

PROPERTY INFORMATION PACKET

THE DETAILS



15729 E. 77th St. N. | Benton, KS 67017

AUCTION: Saturday, December 12 @ 10:00 AM

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



McCurdy
AUCTION^{LLC}
REAL ESTATE SPECIALISTS



Table of Contents

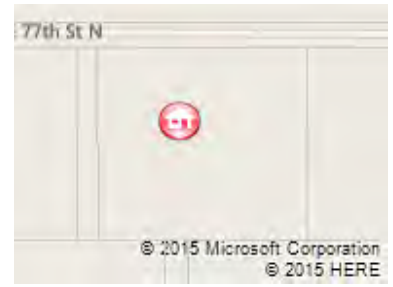
- PROPERTY DETAIL PAGE**
- LEAD BASED PAINT DISCLOSURE**
- WATER WELL ORDINANCE**
- GROUNDWATER ADDENDUM**
- ZONING MAP**
- FLOOD ZONE MAP**
- PROPOSED FEMA FLOOD ZONE MAP 2016**
- AERIAL**
- GUIDE TO AUCTION COSTS**

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 (\$1,500 minimum) added to the high bid price to arrive at the final contract price.

ALL FIELDS CUSTOMIZABLE



MLS # 512931
Class Residential
Property Type Single Family OnSite Blt
County Sedgwick
Area B13 - Benton
Address 15729 E 77th St. N.
Address 2
City Benton
State KS
Zip 67017
Status Active
Contingency Reason
Asking Price \$0
Sale/Rent Auction
Original Price \$0



KEYWORDS

AG Bedrooms 2	Approx. AGLA 1551
Total Bedrooms 3.00	AGLA Source Owner
AG Full Baths 2	Approx. BFA 949.00
AG Half Baths 0	BFA Source Owner
Old Total Baths 3.00	Approx. TFLA 2,500
Garage Size 2	Lot Size/SqFt 404237
Basement Yes - Finished	Number of Acres 10.20
Levels One Story	
Approximate Age 21 - 35 Years	
Acreage 10.01 or More	

GENERAL

Year Built 1994	Master Bedroom Level M
School District Circle School District (USD 375)	Master Bedroom Dimensions 12'6"x13'
Elementary School Benton	Master Bedroom Flooring Carpet
Middle School Circle	Living Room Level M
High School Circle	Living Room Dimensions 16'10"x23'4"
Subdivision NONE LISTED ON TAX RECORD	Living Room Flooring Carpet
Legal LONG LEGAL SEE TAX RECORD.	Kitchen Level M
Sub-Agent Comm 0	Kitchen Dimensions 18'9"x18'7"
Buyer-Broker Comm 3	Kitchen Flooring Laminate - Other
Transact Broker Comm 3	Room 4 Type Bedroom
Variable Comm Non-Variable	Room 4 Level M
Virtual Tour Y/N No	Room 4 Dimensions 10'8"x11'
Input Date 11/23/2015 3:10 PM	Room 4 Flooring Carpet
Update Date 11/23/2015	Room 5 Type Bedroom
	Room 5 Level B
	Room 5 Dimensions 13'2"x10'3"
	Room 5 Flooring Carpet
	Room 6 Type Bedroom
	Room 6 Level B
	Room 6 Dimensions 13'x10'3"
	Room 6 Flooring Concrete
	Room 7 Type Family Room
	Room 7 Level B
	Room 7 Dimensions 28'x16'6"
	Room 7 Flooring Carpet
	Room 8 Type
	Room 8 Level
	Room 8 Dimensions
	Room 8 Flooring
	Room 9 Type
	Room 9 Level
	Room 9 Dimensions
	Room 9 Flooring
	Room 10 Type
	Room 10 Level
	Room 10 Dimensions
	Room 10 Flooring

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

(Benton) - K-254 & Andover Rd - North on Andover Rd to 77th St. N. West on 77th St. to Property.

