

PROPERTY INFORMATION PACKET

THE DETAILS



1301 S. Maize Rd. | Wichita, KS 67209

AUCTION: Saturday, September 16th @ 10:00 AM

12041 E. 13th St. N., Wichita, KS, 67206
316.683.0612 • 800.544.4489
www.McCurdyAuction.com



McCurdy
AUCTION
REAL ESTATE SPECIALISTS



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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 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.

TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and the Contract for Purchase and Sale.
2. 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 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.
3. 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.
4. 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.
5. The Real Estate is not offered contingent upon financing.
6. 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. 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.

7. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.
8. 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.
9. 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.
10. 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 signed 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.
11. 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. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
12. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
13. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
14. 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.
15. 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 premises. 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 premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. To the extent permitted under applicable law, McCurdy has the right to establish all bidding increments.
17. 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.

18. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
19. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
20. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
21. 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.
22. 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.

ALL FIELDS CUSTOMIZABLE



MLS # 540036
Status Active
Contingency Reason
Area 132
Address 1301 S MAIZE RD
City Wichita
Zip 67209
Asking Price \$0
Original Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms	3	Approx. AGLA	5253
Total Bedrooms	4.00	AGLA Source	Court House
AG Full Baths	3	Approx. BFA	1848.00
AG Half Baths	1	BFA Source	Court House
Garage Size	0	Approx. TFLA	7,101
Basement	Yes - Finished	Lot Size/SqFt	358934.4
Levels	1 - 1/2 Story	Number of Acres	8.24
Approximate Age	51 - 80 Years		
Acreage	5.01 - 10 Acres		
Total Baths	6		

GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	Master Bedroom Level	Upper
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Master Bedroom Dimensions	27'x16'
Showing Phone	316-945-7400	Master Bedroom Flooring	Carpet
Year Built	1958	Living Room Level	Main
Parcel ID	20173-139-30-0-41-01-013.00	Living Room Dimensions	38'4"x16'
School District	Goddard School District (USD 265)	Living Room Flooring	Carpet
Elementary School	Apollo Elementary	Kitchen Level	Main
Middle School	Dwight D. Eisenhower	Kitchen Dimensions	26'2"x17'2"
High School	Dwight D. Eisenhower	Kitchen Flooring	Tile
Subdivision	HIDDEN LAKE	Room 4 Type	Dining Room
Legal	BEG 335.07 FT S NE COR SE1/4 W 1000FT S 335.07 FT E 526 FT SE TO PT 770.16 FT S & 380 FT W NE COR SE	Room 4 Level	Main
Realtor.com Y/N	Yes	Room 4 Dimensions	38'2"x17'
Display on Public Website	Yes	Room 4 Flooring	Carpet
Display Address	Yes	Room 5 Type	Family Room
VOW: Allow AVM	Yes	Room 5 Level	Main
VOW: Allow 3rd Party Comm	Yes	Room 5 Dimensions	25'3"x24'5"
Sub-Agent Comm	0	Room 5 Flooring	Carpet
Buyer-Broker Comm	3	Room 6 Type	Sun Room/Atrium
Transact Broker Comm	3	Room 6 Level	Main
Variable Comm	Non-Variable	Room 6 Dimensions	30'x12'
Virtual Tour Y/N	No	Room 6 Flooring	Carpet
Virtual Tour 2 Label		Room 7 Type	Rec. Room
Virtual Tour 3 Label		Room 7 Level	Basement
Virtual Tour 4 Label		Room 7 Dimensions	31'6"x20'
Cumulative DOM	375	Room 7 Flooring	Tile
Cumulative DOMLS		Room 8 Type	Rec. Room
		Room 8 Level	Basement
		Room 8 Dimensions	37'5"x18
		Room 8 Flooring	Carpet
		Room 9 Type	Master Bedroom
		Room 9 Level	Upper
		Room 9 Dimensions	13'11"x12'9"
		Room 9 Flooring	Tile
		Room 10 Type	Bedroom
		Room 10 Level	Main
		Room 10 Dimensions	17'3"x16'1"
		Room 10 Flooring	Carpet
		Room 11 Type	Bedroom
		Room 11 Level	Main
		Room 11 Dimensions	17'2"x14'9"
		Room 11 Flooring	Carpet

Room 12 Type	Bedroom
Room 12 Level	Basement
Room 12 Dimensions	15'x11'
Room 12 Flooring	Carpet

DIRECTIONS

Directions Kellogg & Maize Rd. - North to home.

FEATURES

ARCHITECTURE

Ranch

EXTERIOR CONSTRUCTION

Frame w/More than 50% Mas

ROOF

Composition

LOT DESCRIPTION

Pond/Lake

FRONTAGE

Paved Frontage

EXTERIOR AMENITIES

In Ground Pool

Deck

Fence-Chain

Irrigation Pump

RV Parking

Security Light

Sidewalks

Storm Door(s)

Storm Shelter

Storm Windows/Ins Glass

Outbuildings

GARAGE

None

FLOOD INSURANCE

Required

UTILITIES

Septic

Natural Gas

Private Water

BASEMENT / FOUNDATION

Full

Walk Out At Grade

View Out

Day Light

BASEMENT FINISH

1 Bedroom

Bsmt Rec/Family Room

Game Room

Bsmt Office

Bsmt Wet Bar

Kitchen

Bsmt Storage

2 Baths

COOLING

Central

Electric

HEATING

Forced Air

Zoned

Gas

DINING AREA

Formal

Kitchen/Dining Combo

FIREPLACE

Three+

Living Room

Family Room

Rec Room/Den

Master Bedroom

Woodburning

Two Way

Gas Starter

KITCHEN FEATURES

Eating Bar

Pantry

Gas Hookup

APPLIANCES

Dishwasher

Disposal

Refrigerator

Range/Oven

Trash Compactor

MASTER BEDROOM

Master Bdrm on Sep. Floor

Sep. Tub/Shower/Mstr Bdrm

Two Sinks

AG OTHER ROOMS

Family Room-Main Level

Guest Quarters

LAUNDRY

Main Floor

220-Electric

INTERIOR AMENITIES

Ceiling Fan(s)

Closet-Cedar

Closet-Walk-In

Fireplace Doors/Screens

Hot Tub

Intercom System

Security System

Wet Bar

Window Coverings-All

POSSESSION

At Closing

PROPOSED FINANCING

Other/See Remarks

WARRANTY

No Warranty Provided

OWNERSHIP

Individual

PROPERTY CONDITION REPORT

No

DOCUMENTS ON FILE

Additional Photos

Ground Water

Lead Paint

SHOWING INSTRUCTIONS

Appt Req-Call Showing #

LOCKBOX

None

TYPE OF LISTING

Excl Right w/o Reserve

AGENT TYPE

Sellers Agent

FINANCIAL

Assumable Y/N	No
Currently Rented Y/N	No
Rental Amount	
General Property Taxes	\$5,662.91
General Tax Year	2016
Yearly Specials	\$4.88
Total Specials	\$4.88

HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Home Warranty Purchased	No
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON SATURDAY, SEPTEMBER 16TH AT 10:00 A.M. PREMIER - NO MINIMUM, NO RESERVE!!!

Wow! What a rare opportunity to purchase this prominent west side estate, which has served as the personal residence of Mr. and Mrs. Joe and Esther Steven. This historic Wichita couple entertained and raised their entrepreneurial family in this beautiful sprawling home with over 7,000 Sq. Ft. of living space. Offering a multitude of outdoor entertaining possibilities, this 8.24 +/- acre oasis includes a 1.5 +/- acre stocked pond, a secluded private creek, outbuildings, 24' x 40' salt water in-ground pool and pool house. The exterior of the property features a large circle drive with portico adorned with a welcoming stone and wrought-iron archway with built-in lighting. Around the circle drive is a large covered entry with stone columns and wood-beamed ceiling, providing easy access for guests. The home is surrounded by pristine landscaping with flower beds, large mature trees and privacy bushes. Continuing down the drive is a marked parking area for additional vehicles along the South side of the home near the pool. The North drive leads to the stocked pond, where you will enjoy creating memories, fishing and relaxing with family and friends. The backyard offers an oasis with a luxurious saltwater in-ground pool with diving board and slide, encased by a large surrounding patio area with separate hot tub and privacy accent wall. Adjacent to the pool area is a very large uniquely designed patio and second tier deck for large gatherings. The sidewalk leads to the pool house, which could be utilized as Mother-In-Law quarters or gaming/entertainment room. The stunning views of the land can also be viewed from the second story balcony. The exterior of the home has a class 4 impact resistant roof and a unique desirable architectural design. The home boasts an incredible amount of finished living space with 4-Bedrooms and 5.5-Baths. The grand entry has a large decorative entry door with stained glass insert. The entry leads to the open living space with two-way stone fireplace, a bay window that overlooks the front yard and a full wet bar. On the alternate side of the fireplace is a formal dining room with glass built-in china hutch that has plenty of counter-space for a buffet. Just beyond the living room and dining room is a sun-room with archways that compliment the continued design throughout. The eat-in kitchen is conveniently located next to the formal dining room and features lots of cabinetry, counter-space and an island with sink. The appliances include a commercial sized stainless refrigerator with ice maker, built-in double wall ovens, dishwasher, trash compactor and range with overhead range hood. The spacious master bedroom suite has its own sitting area, a cozy brick fireplace and a private full bathroom with dual sinks, full vanity, jetted tub and separate shower. There's also plenty of closet space in the spacious master walk-in closet. Enjoy the panoramic views from the master suite on your private deck with a winding staircase leading to the pool. The pool is also accessible from the very large family room with wall-to-wall sliding doors, beamed ceilings, wet bar and stone fireplace. The basement finish includes a rec room with gaming area, fireplace and wet bar with bar seating space. Two staircases, a bedroom with a walk-out, two baths and an additional bonus room complete the basement level. Contract will call for a closing on or before 60 days. | The following chandeliers will be removed from the property and replaced prior to closing: the entry foyer chandelier, 4 wall sconces near the foyer, the chandelier in the formal dining room and the multi-colored chandelier over the breakfast table. | A principle in this estate is a licensed real estate agent in the state of Kansas.

AUCTION

Type of Auction Sale	Absolute
Method of Auction	Live Only
Auction Location	Onsite
Auction Offering	Real Estate Only
Auction Date	9/16/2017
Auction Start Time	10:00 A.M.
Broker Registration Req	Yes
Buyer Premium Y/N	Yes
Premium Amount	0.10
Earnest Money Y/N	Yes
Earnest Amount %/\$	35,000.00
1 - Open for Preview	Yes
1 - Open/Preview Date	9/16/2017
1 - Open Start Time	9:00 A.M.
1 - Open End Time	10:00 A.M.
2 - Open End Time	
2 - Open for Preview	
2 - Open Start Time	
2 - Open/Preview Date	

TERMS OF SALE

Terms of Sale *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. 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 seller's agents was obtained from a variety of sources and neither seller nor seller's agents have 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. 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 \$35,000.

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 2016 South Central Kansas MLS, Inc. All rights reserved.

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address 1301 S. Maize Rd. - Wichita, KS 67209

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 (please complete both a and b below)

(a) Presence of lead-based paint and/or lead-based paint hazards (initial one):

AM RLS X

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

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and Reports available to the Seller (initial one):

AM RLS X

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; **or**

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)

_____ (c) Buyer has received copies of all information listed above. (initial)

_____ (d) Buyer has received the pamphlet *Protect Your Family from Lead Paint in Your Home*. (initial)

(e) Buyer has (initial one):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; **or**

_____ 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/LICENSEE'S ACKNOWLEDGMENT (initial below)

AS

(f) Agent/Licensee has informed the Seller of the Seller's obligation under 42 U.S.C. 4852 d 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

Rene Star Brazil 8/3/17

Seller

Date

Delores A. Brown 8/3/17

Agent/Licensee

Date

[Signature] 8-3-17

Buyer

Date

Buyer

Date

Agent/Licensee

Date

5/03

This contract is for use by Lonny Ray McCurdy. Use by any other party is illegal and voids the contract.

Form # 2534

**Instant
Forms**



WATER WELL INSPECTION REQUIREMENTS City of Wichita

Property Address: 1301 S. Maize Rd. - Wichita, KS 67209

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

DOES THE PROPERTY HAVE A WELL? YES X NO

If yes, what type? Irrigation Drinking X Other

Location of Well: Back yard

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

If yes, what type? Septic X Lagoon

Location of Lagoon/Septic Access: Side yard by back

[Signature]
Owner

8/3/17
Date

[Signature]
Owner

8/3/17
Date

[Signature]

8/3/17

ADDENDUM _____
(Groundwater)

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:
1301 S. Maize Rd. - Wichita, KS 67209

The parties are advised to obtain expert advice in regard to any environmental concerns.

SELLER'S DISCLOSURE (please complete both a and b below)

(a) Presence of groundwater contamination or other environmental concerns **(initial one)**:

DAH OK ☒ Seller has no knowledge of groundwater contamination or other environmental concerns; or
_____ Known groundwater contamination or other environmental concerns are:

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

DAH OK ☒ Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or
_____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

(c) _____ Buyer has received copies of all information, if any, listed above. **(initial)**

CERTIFICATION

Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

<u>[Signature]</u>	<u>8/13/17</u>
Seller	Date
<u>[Signature]</u>	<u>8/13/17</u>
Seller	Date
<u>[Signature]</u>	<u>8/13/17</u>
Seller	Date

_____	_____
Buyer	Date
_____	_____
Buyer	Date

This form is approved by legal counsel for the Wichita Area Association of REALTORS[®] exclusively for use by members of the Wichita Area Association of REALTORS[®] 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.



AVERAGE MONTHLY UTILITIES/MISCELLANEOUS INFORMATION

Property Address: 1301 S. Maize Rd. - Wichita, KS 67209 (the "Real Estate")

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

	Utility Provider/Company	Amount
Electric:	<u>Westar Energy</u>	<u>\$352 +/-</u>
Water & Sewer:	<u>City of Wichita</u>	<u>\$12+/- per year</u>
Gas/Propane:	<u>Kansas Gas Service</u>	<u>\$157+/-</u>

If propane, is tank owned or leased? ☐ owned ☐ leased

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

Other: _____

Homeowners Association Dues:

Amount: 0 ☐ Yearly ☐ Monthly

Homeowners Association Initiation Fee: 0

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

TVs, Chandeliers & Microwave.

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.

1301 S. Maize Rd., Wichita, KS 67209

Zoning-SF-5 Single Family



Geographic Information Services

Sedgwick County...
working for you

Geographic Information Services

Division of Information & Operations

www.sedgwickcounty.org/gis

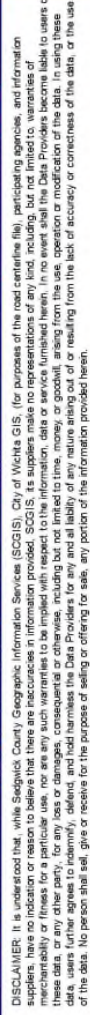
525 N. Main, Suite 212, Wichita, KS 67203

Tel: 316.660.9290 Fax: 316.262.1174

Wed Apr 12 08:32:03 GMT-0500 2017

DISCLAIMER: It is understood that, while Sedgwick County Geographic Information Services (SCGIS), City of Wichita GIS, (for purposes of the road centerline file), participating agencies, and information suppliers, have no indication or reason to believe that there are inaccuracies in information provided, SCGIS, its suppliers make no representations of any kind, including, but not limited to, warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the information, data or service furnished herein. In no event shall the Data Providers become liable to users of these data, or any other party, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use, operation or modification of the data. In using these data, users further agree to indemnify, defend, and hold harmless the Data Providers for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data. No person shall sell, give or receive for the purpose of selling or offering for sale, any portion of the information provided herein.

Flood Zone



Geographic Information Services
Division of Information & Operations
www.sedgwickcounty.org/gis
525 N. Main, Suite 212, Wichita, KS 67203
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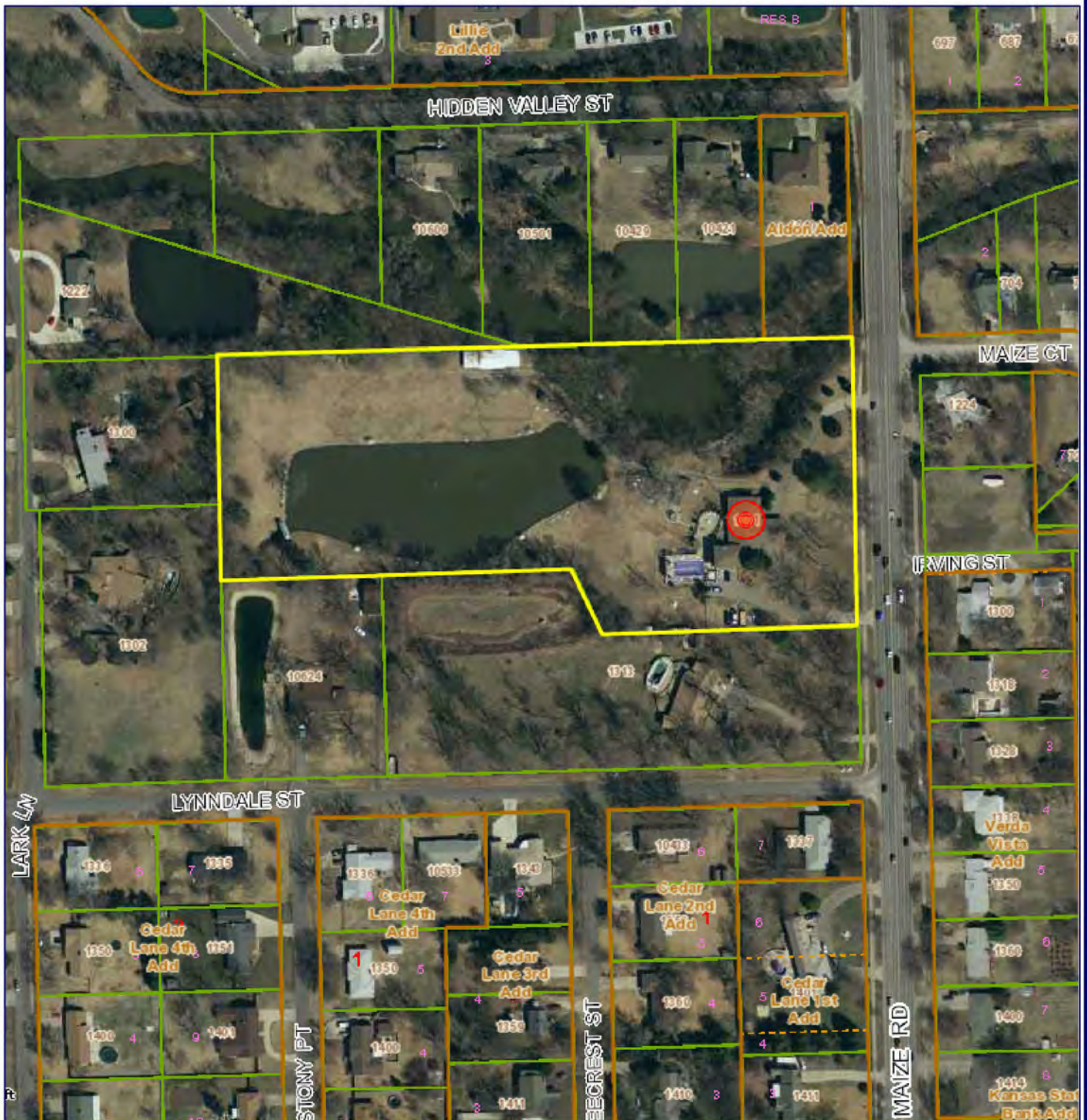
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Wed Apr 12 08:32:03 GMT-0500 2017

Legend	
Flood Plain	
Base Flood Approximate	--
Base Flood Elevations	—
0.2 Pct Annual Chance	
0.2 PCT Annual Chance Flood H	
A	
AE	
AE,	
AE, FLOODWAY	
AE, FLOODWAY	
AH	
AH	
AO	
AO	
X - Area of Special Consideration	
X AREA OF SPECIAL CONSIDERATION	
X	
X,	
Area Not Included	

1301 S. Maize Rd., Wichita, KS 67209

Aerial



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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*)

