

PROPERTY INFORMATION PACKET

THE DETAILS



7.8± Acres on E. 79th St. South | Haysville, KS 67060

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



 **McCurdy**
REAL ESTATE & AUCTION



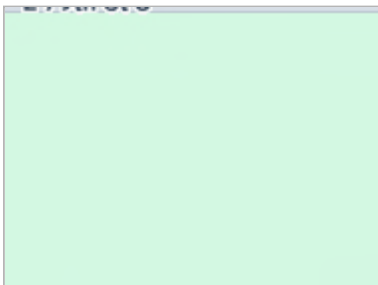
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STANDARD



MLS # 674239
Class Land
Property Type Vacant Lot
County Sedgwick
Area SCKMLS
Address 0000 E 79th St S
Address 2
City Haysville
State KS
Zip 67060
Status Active
Contingency Reason
Asking Price \$165,000
For Sale/Auction/For Rent For Sale
Associated Document Count 3



GENERAL

List Agent Isaac Klingman
List Office McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent
Co-List Office
Showing Phone 888-874-0581
Zoning Usage Rural
Parcel ID 087-242-10-0-21-01-001.00
Number of Acres 7.80
Price Per Acre 21,153.85
Lot Size/SqFt 341074
School District Derby School District (USD 260)
Elementary School Swaney
Middle School Derby
High School Derby
Subdivision NONE LISTED ON TAX RECORD
Legal
Original Price \$165,000
CRP Years Left
CRP Acres
Virtual Tour 2 Label
Virtual Tour 4 Label
Owner Name
Number of Water Wells 0
Sign On Property YN Yes
Range
Level of Service Full Service
On Market Date
Doc Manager 0
Geocode Quality Manually Placed Pin
Price Per SQFT
Mapping
Township
Update Date 6/12/2026 6:58 AM
Unique Property Identifier
Showing Start Date
Floor Plans Update Date
Co-List Agent
Co-Selling Agent

List Date 6/8/2026
Expiration Date 9/30/2026
Realtor.com Y/N Yes
Display on Public Websites Yes
Display Address Yes
VOW: Allow AVM Yes
VOW: Allow 3rd Party Comm Yes
Virtual Tour Y/N
Days On Market 7
Cumulative DOM 7
Cumulative DOMLS
Input Date 6/8/2026 10:42 PM
Update Date 6/12/2026
Off Market Date
Status Date 6/8/2026
HotSheet Date 6/8/2026
Price Date 6/8/2026
Apx Crop Acres
CRP Lease Amount
Term of Lease
Virtual Tour 3 Label
Previous Status
Owner Name 2
FIPS Code 20173
Taxes TBD No
Section
Great Plains Navica
COO Date
Listing Visibility Type MLS Listing
Picture Count 31
Sold Price Per SQFT
Tax ID
Input Date 6/8/2026 10:42 PM
RESO Universal Property Identifier
Floor Plans Count 0
List Agent 00244279
Selling Agent

DIRECTIONS

Directions From Wichita: South on Hydraulic to 79th St, then east on 79th to property on the south From Derby: K15, then west on 83rd to Hillside, north on Hillside to 79th and west on 79th to property on the south

FEATURES

SHAPE / LOCATION	OUTBUILDINGS	PROPOSED FINANCING	TYPE OF LISTING
Rectangular	None	Conventional	Excl Right w/o Reserve
TOPOGRAPHIC	MISCELLANEOUS FEATURES	POSSESSION	BUILDER OPTIONS
Level	None	At Closing	Open Builder

FEATURES

Treeline	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	AG CLASS
PRESENT USAGE	Aerial Photos	Call List Agent/Office	Other
None/Vacant	Plat	LOCKBOX	PONDS
ROAD FRONTAGE	Restrictions/Covenants	None	None
Paved	FLOOD INSURANCE	AGENT TYPE	PROPERTY USE
County	Unknown	Sellers Agent	Residential
UTILITIES AVAILABLE	SALE OPTIONS	OWNERSHIP	RESTRICTIONS / EASEMENTS
Unknown	None	Individual	Recorded Plat
IMPROVEMENTS			Subdivision Restrictions
None			