FEATURES

ARCHITECTURE Ranch	BASEMENT / FOUNDATION Full	APPLIANCES Dishwasher Disposal Microwave Refrigerator Range/Oven Washer Dryer	POSSESSION At Closing
EXTERIOR CONSTRUCTION Vinyl/Metal Siding	BASEMENT FINISH 1 Bedroom 1 Bath Bsmt Rec/Family Room Bsmt Storage	MASTER BEDROOM Master Bdrm on Main Level Sep. Tub/Shower/Mstr Bdrm	WARRANTY No Warranty Provided
ROOF Composition	COOLING Central	LAUNDRY Main Floor Separate Room 220-Electric	OWNERSHIP Individual
LOT DESCRIPTION Wooded	HEATING Forced Air	INTERIOR AMENITIES Ceiling Fan(s) Closet-Walk-In Security System Vaulted Ceiling Whirlpool Window Coverings-All	PROPERTY CONDITION REPORT No
FRONTAGE Unpaved Frontage	DINING AREA Kitchen/Dining Combo Living/Dining Combo	FINANCE HOA Y/N No Yearly HOA Dues HOA Initiation Fee Home Warranty Purchased No Earnest \$ Deposited With McCurdy Auction LLC Trust	DOCUMENTS ON FILE Additional Photos Ground Water Lead Paint
EXTERIOR AMENITIES Patio Covered Deck RV Parking Sidewalks Storm Door(s) Storm Windows/Ins Glass	FIREPLACE One		SHOWING INSTRUCTIONS Call Showing #
GARAGE Attached	KITCHEN FEATURES Desk Eating Bar Island Range Hood		LOCKBOX Combination
FLOOD INSURANCE Unknown			TYPE OF LISTING Excl Right w/o Reserve
UTILITIES Lagoon Propane Gas Private Water			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 \$2,680.48	Home Warranty Purchased No
General Tax Year 2015	Earnest \$ Deposited With McCurdy Auction LLC Trust
Yearly Specials \$4.88	
Total Specials \$0.00	

PUBLIC REMARKS

ONSITE REAL ESTATE AUCTION ON SATURDAY, DECEMBER 12TH AT 10:00 A.M. 2,500 +/- Sq. Ft. 3-Bedroom, 3-Bath ranch home with a 2-Car attached garage on 10.2 +/- wooded acres. The partial brick exterior of the home features a covered front porch, deck and patio, storm doors and windows. Long driveway allows for plenty of parking and RV space. The interior features an open floor plan perfect for entertaining with combined living and dining connecting to kitchen. The living room has a cozy 2-way fireplace and mantle. Enjoy the views of the front and back yards through the large windows. The kitchen features a center island, double ovens, stainless steel refrigerator, built-in desk, fireplace, and eating space with a sliding door to the back deck. The master suite has vaulted ceilings and private bathroom with dual sinks, soaking tub, and separate shower. The walk-out/view-out lower level features a full rec/family room with access to the patio. There is a finished bedroom and full bath with large vanity for family or guests and an unfinished room for storage. *Verify schools. 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 representations 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. The earnest money amount due at the auction from the high bidder is \$10,000.

AUCTION

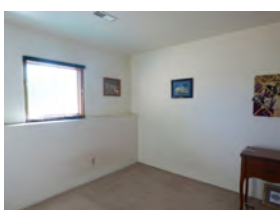
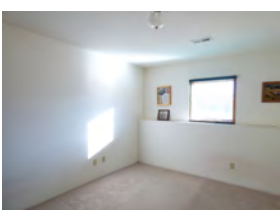
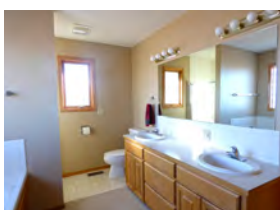
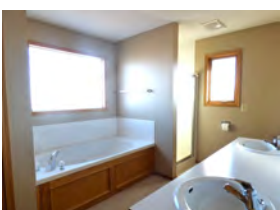
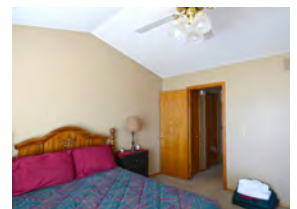
Type of Auction Sale	Reserve
Method of Auction	Live Only
Auction Location	Onsite

Auction Offering Real Estate Only
Auction Date 12/12/2015
Auction Start Time 10:00 A.M.
Broker Registration Req Yes
Buyer Premium Y/N Yes
Premium Amount 10.00
Earnest Money Y/N Yes
Earnest Amount %/\$ 10,000.00

1 - Open/Preview Date 12/12/2015
1 - Open Start Time 9:00 A.M.
1 - Open End Time 10:00 A.M.

PERSONAL PROPERTY

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 15729 E. 77th St. N. - Benton , KS 67017

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*):

CM 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*):

CM 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)

BRM (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.

