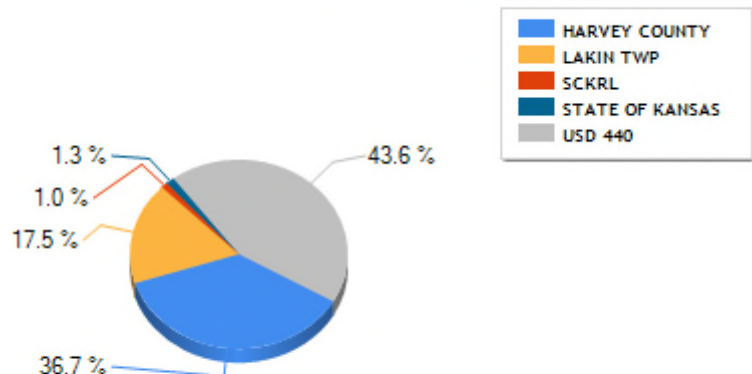
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Statement # 0014726

Details

Total Assessed Value:	\$20,016.00
Total Mill Levy:	118.85900
General Tax:	\$2,282.36
Specials:	\$36.00
Total Tax:	\$2,318.36
Received To Date:	\$2,318.36
Balance:	\$0.00
Interest To Date:	\$0.00
Fees:	\$0.00
Total Due:	\$0.00

Taxes by Tax Districts



Receipt Information

Receipt #	Date	Tax Year	TaxInt/Fee
15659	12/19/2023	2023	\$1,141.18 \$0.00
15660	12/19/2023	2023	\$18.00 \$0.00
30486	5/5/2024	2023	\$1,141.18 \$0.00
30487	5/5/2024	2023	\$18.00 \$0.00

For delinquent tax pay off amount contact Harvey County Treasurer.

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David B Long III 06/04/2024

AuthenticSign
Jenny E Long 06/04/2024

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PROPERTY TAX INFORMATION



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Current Tax Information

Type	CAMA Number	Tax Identification
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Owner ID LONG00051LONG, JENNY E & DAVID B III		
13225 SW 60TH		67056
Subdivision	Block	Lot(s)
Section 16		Township 24
Range 02		
Tract 1 14574		

[Tax History](#)

[Current Real Estate Detail](#)

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Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2023	0014726	002		Solid Waste - Residential	0.00	18.00	18.00	0.00	Yes	Yes
2023	0014726	001			0.00	1,141.18	1,141.18	0.00	Yes	Yes

Click on underlined tax year to see payment detail and where the tax dollars go.

* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Harvey County Treasurer.

AuthentisIGN

David B Long III

06/04/2024

AuthentisIGN

Jenny E Long

06/04/2024

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 *David B Long III* 06/04/2024

 *Jenny E Long* 06/04/2024


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 REAL ESTATE & AUCTION

LIMITED-KNOWLEDGE SELLER'S DISCLOSURE

Property Address: 13225 SW 60th St. - Halstead, KS 67056 (the "Real Estate")

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

Occupancy: ☐ Tenant-Occupied ☐ Owner-Occupied ☒ Vacant

Lease information (if applicable):

Written Lease: ☐ Yes ☐ No

Term of Lease: ☐ Month-to-Month ☐ Fixed Expiration Date (Please provide date): _____

Rent Amount: _____ Tenant current on rent: ☐ Yes ☐ No

Deposit Amount: _____

Appliances Transferring with the Real Estate:

Refrigerator: ☒ Yes ☐ No ☐ None/Unknown

Stove/Oven: ☒ Yes ☐ No ☐ None/Unknown

Dishwasher: ☒ Yes ☐ No ☐ None/Unknown

Microwave: ☐ Yes ☐ No ☒ None/Unknown

Washer: ☐ Yes ☐ No ☒ None/Unknown

Dryer: ☐ Yes ☐ No ☒ None/Unknown

Utilities:

Utility Provider/Company

Utility On or Off

Utility Paid By

Electric: Energ ☒ On ☐ Off ☐ Tenant ☐ Owner

Water/Sewer: N/A - Private ☐ On ☐ Off ☐ Tenant ☐ Owner

Gas: N/A ☐ On ☐ Off ☐ Tenant ☐ Owner

Propane: _____ ☐ On ☐ Off ☐ Tenant ☐ Owner

Propane tank information (if applicable): ☐ Owned ☐ Leased

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

Other Utility: _____ ☐ On ☐ Off ☐ Tenant ☐ Owner

Have any utility meters been removed? ☐ Yes ☒ No ☐ Unknown

If yes, please provide details including type of meter and applicable address or unit:

Code Violations:

Does the property have any code violations? ☐ Yes ☒ No ☐ Unknown

If yes, please provide details: _____

Special Assessments or Fees:

Is the Real Estate located in an improvement district? ☐ Yes ☐ No ☒ Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of? ☐ Yes ☐ No ☒ Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): _____

Explanation of Assessment or Fee: _____

Homeowners Association:

Is the property subject to HOA fees? ☐ Yes ☒ No ☐ Unknown

Dues Amount: _____ ☐ Yearly ☐ Monthly ☐ Quarterly

Initiation Fee: _____

Property Disclosures:


Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.) (if none, write "none")? none

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

By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

SELLER:

 *David B Long III* 06/04/2024
Signature Date

David B Long III

Print

Title	Company
-------	---------

Authentisign
Jenny E Long 06/04/2024
Signature Date

Jenny E Long

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 review the above-provided information and to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer has either reviewed the above-provided information and performed all desired inspections or accepts the risk of not having done so.

BUYER:

Signature	Date
-----------	------

Signature	Date
-----------	------

Property Address: 13225 SW 60th St. - Halstead, KS 67056

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):

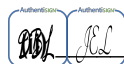
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 (ii) DBL

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) DBL

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)  IJK Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 <u>David B Long III</u>	<u>06/04/2024</u>	 <u>Jenny E Long</u>	<u>06/04/2024</u>
Seller	Date	Seller	Date
 <u>Isaac J. Klingman</u>	<u>06/04/2024</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

Property Address: 13225 SW 60th St. - Halstead, KS 67056

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

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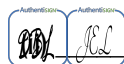
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Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(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).

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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)  IJK Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 <u>David B Long III</u>	<u>06/04/2024</u>	 <u>Jenny E Long</u>	<u>06/04/2024</u>
Seller	Date	Seller	Date
 <u>Isaac J. Klingman</u>	<u>06/04/2024</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



Harvey County

Environmental Property Exchange Inspection

Property Address: 13225 SW 60TH, HALSTEAD KANSAS 67056

Date of Inspection: 6/19/2024

Reinspection:

Seller: JENNY LONG Buyer: AUCTION

Wastewater Lagoon: In Compliance With Harvey County Sanitation Code ☒ YES ☐ NO

Sizing Correct for Use ☒ YES ☐ NO

Were setbacks in compliance? ☒ YES ☐ NO

Condition of Lagoon ☒ Good ☐ Needs Maintenance ☐ Needs Repairs ☐ Poor - New System Needed

Fencing: ☐ No Fence or Incompliant fence- 48" high/ 2"x4" opening ☐ No Gate or incompliant gate (min. 4ft width)
☐ Fencing Needs Repairs

Violations: ☐ Duck Weed Present ☐ Cattails Present ☐ Trees on Berm ☐ Trees in Water ☐ Vegetation over 6"

☐ Need to plant grass on berm ☐ Water Level Low- Add Water ☐ Water Level Low- May Need Bentonite

☐ Heavy Sludge - Removal Required ☐ Inlet pipe broken Number of Clean-Outs

System Repaired Following Inspection? ☐ YES ☒ NO

What work was completed?

Removed vegetation, mowed, built compliant fence & gate.

Plans to bring system into Compliance?

☒ Served by Private Well ☒ In Compliance ☐ Non-Compliant ☐ Property on RURAL Water. No Inspection Required.

