



## Property Information Packet

---

1521 W. Dallas St.  
Wichita, KS 67217



AUCTION  
SATURDAY, MARCH 28<sup>TH</sup> AT 10:00 A.M.

© Copyright 2015 McCurdy Auction, LLC  
9629 E. Kellogg • Wichita, Kansas 67207  
Phone 316.683.0612 • Fax 316.683.8822



## Table of Contents

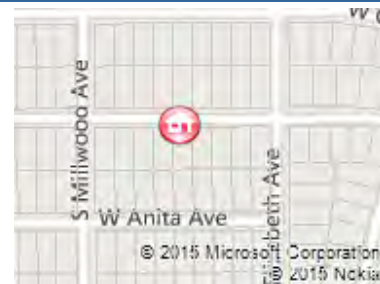
PROPERTY DETAIL PAGE  
LEAD BASED PAINT DISCLOSURE  
WATER WELL ORDINANCE  
ZONING MAP  
FLOOD ZONE MAP  
AERIAL  
PLAT MAP  
GUIDE TO AUCTION COSTS

This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, survey, encroachments, groundwater, flood designation, zoning designation, school zone designation, existence of any code violations, drainage, presence of lead-based paint and/or lead-based paint hazards, presence of radon, presence of asbestos, presence of mold, electrical, appliances, heating, air conditioning, mechanical, plumbing (to include water well, septic or lagoon compliance), sex offender registry information, flight patterns and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)®/Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium (\$1000 minimum) added to the high bid price to arrive at the final contract price.

## ALL FIELDS CUSTOMIZABLE



**MLS #** 501171  
**Class** Residential  
**Property Type** Single Family OnSite Blt  
**County** Sedgwick  
**Area** 212  
**Address** 1521 W Dallas St  
**Address 2**  
**City** Wichita  
**State** KS  
**Zip** 67217  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**Sale/Rent** Auction  
**Original Price** \$0



## KEYWORDS

<b>AG Bedrooms</b>	3	<b>Approx. AGLA</b>	864
<b>Total Bedrooms</b>	3.00	<b>AGLA Source</b>	Court House
<b>AG Full Baths</b>	1	<b>Approx. BFA</b>	0.00
<b>AG Half Baths</b>	0	<b>BFA Source</b>	Court House
<b>Total Baths</b>	1.00	<b>Approx. TFLA</b>	864
<b>Garage Size</b>	1	<b>Lot Size/SqFt</b>	8370
<b>Basement</b>	None	<b>Number of Acres</b>	0.19
<b>Levels</b>	One Story		
<b>Approximate Age</b>	51 - 80 Years		
<b>Acreage</b>	City Lot		

## GENERAL

<b>Year Built</b>	1957	<b>Master Bedroom Level</b>	M
<b>School District</b>	Wichita School District (USD 259)	<b>Master Bedroom Dimensions</b>	11'9"x10'
<b>Elementary School</b>	Woodman	<b>Master Bedroom Flooring</b>	Carpet
<b>Middle School</b>	Truesdell	<b>Living Room Level</b>	M
<b>High School</b>	South	<b>Living Room Dimensions</b>	12'4"x14'6"
<b>Subdivision</b>	SOWERS GARDENS	<b>Living Room Flooring</b>	Carpet
<b>Legal</b>	LOT 6 BLOCK D REPLAT OF SOWERS GARDENS	<b>Kitchen Level</b>	M
<b>Sub-Agent Comm</b>	0	<b>Kitchen Dimensions</b>	13'10"x8'
<b>Buyer-Broker Comm</b>	3	<b>Kitchen Flooring</b>	Laminate - Other
<b>Transact Broker Comm</b>	3	<b>Room 4 Type</b>	Bedroom
<b>Variable Comm</b>	Non-Variable	<b>Room 4 Level</b>	M
<b>Virtual Tour Y/N</b>	No	<b>Room 4 Dimensions</b>	9'2"x8'5"
<b>Input Date</b>	3/9/2015 2:41 PM	<b>Room 4 Flooring</b>	Wood
<b>Update Date</b>	3/10/2015	<b>Room 5 Type</b>	Bedroom
		<b>Room 5 Level</b>	M
		<b>Room 5 Dimensions</b>	8'10"x11'2"
		<b>Room 5 Flooring</b>	Carpet
		<b>Room 6 Type</b>	
		<b>Room 6 Level</b>	
		<b>Room 6 Dimensions</b>	
		<b>Room 6 Flooring</b>	
		<b>Room 7 Type</b>	
		<b>Room 7 Level</b>	
		<b>Room 7 Dimensions</b>	
		<b>Room 7 Flooring</b>	
		<b>Room 8 Type</b>	
		<b>Room 8 Level</b>	
		<b>Room 8 Dimensions</b>	
		<b>Room 8 Flooring</b>	
		<b>Room 9 Type</b>	
		<b>Room 9 Level</b>	
		<b>Room 9 Dimensions</b>	
		<b>Room 9 Flooring</b>	
		<b>Room 10 Type</b>	
		<b>Room 10 Level</b>	
		<b>Room 10 Dimensions</b>	
		<b>Room 10 Flooring</b>	