Carl J. Mitchell Executor 1/10/15
Seller Date

Buyer Date

[Signature] 11/6/15
Agent/Licensee Date

Agent/Licensee Date



**Water Well, Lagoon & Septic Ordinance
City of Wichita & Sedgwick County**

Property Address: 15729 E. 77th St. N. - Benton , KS 67017

- 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 X NO _____

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon X _____

Location of Lagoon/Septic Access: _____

Carol Mitchell Executor
Owner

10-10-15
Date

Owner

Date

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:
15729 E. 77th St. N. - Benton , KS 67017

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)**:

CMR
X 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)**:

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

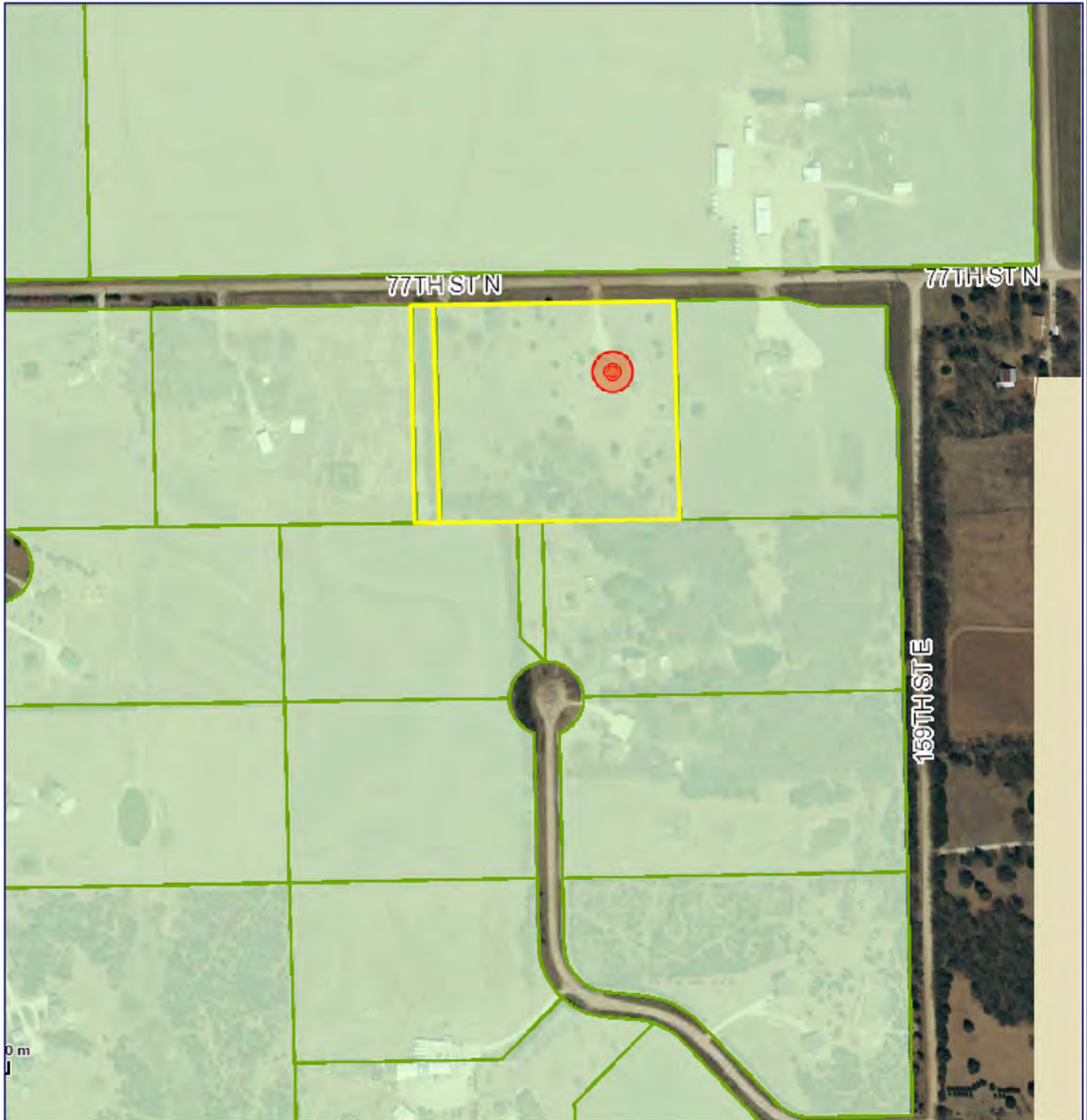
CERTIFICATION

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>Cud Z Mitchell</u>	<u>10-6-15</u>	_____	_____
Seller	Date	Buyer	Date
<u>[Signature]</u>	_____	_____	_____
Seller	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.