Inspection Revealed the following concerns: ☐ Distances too close ☐ Sanitary Seal Compromised

☐ No Well Vent Present ☐ Casing Not 12" above ☐ Other:

Water Treatment Devices: ☐ Reverse Osmosis ☒ Water Softener ☐ UV or Distiller ☐ Filters

Water Analysis Results: E. coli ☐ Present - Unsafe Coliform ☒ Present - Unsafe

Nitrates 10 mg/l or less considered safe: .21 mg/L

Safe for Human Consumption? NO

Please Note: While the sewer system has been found to conform to the requirements of the Harvey County Sanitation Code, this does not guarantee the continued effectiveness of the system. Ultimately, it is the landowner's responsibility to insure his/her wastewater system functions properly and remains in compliance with the sanitary code. All Lagoons shall be maintained in good working order. All dikes shall be mowed. Any vegetation covering the surface of lagoon removed. All cattails and trees inside the must fence removed. Trees on the outside of the fence should be no less than 50 feet from fence and must allow air to flow across lagoon from all directions. No solid barriers. Sunlight and air must be able to reach lagoon for it to work properly.

Water Test and Wells: If the presence of **coliform bacteria** is found in the water it is unsafe for human consumption. Coliform in a sample indicates the possible presence of human disease organisms. The presence of coliform indicates the water system may be or has been open the outside environment and potential contaminants. If **E. coli** is present, the presence of human disease organisms is probable - use an alternate water supply until the problem is resolved. The water supply should be disinfected by shock chlorination as soon as feasible. Retest the water for coliform bacteria after two weeks following chlorination. **Nitrate-Nitrogen** levels above 10 mg/l is considered unsafe for human consumption. An alternate water supply or proper water treatment (Reverse Osmosis System) is recommended. Infants below the age of six months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms may include shortness of breath and "blue-baby" syndrome. *Wells used for human consumption should be tested yearly to insure a safe water source. Water testing kits are available through our office.*

Reminder: If a new system is required due to failing system, a permit is required by Harvey County. All construction on the property requires a building permit.

Respectfully,



Karen Rothe
Planning, Zoning and Environmental Director

Feel free to contact our office with any questions you may have about your new home in rural Harvey County. Welcome to Harvey County!

Harvey County Planning & Zoning/Environmental Department
Phone 316-284-6940 * Email- Karenro@harveycounty.com



1816 E. Wyatt Earp • PO Box 1397 • Dodge City, KS 67801
www.servitech.com

Phone: 620.227.7123

800.557.7509

Fax: 620.227.2047

Lab #: 005021 **LABORATORY ANALYSIS REPORT** Report Date: 06/24/2024 11:42 a

Send To: 8147	HARVEY CO ENV DEPT 800 N MAIN SUITE 104 PO BOX 687 NEWTON, KS 67114	<i>Michele Lawson</i> Michele Lawson Data Review Coordinator	
Client Name:	13225 SW 60TH HALSTEAD	Received:	06/20/2024 10:37 am
Sample ID:	LONG	Submitted By:	UPS
Location:	KITCHEN FAUCET	Invoice No:	390532
Sampled:	06/19/2024 09:30 am	P.O. #:	
Sampled By:	LAURA FRANZ		

Analysis	Result	Unit	MCL	SMCL
E. coli	ABSENT		0	N/A
Total Coliform	PRESENT		0	N/A
Nitrate Nitrogen, NO3-N	0.21	mg/L	10	N/A

Interpretations for Drinking Water (40 CFR 141)

COLIFORM - UNSAFE: The presence of coliform bacteria in a sample indicates the possible presence of human disease organisms. A water source containing coliform bacteria is considered unsafe for human consumption. The presence of coliform bacteria indicates that the water system may be (or has been) open to the outside environment and potential contaminants.

If *E. coli* are absent, wait about one week and retest for coliform bacteria to verify that bacteria were not introduced while collecting the sample. Do not use the water for drinking or cooking during this time. If the retest is positive for coliform, the water supply should be disinfected by shock chlorination.

If *E. coli* are present, the presence of human disease organisms is probable -- use an alternate water supply until the problem is resolved. The water supply should be disinfected by shock chlorination as soon as feasible. Retest the water for coliform bacteria after two to three weeks following chlorination.

If repeated shock chlorination does not remove bacteria, the water supply and water delivery system should be inspected by a competent professional to identify and eliminate the ongoing contamination source. Chronic problems may require other treatments, like distillation, continuous chlorination, or in-line ultraviolet (UV).

N/A = Not Applicable

MCL = Maximum Contamination Level
(Primary standard, health effects)

SMCL = Secondary Maximum
Contamination Levels (Non-health effects)

Report formatted for regulatory compliance available upon request.