FINANCIAL

Assumable Y/N	No
General Taxes	\$637.35
General Tax Year	2025
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks	Finding acreage this close to town is no small feat — and this 7.8-acre building site delivers exactly that. Just a quarter mile east of Hydraulic on 79th St S, this property sits in the sweet spot between Haysville and Derby, offering the open space and country feel most buyers can only dream about at this proximity to town. With its own dedicated drive access off paved 79th St S, you're just 5 minutes from Derby, 5 minutes from Haysville, and have quick access to the Kansas Turnpike — making commutes and errands a breeze. Sitting within the highly sought-after Derby school district, this is an ideal location for families ready to put down roots and build something special. Electric is available at the road, and buyers will bring in a well, septic, and propane — giving you complete flexibility to design the home and lifestyle you've always envisioned. With 7.8 acres, there's plenty of room for a shop, outbuildings, or simply wide-open space between you and your neighbors. Properties like this don't come along often — do not miss out on this unique opportunity!
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MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks	Information deemed reliable but not guaranteed. Please see the plat map in the documents section. Prior to closing covenants will be filed, please see the draft in the documents section. There are no utilities currently present, electric is at the road, a well is needed for water, septic for wastewater and propane for gas if desired. A perc test has not been completed and may be needed prior to obtaining a building permit.
-----------------	--