15729 E. 77th St. N., Benton, KS 67017
Zoning- RR- Rural Residential



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
Mon Nov 2 09:10:13 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 agrees 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.




15729 E. 77th St. N., Benton, KS 67017-Flood Zone



Legend

- Flood Zones**
- 0.2 PCT ANNUAL CHANCE FLOOD
 - A; AE; AH; AO
 - X PROTECTED BY LEVEE
 - X
- Parcels**
-

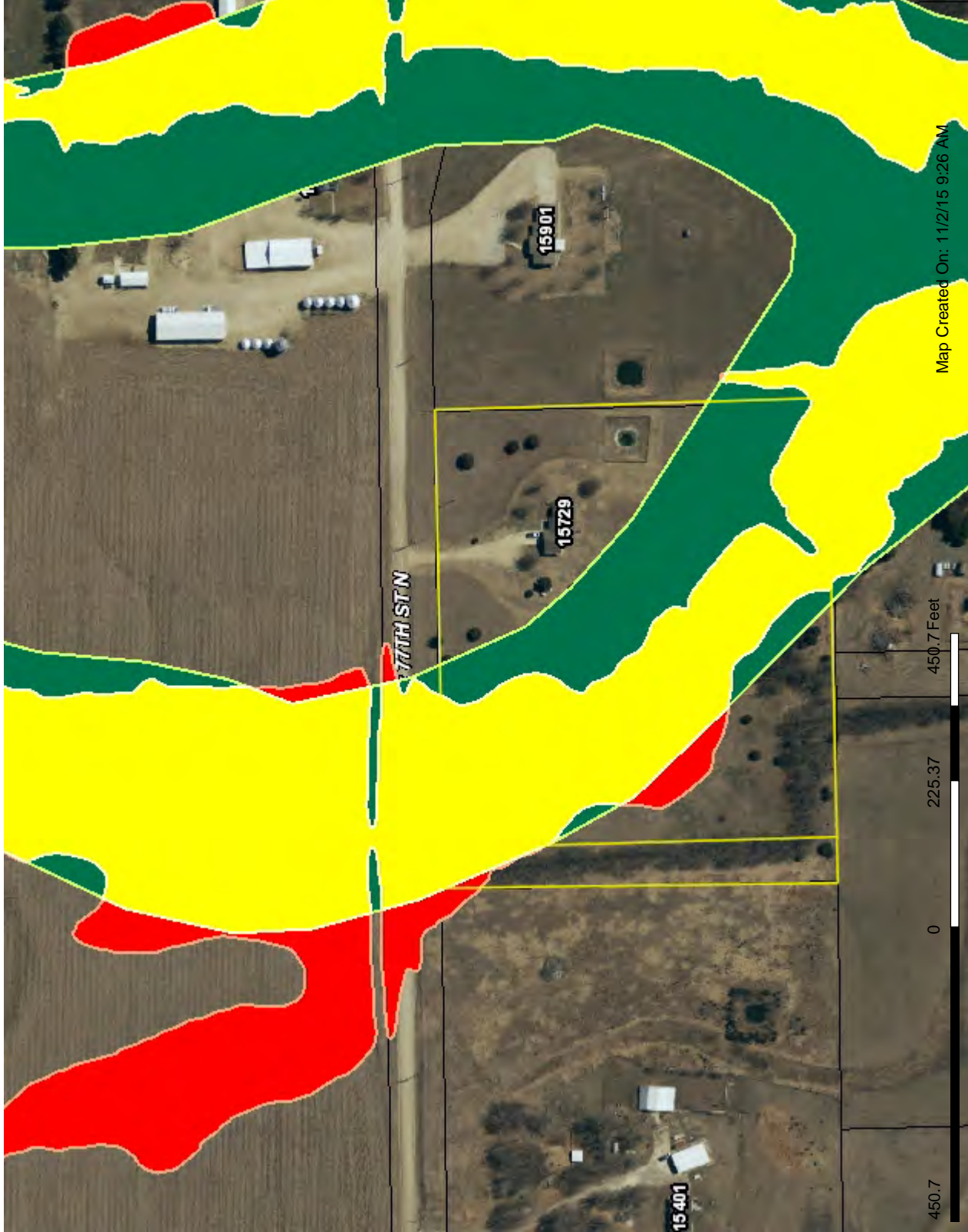



1: 2,704

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.



15729 E. 77th St. N., Benton, KS 67017-Proposed FEMA Map Possibly Effective Late 2016



Legend

100 Year

- Proposed to be out of floodplain
- Proposed to remain in floodplain
- Proposed to be in floodplain

Parcels

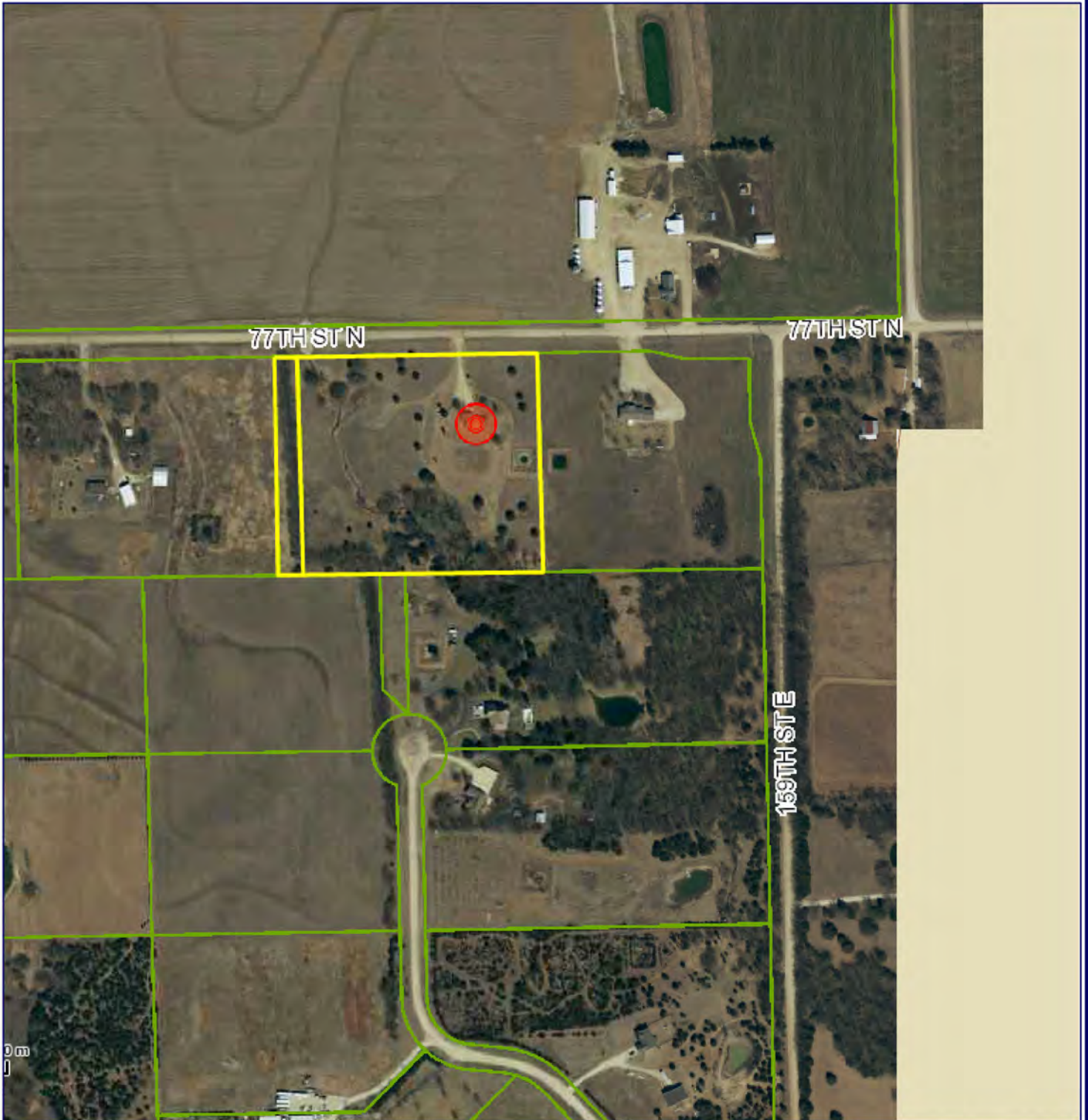


1: 2,704

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.

15729 E. 77th St. N., Benton, KS 67017

Aerial



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
Mon Nov 2 09:10:13 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 agrees 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.

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half Owners Title Insurance Premium
- Real Estate Commission *(If Applicable)*
- Half of the Closing Fee
- Advertising Costs
- Payoff of Loans, Including Accrued 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
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Half of the Closing Fee
- 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)*
- Homeownere's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, PMI, etc. *(If Applicable)*