Page 1 of 2

The reported analytical results apply only to the sample as it was supplied.
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Phone: 620.227.7123

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Fax: 620.227.2047

Lab #: 005021

LABORATORY ANALYSIS REPORT

Report Date: 06/24/2024 11:42 a

Sample ID: LONG

Client Name: 13225 SW 60TH HALS

Location: KITCHEN FAUCET

SHOCK CHLORINATION: The well, pump, pressure tank, and piping system should be thoroughly sanitized with chlorine to prevent or retard bacterial growth. Chlorination will not remove nitrate or other contaminants. Note that shock chlorination may loosen up scale or deposits which can clog the fixtures, appliances, and valves in the piping system. Badly corroded piping may fail and leak after chlorination.

The proper amount of chlorinating material must be introduced into the well to treat the entire volume of water held by the supply system. At a minimum, you must calculate the water volume in the well casing plus the hot water heater plus the pressure tank plus any storage fixtures plus at least 50 gallons for the water contained in the piping and plumbing.

The chlorinated well water should be recirculated, then run through every line in the system. Open each faucet and hydrant and flush toilets until a chlorine odor is detected, then close. Proper disinfection requires that the interior surfaces of the water system be exposed to a chlorine concentration of 50 to 100 mg/L (ppm) for at least 8 to 12 hours.

After disinfection is complete, flush out the system beginning with the well. Discharge the water to an appropriate waste system. Do not discharge the chlorinated water into streams or rivers, into a septic system, or onto lawns and plants.

Retest the water for coliform bacteria after two to three weeks. If repeated shock chlorination is not effective, the water system should be inspected by a competent professional.

More detailed information is available from these resources: Kansas State University, Publication #MF-911, "Shock Chlorination for Private Water Systems"; Univ. of Georgia, Circular #858-4, "Disinfecting Your Water Well: Shock Chlorination"; and Virginia Tech, Publication #442-663, "Shock Chlorination: Disinfecting Private Household Water Supply Systems". These references are posted at www.servitechlabs.com under "Resources, Articles".

NITRATE-NITROGEN: LOW (less than 3.0 mg/L NO₃-N), **SAFE:** The U.S. Public Health Service considers drinking water with nitrate nitrogen levels at or below 10 mg/L (or nitrate levels at or below 45 ppm NO₃) to be acceptable for unlimited consumption. Recommend testing this water supply routinely to confirm low nitrate concentrations. Nitrate occurs in many natural waters at a concentration of 1 to 3 mg/L. Levels above this may suggest nitrate impact from man-made sources.

N/A = Not Applicable

MCL = Maximum Contamination Level
(Primary standard, health effects)

SMCL = Secondary Maximum
Contamination Levels (Non-health effects)