AUCTION

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

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

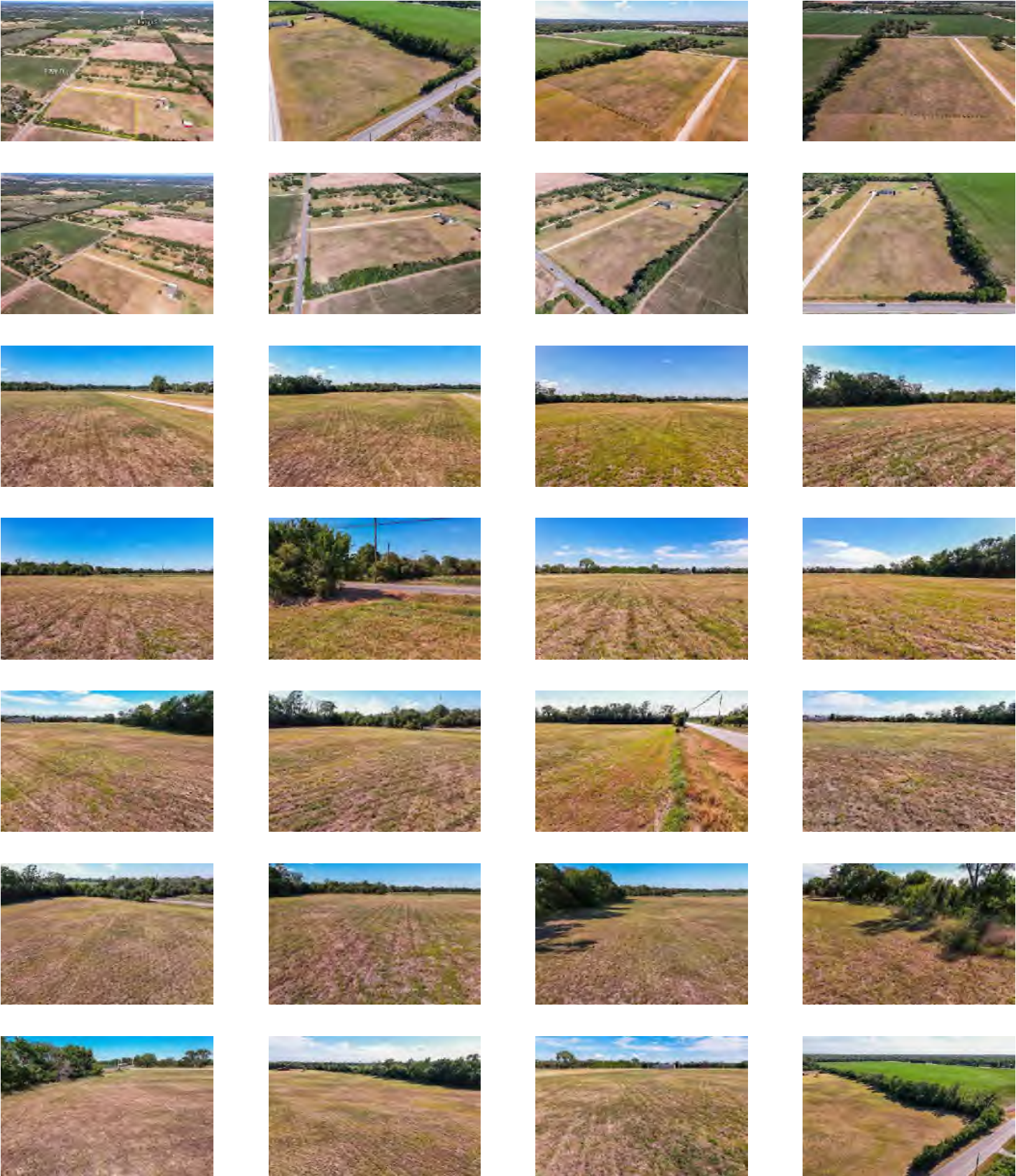
SOLD

How Sold	
Sale Price	
Net Sold Price	Selling Agent
Pending Date	Co-Selling Agent
Closing Date	Selling Office
	Co-Selling Office
	Appraiser Name

Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N

Non-Mbr Appr Name

ADDITIONAL PICTURES





DISCLAIMER

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Property Taxes and Appraisals

LOT 1 BLOCK A TNT ADDITION

Authentisign
Christine R Jacobs 06/08/26

Authentisign
Timothy M Jacobs 06/08/26

Property Description

Property Type	Residential
Legal Description	LOT 1 BLOCK A TNT ADDITION
Property Address	
Owner	JACOBS TIMOTHY & CHRISTINE
Mailing Address	2265 E 79TH ST S HAYSVILLE KS 67060-7451
Geo Code	SA 03335
PIN	30031259
AIN	242100210100100
Quick Ref ID	R1046249
Tax Unit	2201 845 SALEM TWPU-260-WCD SA
Land Use	9910 Residential highest and best use
2026 Market Land Square Feet	312,325
2026 Total Acres	7.17
2026 Total Ag Acres	0.00
2026 Appraisal Value	\$86,000
2026 Assessment Value	\$9,890

Property Value Estimates

Final Value Section Explanation	
2026 Appraised Value	\$86,000
2026 Value Method	COST
Override Reason	

Method	Value
Cost Estimate	\$86,000
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values
2026	Residential	\$86,000 Land
		\$0 Improvements
		\$86,000 Total
2025	Residential	\$0 Land
		\$0 Improvements
		\$0 Total

Assessment Values

Year	Class	Values
2026	Residential	\$9,890 Land
		\$0 Improvements
		\$9,890 Total (+90%)
2025	Residential	\$5,193 Land
		\$0 Improvements
		\$5,193 Total

Tax Billings

 Christine R Jacobs

06/08/26

 Timothy M Jacobs

06/08/26

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	122.736000	\$637.35	\$0.00	\$3.72	\$0.00	\$641.07	\$641.07	\$0.00

Tax Authorities

Tax Authority	Tax Rate	% of Total	\$ Allocation
0101 STATE	1.500000	1.22 %	\$7.79
0201 COUNTY	27.567000	22.46 %	\$143.15
0454 SALEM TOWNSHIP	10.531000	8.58 %	\$54.69
0603 USD 260	13.965000	11.38 %	\$72.52
0603 USD 260 SC	8.000000	6.52 %	\$41.54
0603 USD 260 SG	20.000000	16.30 %	\$103.86
0706 USD 260 BOND	15.524000	12.65 %	\$80.61
0803 USD 260 REC COMM	7.530000	6.14 %	\$39.10