**Room 11 Type**  
**Room 11 Level**  
**Room 11 Dimensions**  
**Room 11 Flooring**  
**Room 12 Type**  
**Room 12 Level**  
**Room 12 Dimensions**  
**Room 12 Flooring**

## DIRECTIONS

Pawnee & Seneca - South to Dallas. West to home.

## FEATURES

<b>ARCHITECTURE</b>	<b>GARAGE</b>	<b>DINING AREA</b>	<b>POSSESSION</b>
Ranch	Attached	Eating Space in Kitchen	At Closing
<b>EXTERIOR CONSTRUCTION</b>	<b>FLOOD INSURANCE</b>	<b>KITCHEN FEATURES</b>	<b>WARRANTY</b>
Frame w/Less than 50% Mas	Unknown	Electric Hookup	No Warranty Provided
<b>ROOF</b>	<b>UTILITIES</b>	<b>APPLIANCES</b>	<b>OWNERSHIP</b>
Composition	Sewer	Disposal	Individual
<b>LOT DESCRIPTION</b>	Natural Gas	<b>MASTER BEDROOM</b>	<b>PROPERTY CONDITION REPORT</b>
Standard	Public Water	Master Bdrm on Main Level	No
<b>FRONTAGE</b>	<b>BASEMENT / FOUNDATION</b>	<b>LAUNDRY</b>	<b>SHOWING INSTRUCTIONS</b>
Paved Frontage	None	Main Floor	Call Showing #
<b>EXTERIOR AMENITIES</b>	<b>BASEMENT FINISH</b>	<b>INTERIOR AMENITIES</b>	<b>LOCKBOX</b>
Patio	None	Ceiling Fan(s)	SCKMLS
Fence-Chain	<b>COOLING</b>	Security System	<b>TYPE OF LISTING</b>
Guttering	Central	Window Coverings-All	Excl Right w/o Reserve
Sidewalks	<b>HEATING</b>	Laminate – Other	<b>AGENT TYPE</b>
Storm Door(s)	Forced Air		Sellers Agent

## FINANCIAL

<b>Assumable Y/N</b>	No	<b>HOA Y/N</b>	No
<b>Currently Rented Y/N</b>	No	<b>Yearly HOA Dues</b>	
<b>Rental Amount</b>		<b>HOA Initiation Fee</b>	
<b>General Property Taxes</b>	\$786.98	<b>Home Warranty Purchased</b>	No
<b>General Tax Year</b>	2014	<b>Earnest \$ Deposited With</b>	McCurdy Auction LLC Trust
<b>Yearly Specials</b>	\$6.48		
<b>Total Specials</b>	\$0.00		

## PUBLIC REMARKS

ONSITE REAL ESTATE AUCTION ON SATURDAY, MARCH 28TH AT 10:00 A.M. NO MINIMUM, NO RESERVE!!! NO MINIMUM, NO RESERVE!!! 3 -Bedroom, 1-Bath Ranch home with 1-Car attached garage. Large chain-fenced backyard with patio and storage building. From the entry, a living room with large picture window. Nice kitchen and dining area. The kitchen features washer and dryer hookups. Neutral paint throughout home. Central heat and air. Permanent siding and replacement windows and doors.\*Verify schools. This Property is offered in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence, investigation, and use suitability, prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, survey, encroachments, groundwater, flood designation, zoning designation, school zone designation, existence of any code violations, drainage, presence of lead-based paint and/or lead-based paint hazards, presence of radon, presence of asbestos, presence of mold, electrical, appliances, heating, air conditioning, mechanical, plumbing (to include water well, septic, or lagoon compliance) and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) /Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium (minimum \$1,000) added to the high bid price to arrive at the final contract price. This property will be open for previewing one hour prior to the real estate auction or by scheduled appointment. The earnest money amount due at the auction from the high bidder is \$3 ,500.