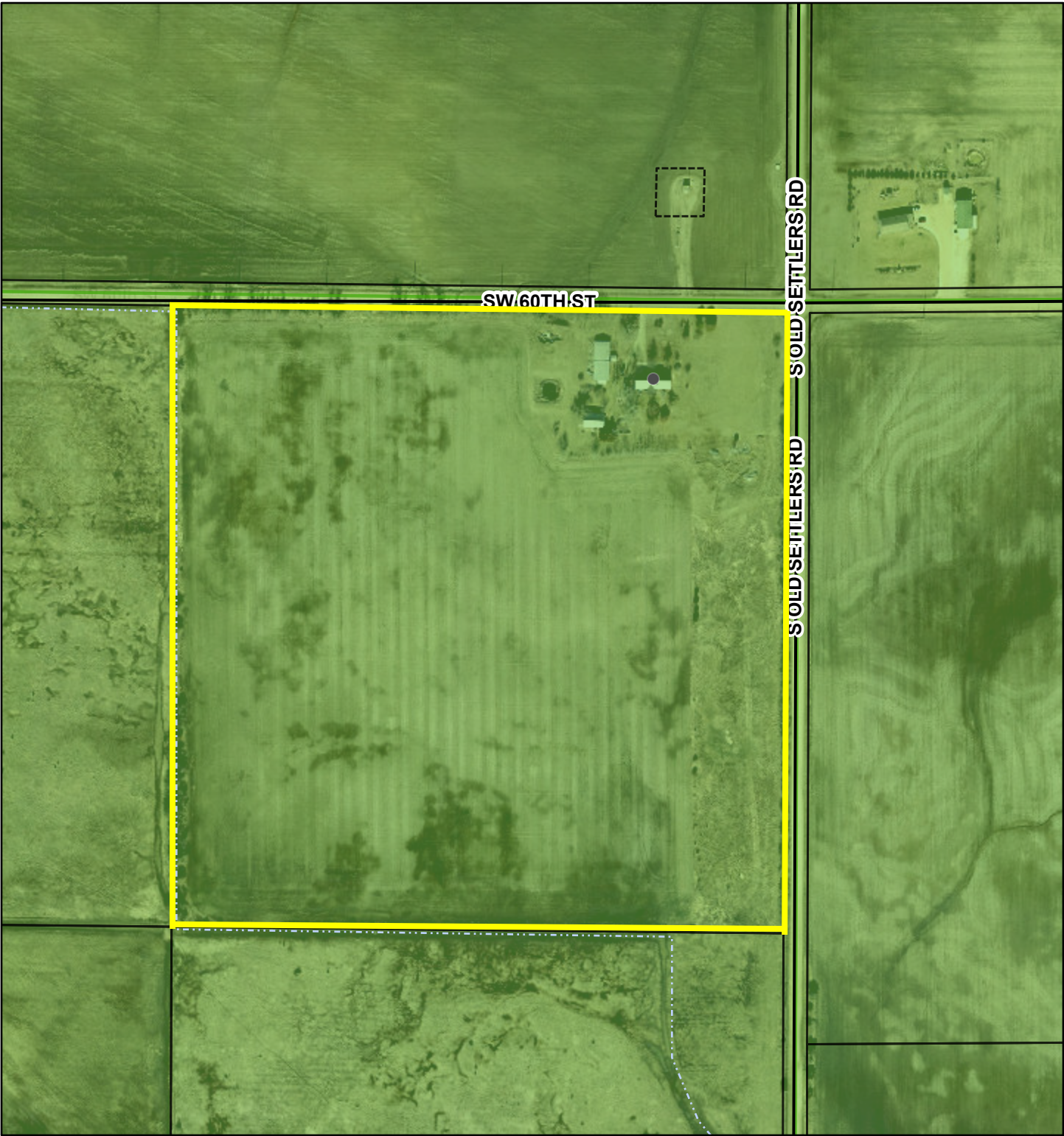
Report formatted for regulatory compliance available upon request.

Page 2 of 2

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13225 SW 60th St., Halstead, KS 67056 - Zoning A-1 Agricultural