0908 WACO CEMETERY	0.205000	0.17 %	\$1.06
1108 SEDG CO FIRE DISTRICT #1	16.754000	13.65 %	\$87.00
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160000	0.95 %	\$6.02
Total: 122.736000		100%	\$637.35

 Christine R Jacobs 06/08/26

 Timothy M Jacobs 06/08/26



WATER WELL INSPECTION REQUIREMENTS

Property Address: 7.8 Acres On E 79th St S - Haysville , KS 67060

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Timothy M Jacobs

06/08/26

Owner/Seller

Date

Christine R Jacobs

06/08/26

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 7.8 Acres On E 79th St S - Haysville , KS 67060

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):**

TMJ

CRJ

10 _____ 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):**

TMJ

CRJ

16 _____ 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 *Timothy M Jacobs*

06/08/26

29 Seller

Date

Buyer

Date

30 *Christine R Jacobs*

06/08/26

31 Seller

Date

Buyer

Date

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Restrictive Covenants

This declaration is made this _____ day of _____, _____ by Timothy and Christine Jacobs (Declarants):

Declarants are owners of the following described property (“the Subject Property”)

Lot 1 and Lot 2, Block A, TNT Addition, located in a portion of the Northeast Quarter of the Northwest Quarter of Section 10, Township 29 S, Range 1 East of the 6th P.M., Sedgwick County, Kansas

NOW, THEREFORE, Declarants hereby declare that the Subject Property shall be held, sold, and conveyed subject to the following restrictive covenants and conditions which shall run with the Subject Property and be binding on all parties now or hereafter having any right, title, or interest therein.

The purpose of these Restrictive Covenants is to enhance, protect and preserve the value, desirability and attractiveness of the Subject Property subject to the following.

1. Only one single-family residence is permitted.
2. Outbuildings, shops and barns are permitted.
3. Mobile homes of any kind and single-wide manufactured homes are prohibited.
4. The further subdivision of the Subject Property is prohibited.
5. Any building improvements must be set back at least 35 feet from boundary lines.
6. When performing any dirt work, drains, ditches, and other drainage features shall not be constructed in any way that alters the flow of water so as to affect any neighbor.
7. No business open to the public or generating regular customer or vehicular traffic is permitted. Agricultural use allowed herein and home occupations with no signage, traffic, or other outward evidence are excepted.
8. Intensive animal farming operations such as feedlots and intensive commercial pig and poultry farming are prohibited.
9. Hobby farming, gardening, horses, cows, rabbits, a small flock of laying hens, etc., are allowed for the hobbyist, and for home activities, but their fences, barns, corrals, and cages must be built in an orderly construction that looks neat, and that reliably contains the pets and animals so that they are not allowed to wander off their owner's property and thereby possibly become a nuisance to the neighbors.
10. Any building improvements shall be built or installed in a neat and orderly fashion and reasonably maintained in good condition.
11. Farming and raising crops in a manner customary for the area is acceptable.

Unless previously released by Declarants or their heirs, representatives, successors or assigns, this Declaration shall remain in full force and effect for a term of ten (10) years from the date this Declaration is recorded and will automatically renew for successive periods of ten (10) years each unless all owners of the Subject Property agree not to renew.

Declarant

Declarant

State of Kansas, County of Sedgwick} ss.

Subscribed and sworn to before me on (Date) by (Name).

My Commission Expires: _____
Notary Public

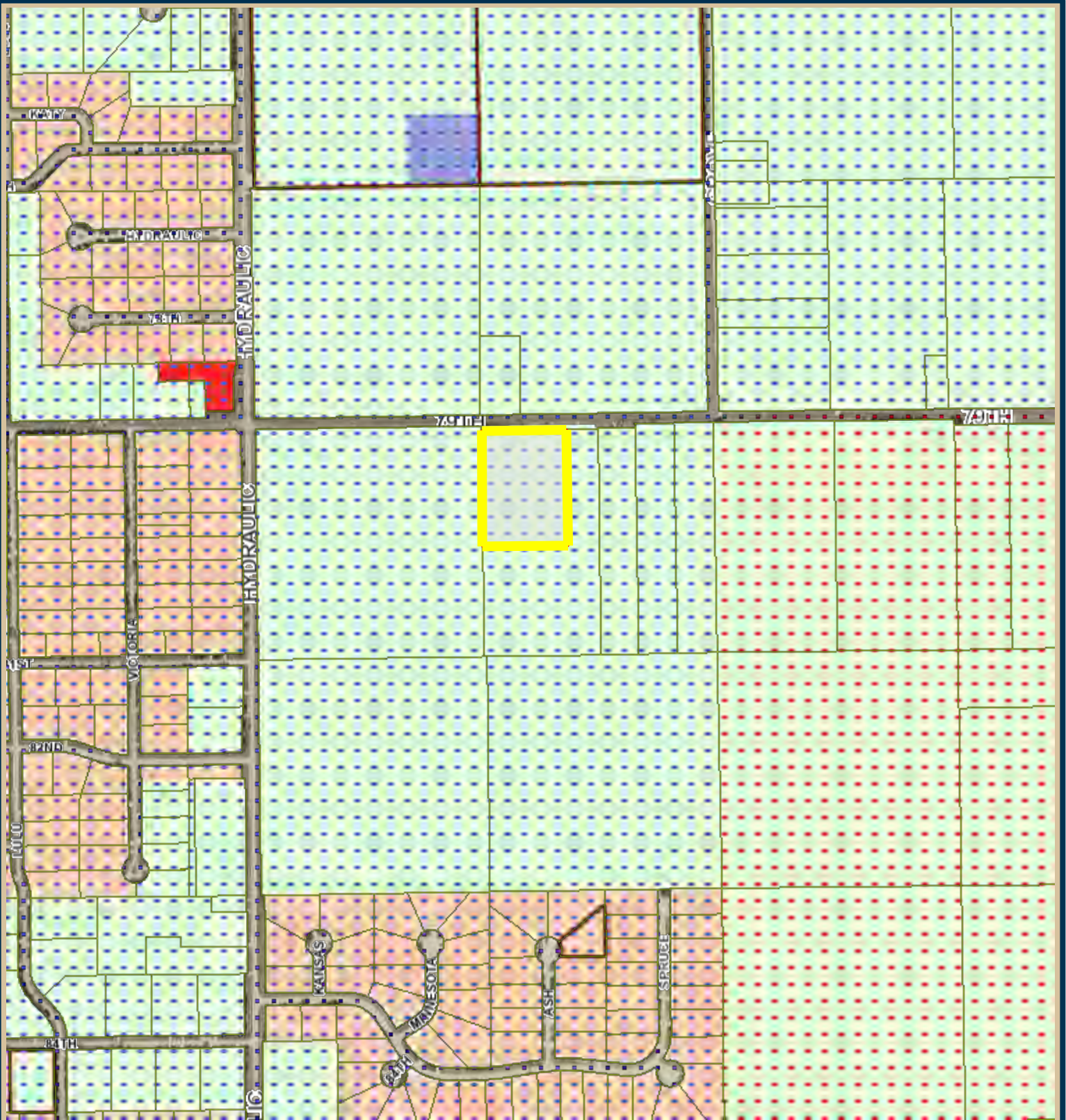
State of Kansas, County of Sedgwick} ss.

Subscribed and sworn to before me on (Date) by (Name).

My Commission Expires: _____
Notary Public

Authentisign
TMJ

Authentisign
CRJ



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Sedgwick County...
working for you

Date: 6/12/2026

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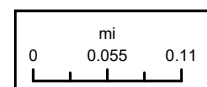
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Zoning - RR Rural Residential

Sedgwick County, Kansas



1:9,028

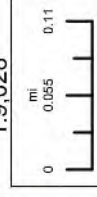


Flood Map

Sedgwick County, Kansas



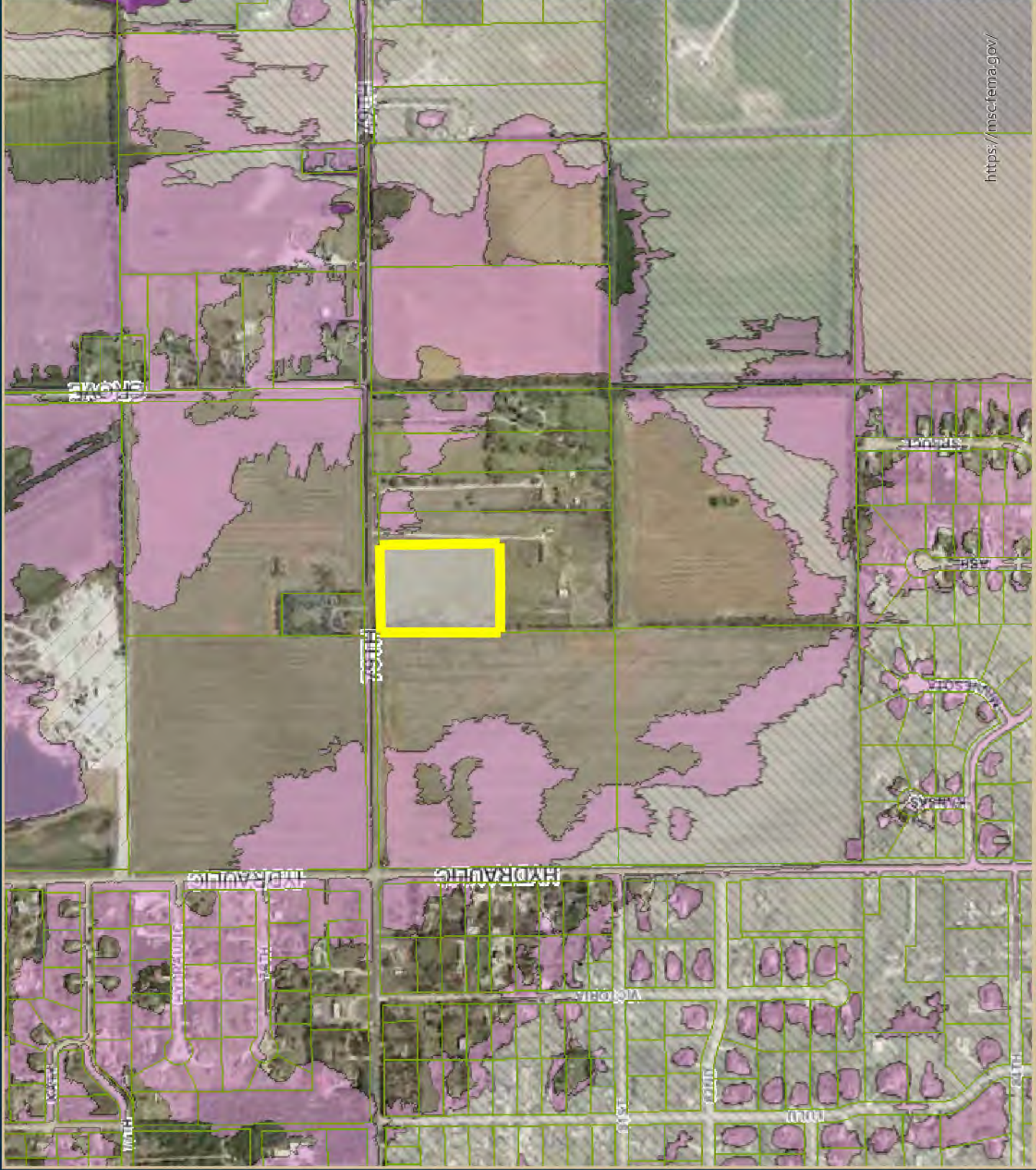
1:9,028



Date: 6/12/2026

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Aerial - 7.8± Acres on E. 79th St South

Sedgwick County, Kansas



1:4,514