## AUCTION

<b>Type of Auction Sale</b>	Absolute	<b>1 - Open for Preview</b>	Yes
<b>Method of Auction</b>	Live Only	<b>1 - Open/Preview Date</b>	3/28/2015
<b>Auction Location</b>	ONSITE	<b>1 - Open Start Time</b>	9:00 A.M.
<b>Auction Offering</b>	Real Estate Only	<b>1 - Open End Time</b>	
<b>Auction Date</b>	3/28/2015		
<b>Auction Start Time</b>	10:00 A.M.		
<b>Broker Registration Req</b>	Yes		
<b>Buyer Premium Y/N</b>	Yes		
<b>Premium Amount</b>	10.00		
<b>Earnest Money Y/N</b>	Yes		
<b>Earnest Amount %/\$</b>	3,500.00		

## 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 2015 South Central Kansas MLS, Inc. All rights reserved.

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

Property Address 1521 W. Dallas St. - Wichita, KS 67217

**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)**

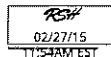
(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

 02/27/15 11:54AM EST

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*):

 02/27/15 11:54AM EST

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*

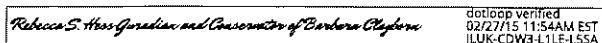
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**AGENT'S/LICENSEE'S ACKNOWLEDGMENT (initial below)**

(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.

 02/27/15 11:54AM EST ILUK-CDW3-L1LE-L55A

Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent/Licensee \_\_\_\_\_ 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, Lagoon & Septic Ordinance**  
**City of Wichita & Sedgwick County**

Property Address: 1521 W. Dallas St. - Wichita, KS 67217

1. Within the *City of Wichita*, any property with any type of water well must have an inspection when the property is being transferred. The property owner is required to notify the Health Department, 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) it must be sampled as well. An additional sample fee of \$25.00 per sample will be charged. If the well is for irrigation purposes only, the inspection must be conducted; however the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. In *Sedgwick County* (not within the city of Wichita) Code Enforcement charges fees of \$60 for wastewater inspection (Septic/Lagoon), \$50 for Water Well (Drinking/Irrigation), or \$100 for both system inspections. If a water sample is required, it is an additional \$45. Sedgwick County requires payment prior to scheduling inspections.
3. 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 if they are not within 10 feet of main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.
4. All wastewater septic and lagoon systems must be inspected prior to property transfer. Prior to scheduling septic inspection, the septic tank must be pumped and inspection must be made at the same time of pumping. Please coordinate this inspection with your septic pumping company and the city/county inspector. Lagoon systems do not need pumping prior to transfer; however, an inspection by the Health Department is required.

DOES THE PROPERTY HAVE A WELL? YES \_\_\_\_\_ NO RSK  
02/27/15  
11:54AM EST

If yes, what type? Irrigation \_\_\_\_\_ Drinking \_\_\_\_\_ Other \_\_\_\_\_

Location of Well: \_\_\_\_\_

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES \_\_\_\_\_ NO RSK  
02/27/15  
11:54AM EST

If yes, what type? Septic \_\_\_\_\_ Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: \_\_\_\_\_

*Rebecca S. Hess Guardian and Conservator of Barbara Clayborn*

dotloop verified  
02/27/15 11:54AM EST  
YHEH-IW5B-QIBD-F1GE

Owner \_\_\_\_\_

Date \_\_\_\_\_

Owner \_\_\_\_\_

Date \_\_\_\_\_



# 1521 W. Dallas St. Wichita, KS 67217

## Zoning- SF-5 Single Family



Geographic Information Services  
Division of Information & Operations  
[www.sedgwickcounty.org/gis](http://www.sedgwickcounty.org/gis)  
525 N. Main, Suite 212, Wichita, KS 67203  
Tel: 316.660.9290 Fax: 316.262.1174  
Wed Mar 4 11:21:01 GMT-0600 2015

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.





# 1521 W. Dallas St. Wichita, KS 67217 Flood Zone-



Map Created On: 3/4/15 4:17 PM

## Legend

### Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD
- A; AE; AH; AO
- X PROTECTED BY LEVEE
- X

Parcels

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



1: 1,842



# 1521 W. Dallas St. Wichita, KS 67217

Aerial



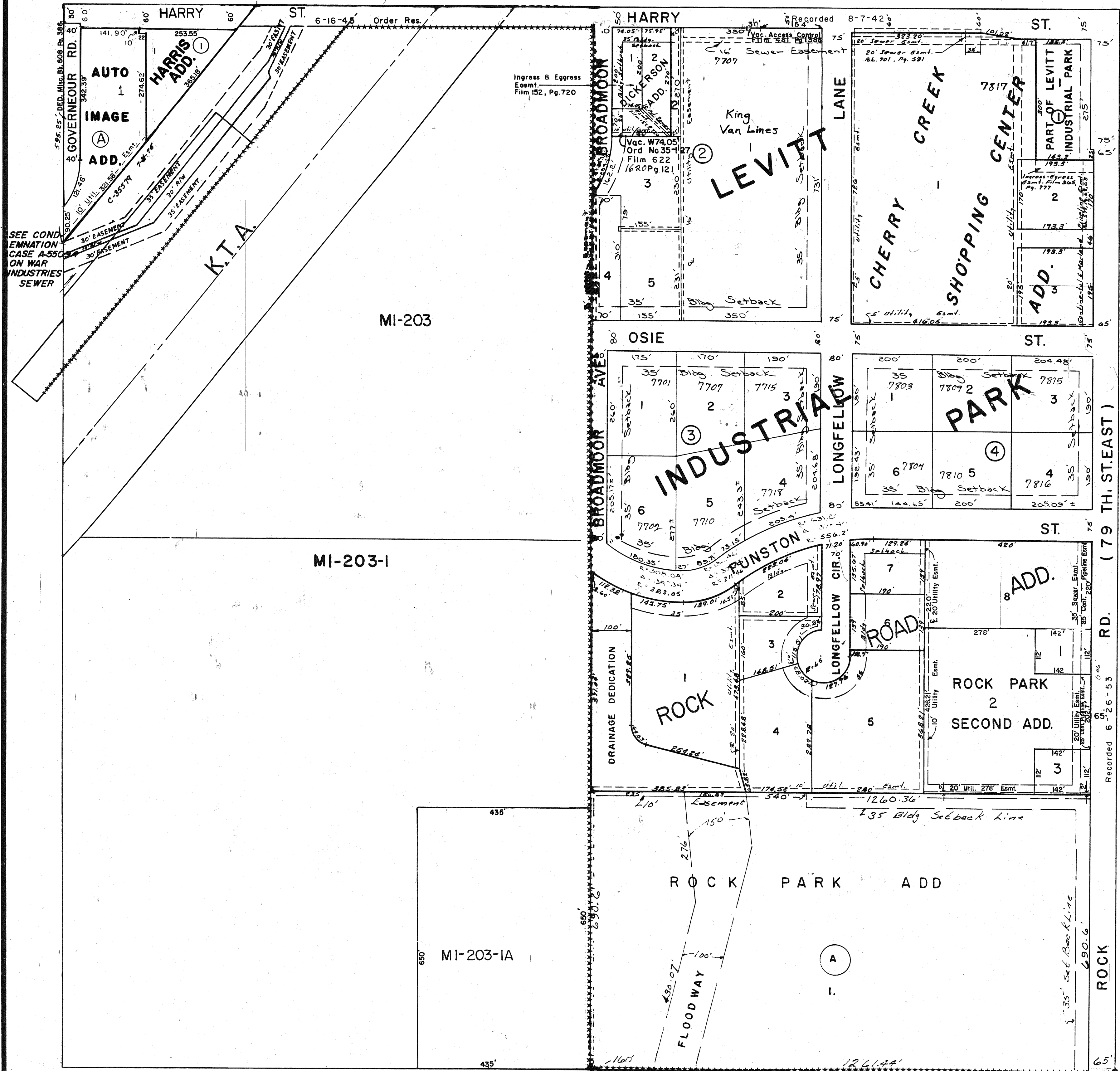
Geographic Information Services  
 Division of Information & Operations  
[www.sedgwickcounty.org/gis](http://www.sedgwickcounty.org/gis)  
 525 N. Main, Suite 212, Wichita, KS 67203  
 Tel: 316.660.9290 Fax: 316.262.1174  
 Wed Mar 4 11:21:01 GMT-0600 2015

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.



# N.E. ¼ SEC.31 TWP. 27 R. 2E.

MI  
121



SEDGWICK COUNTY CLERK

# Guide to Auction Costs

## THE SELLER CAN GENERALLY EXPECT TO PAY ...

- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Real Estate Commission (If Applicable)
- Advertising Costs
- Payoff of Loans, Including Accured Interest, Statement Fees, Reconveyance Fees and Any Prepayment
- Any Judgements, Tax Liens, Etc. Against The Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proation for the Current Year
- Any Unpaid Homeowner Association Dues
- Rent Deposits and Prorated Rents (If Applicable)

## THE BUYER CAN GENERALLY EXPECT TO PAY ...

- 10% Buyer's Premium (If Applicable)
- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Lender's Title Policy Premiums (If Obtaining Financing)
- Document Preparation (If Applicable)
- Notary Fees (If Applicable)
- Recording Charges For All Documents in Buyer's Name
- Home Owners Association Transfer/Set Up Fee (If Applicable)
- All New Loan Charges (If Obtaining Financing)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, Pmi, Etc. (If Applicable)



519 N. Oliver, Wichita, Kansas  
(316) 683-0612 • (800) 544-4489 • [www.McCurdyAuction.com](http://www.McCurdyAuction.com)