5/30/2024, 5:32:12 PM

Harvey County Zoning

A-1-Agricultural Zoning District

Override 1

Road Centerline

Streets/Roads

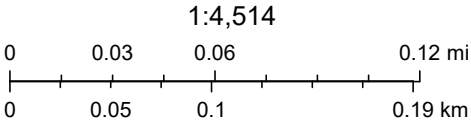
Parcel Boundary

Parcel Boundary

Building on Leased Land

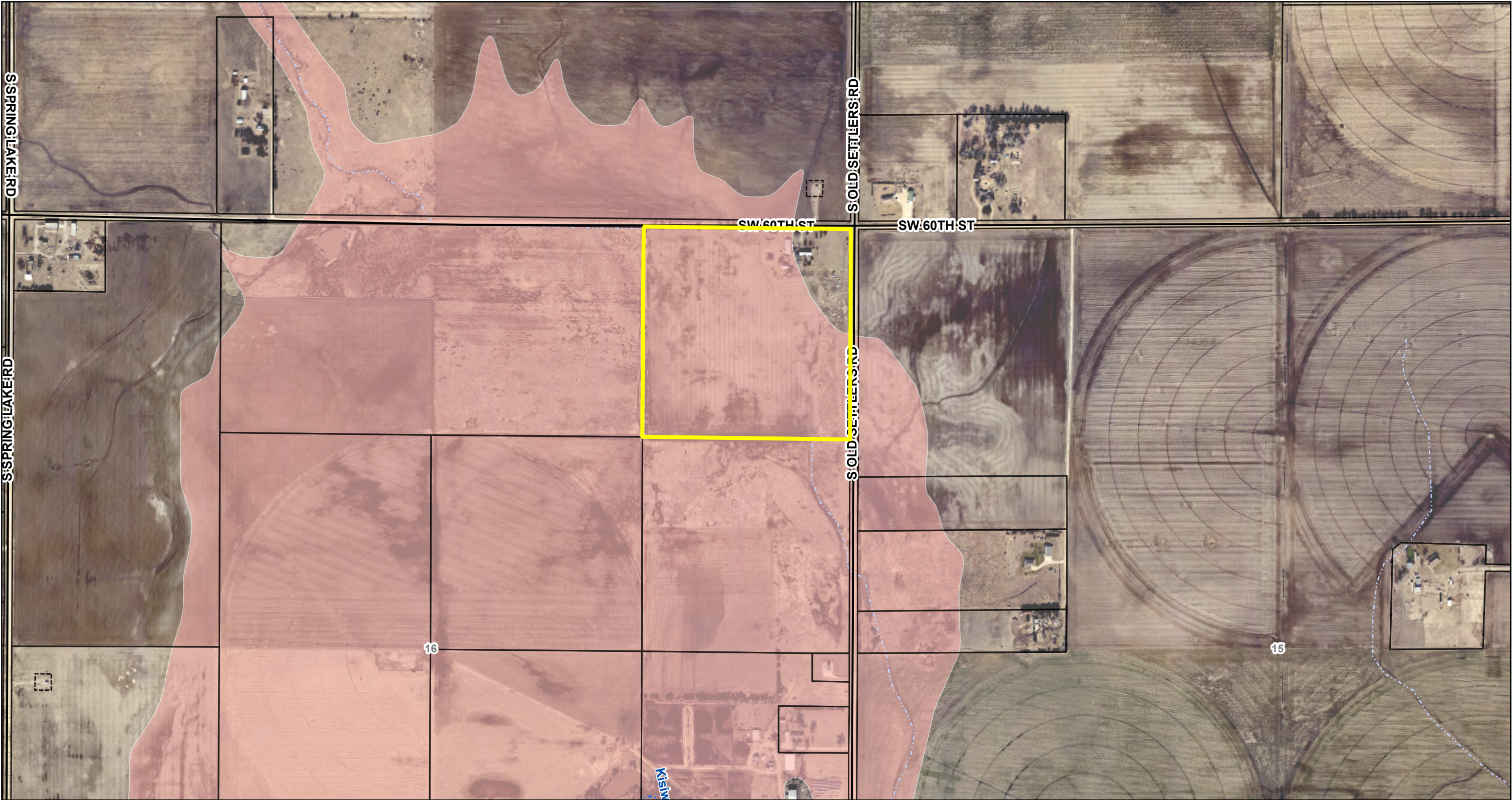
Creek/River

Unnamed Tributary



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

13225 SW 60th St., Halstead, KS 67056 - Flood Zone



5/30/2024, 4:24:09 PM

- Override 1

Road Centerline

Streets/Roads

Parcel Boundary

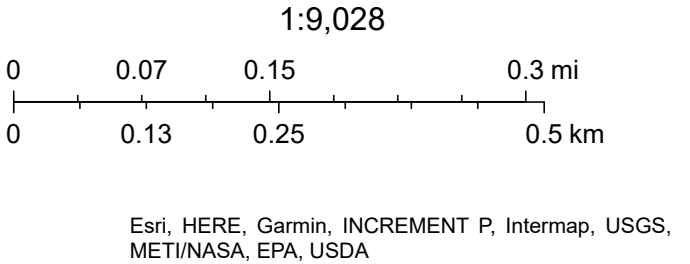
Parcel Boundary
- Building on Leased Land

Creek/River

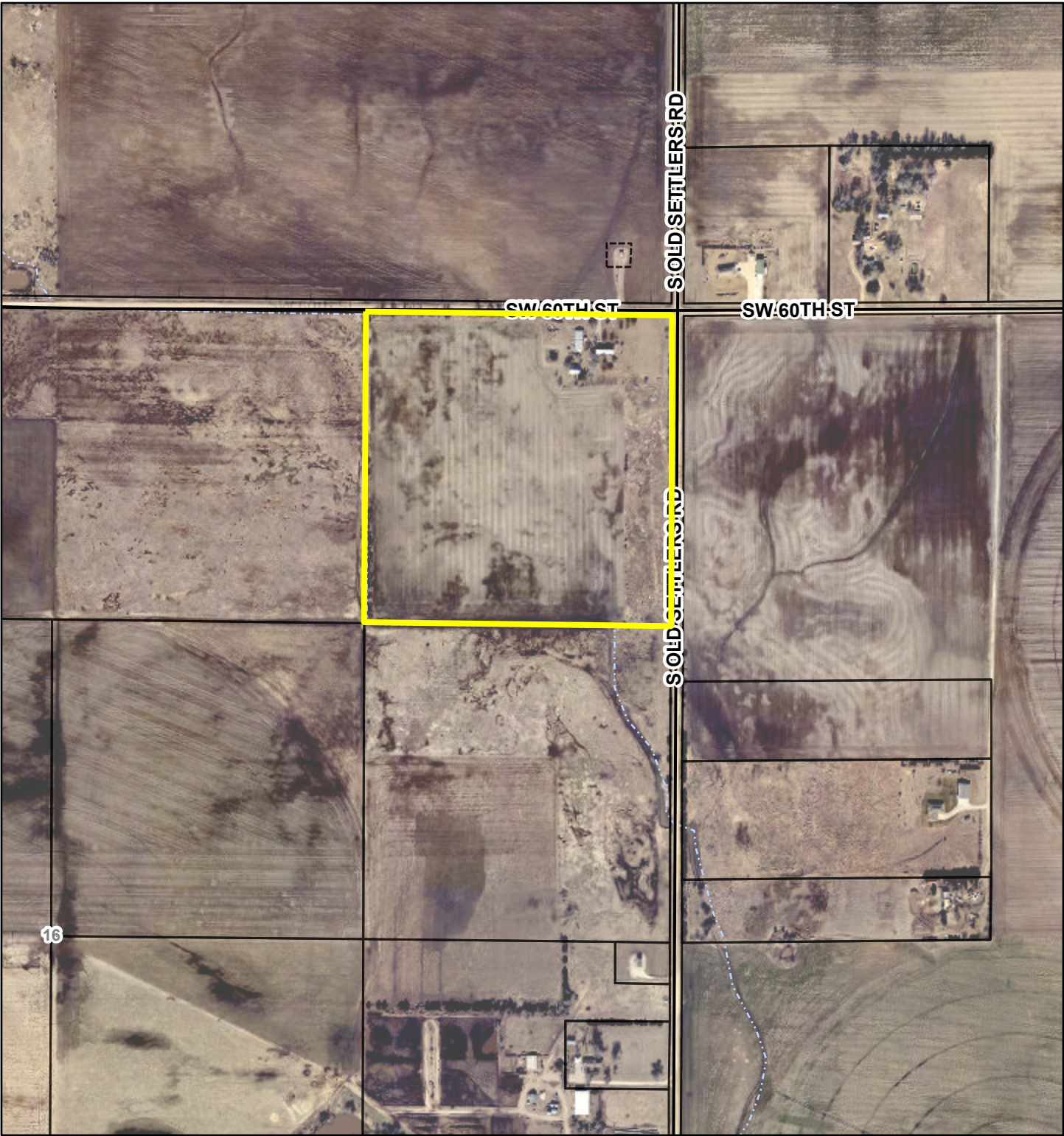
Creeks/Streams

Unnamed Tributary
- Flood Hazard Boundary

A - 1%

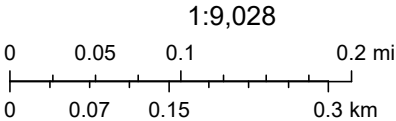


13225 SW 60th St., Halstead, KS 67056 - Aerial



5/30/2024, 4:12:41 PM

- Override 1
- Building on Leased Land
- Road Centerline
- Creek/River
- Streets/Roads
- Unnamed Tributary
- Parcel Boundary
- Parcel Boundary



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA