



## Property Information Packet

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5969 S. Hydraulic  
Wichita, KS 67216



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519 N. Oliver • Wichita, Kansas 67208  
Phone 316.683.0612 • Fax 316.683.8822



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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, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing 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)<sup>®</sup> /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 added to the high bid price to arrive at the final contract price.

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**MLS#:** 341940 m **VT:** N  
**Status:** Active  
**Type:** Single Family OnSite  
**Address:** 5969 S HYDRAULIC  
 WICHITA, KS 67216  
**County:** Sedgwick  
**Area:** 519  
**Subdivision:**  
**Class:** Residential  
**Elem. School:** White  
**Middle School:** Truesdell  
**High School:** South  
**\$/TFLA-AGLA:** \$0-\$0  
**Lot Size/SQFT:** 87431  
**Appraisal?:**  
**AG Bedrooms:** 3  
**Total Bedrooms:** 3  
**AG Full/Half Baths:** 2/1  
**Total Baths:** 2.5  
**Approx AGLA/Source:** 2,080/Court House  
**Approx BFA/Source:** 0/Court House  
**TFLA:** 2,080  
**Garage:** Two Car  
**Original Price:** \$0  
**Levels:** 2 Story  
**Basement:** Yes - Unfinished  
**Approx. Age:** 11 - 20 Years  
**Year Built:** 1998  
**Acreage Range:** 1.01 - 5 Acres  
**Acreage:** 2.01  
**Auction?:** Y

**General Info**

Level	Room Type	Dimnsns	Floor
U	Master BR	12.1x21.1	Carpet
U	Bedroom	14.8x12.1	Carpet
M	Living Room	18.3x14.11	Carpet
M	Kitchen	11.1x11.5	Vinyl
M	Family	15.1x12.1	Carpet
M	Dining	12.1x14.7	Carpet

**Internet Display:** Y  
**Comment Display:** Y  
**Other Rooms:** Family Room-Main Level, Mud Room  
**Legal:**  
**Directions:** 55th and Hydraulic. South to property.  
**Address Display:** Y  
**Valuation Display:** Y

**Features**

**Appliances:** Dishwasher, Disposal, Microwave, Range/Oven  
**Basement Finish:** None  
**Exterior Amenities:** Patio, Fence-Wrought Iron/Alum, Irrigation Pump, Irrigation Well, RV Parking, Security Light, Sprinkler System, Storage Building(s), Storm Windows/Ins Glass  
**Neighborhood Amenities:**  
**Interior Amenities:** Ceiling Fan(s), Closet-Walk-In, Owned Water Softener, Wtr Purification/Filtrat., Window Coverings-All  
**HOA Due Include:**  
**Architecture:** Victorian  
**Exterior Construction:** Frame  
**Lot Description:** Pond/Lake  
**Cooling:** Central, Electric  
**Kitchen Features:** Electric Hookup  
**Master Bedroom:** Shower/Master Bedroom  
**Laundry:** Main Floor  
**Basement/Foundation:** Day Light  
**Ownership:** Individual  
**Warranty:** No Warranty Provided  
**Property Condition Rpt:** Y  
**Flood Insurance:** Unknown  
**Roof:** Composition  
**Frontage:**  
**Heating:** Forced Air, Gas  
**Fireplace:**  
**Dining Area:** Formal  
**Utilities:** Septic, Natural Gas, Private Water  
**Garage:** Detached, Opener, Oversized  
**Possession:** At Closing  
**Documents:**  
**Proposed Financing:**

**Taxes & Financing**

**Assumable:** N  
**Yearly Specials:** \$425.90  
**Yearly HOA Dues:**  
**HBBP Company:**  
**General Taxes:** \$2,548.53  
**Total Specials:** \$2,129.27  
**HOA Initiation Fee:**  
**General Tax Year:** 2011  
**Currently Rented?:** N  
**Earnest Money:** MCCURDY AUCTION LLC TRUST  
**Rental Amount:** \$0

**Auction Info**

**Auction?:** Y  
**Auction Location:** ONSITE  
**1-Open for Preview?:** Y  
**2-Open for Preview?:**  
**3-Open for Preview?:**  
**Broker Registration Req.?:** Y  
**Earnest Money?:** Y  
**Terms of Sale:**  
**Type of Auction Sale:** Reserve  
**Method of Auction:** Live Only  
**Auction Date:** 09/22/2012  
**1-Open Start Time:** 10:00 AM  
**2-Open Start Time:**  
**3-Open Start Time:**  
**Broker Registration:** 5PM PRIOR  
**Registartion Deadline:** BUSINESS DAY  
**Earnest amount %/\$:** 7500  
**Auction Offering:** Real Estate Only  
**Auction Start Time:** 11:00 AM  
**1-Open End Time:** 11:00 AM  
**2-Open End Time:**  
**3-Open End Time:**  
**Buyer Premium?:** Y  
**Premium Amount:** 10%

**Personal Property:****Comments**

**Public Remarks:** ONSITE REAL ESTATE AUCTION ON SEPTEMBER 22, 2012 @ 11:00AM. Fabulous Queen Anne Victorian home built in 1998, on 2 acres with private pond and dock. This beautiful home was custom built and is loaded with many extra features including Corian counter tops and back splash in kitchen, oak trim and Grand Sequoia 40-Year Class 4 composition roof. There's a over-sized 2-car detached garage which is sheet rocked and insulated, a daylight unfinished basement, irrigation pump and well, wrought iron fencing, sprinkler system, patio and dual pane thermal windows with UV coating. This home currently uses private water with three wells, but city water is also available. Additionally, there's a main floor family room, formal dining room with (2) built in China cabinets, mud room, main floor laundry and storage room in basement. The kitchen includes dishwasher, disposal, microwave and range/oven. Other interior amenities include ceiling fans, laundry shoot, water softener, water purification system, new tankless water heater and walk-in closets. This property has its own septic system which was cleaned in May of 2012. This beautiful home is a must see! 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, wood destroying insects, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, presence of radon, electrical, mechanical, plumbing 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 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 \$7,500.00.

**MLS#:** 341940

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*Prepared by Melissa Bridges of McCurdy Auction, LLC on 8/28/2012 1:57:21 PM*

**Seller's Property Disclosure**  
 (To be completed by Seller)  
**This report supersedes any list appearing in the MLS**

Property Address: 5969 S Hydraulic Ave., Wichita, KS 67216 Date of Purchase: \_\_\_\_\_  
 Seller(s): Ron & Sharon Becker

**This report serves a dual purpose, to disclose property condition and to indicate items the Seller intends to leave in the home which will be transferred to the Buyer pursuant to the purchase contract, and it will be made a part of the purchase contract.** Please be as complete and accurate as possible. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential buyer of the property will rely upon the accuracy of facts and opinions set forth in this disclosure.

**PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.**

	TRANSFERS TO BUYER				TRANSFERS TO BUYER			
	None/ Does Not Transfer to Buyer	Working	Not Working	Don't Know	None/ Does Not Transfer to Buyer	Working	Not Working	Don't Know

**APPLIANCES**

Central Vac	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven/Range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receiver(s) & Remotes #	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Vent Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ELECTRICAL SYSTEMS**

Elec Air Filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inside Telephone Wiring/ Blocks/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Bell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) # <u>2</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vent Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Switches/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps _____				
<input type="checkbox"/> Own <input type="checkbox"/> Rent/Financed Co _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DRAINAGE/SEWAGE SYSTEMS Part I (See Part II also)**

Sewage System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: <u>Septic</u>					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials RB SB

Buyer's Initials RB SB

**PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.**

	TRANSFERS TO BUYER					TRANSFERS TO BUYER			
	None/ Does Not Transfer to Buyer	Working	Not Working	Don't Know		None/ Does Not Transfer to Buyer	Working	Not Working	Don't Know

**HEATING AND COOLING SYSTEMS**

- Humidifier
- Solar Equipment
- Whole House/  
Attic Fan
- Window/Wall AC
- Gas Log Lighter
- Propane Tank

Own  Rent Co. \_\_\_\_\_  
Comments: \_\_\_\_\_

- Cooling System      
Type Central - 2 Age both 7yrs
- Heating System      
Type Central Age 13 yrs
- Fireplace
- Fireplace Insert
- Woodburning Stove
- Date  Fireplace  wood stove  chimney  flue  
was last cleaned \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

**WATER SYSTEMS Part I (See Part II also)**

- Hot Tub/Spa
- Pool/Equipment
- Water Purifier
- Water Softener

Own  Rent Co. \_\_\_\_\_  
Comments: \_\_\_\_\_

- Plumbing      
Type Copper
- Water Heater      
Type/Size Tankless Age 1 yr
- Underground Sprinkler
- Has approved backflow device been installed? No ~~Yes~~ ~~Hard~~
- Date last tested/inspected July 2012
- Other \_\_\_\_\_

**Part II – Answer questions to the best of your (Seller’s) knowledge.**

Yes    No    Don't Know

**WATER SYSTEMS (Part II)**

- Is the property connected to a public water system?  
If yes,  City Water  Rural Water Transfer Fee \$ \_\_\_\_\_ District \_\_\_\_\_
- Is the property connected to a private water system?  
If yes,  Drinking Well  Irrigation Well  
Location NW of Commercial Bldg Depth 37' Type Cased  
Location NW of Commercial Bldg Depth 30' Type Cased
- Has water ever shown test results of contamination?  No  Yes (explain below)
- Are there any abandoned  cisterns or  unplugged wells?  
Comments \_\_\_\_\_

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**Part II – Answer questions to the best of your (Seller’s) knowledge. Specify relevant details in comments line.**

Yes    No    Don't Know

**DRAINAGE/SEWAGE SYSTEMS (Part II)**

- Yes     No     Don't Know    Is property connected to a public sewer system? If yes, no explanation is required.
  - Yes     No     Don't Know    Is property connected to a septic system? Date last pumped June 2012  
 Tank size \_\_\_\_\_ Location behind house # feet laterals \_\_\_\_\_  
 # feet infiltrators \_\_\_\_\_ Location behind house
  - Yes     No     Don't Know    Is the property connected to a lagoon system? Location \_\_\_\_\_
  - Yes     No     Don't Know    Is the property connected to some other type of waste disposal system? Explain below.
  - Yes     No     Don't Know    To your knowledge, is there any problem relating to the waste disposal system?
  - Yes     No     Don't Know    Is the property located in a subdivision with a master drainage plan?
  - Yes     No     Don't Know    If so, is the property in compliance?
  - Yes     No     Don't Know    Has the property ever had a drainage problem during your ownership?
- Comments \_\_\_\_\_

**STRUCTURAL FOUNDATION/WALLS**

Check all that apply  Basement     Crawl Space     Slab

- Yes     No     Don't Know    Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
  - Yes     No     Don't Know    If yes, are you aware of any adverse conditions (explain below)?
  - To your knowledge, indicate any past or present:*
  - Yes     No     Don't Know    Movement, shifting, deterioration or other problems with walls or foundation?
  - Yes     No     Don't Know    Cracks or flaws in the walls, floors, or foundation?
  - Yes     No     Don't Know    Problems with driveways, walkways, patios, retaining walls, party walls?
  - Yes     No     Don't Know    Problems with operation of windows or doors, or broken seals?
  - Yes     No     Don't Know    Repairs to items in this section?
  - Yes     No     Don't Know    Are there any transferable warranties (explain below)?
- Comments \_\_\_\_\_

**ROOF/INSULATION**

Age 13 Type Grade 4 Grand Sequoia (40 yr roof)

- Yes     No     Don't Know    To your knowledge, are there any  past or  present roof leaks?
  - Yes     No     Don't Know    Has the roof been  replaced or  repaired during your ownership?
  - Yes     No     Don't Know    Are there any transferable warranties?
  - Yes     No     Don't Know    Do you know of any problems with roof or rain gutters?
  - Yes     No     Don't Know    Insulation in (circle all that apply): (Y)N DK ceiling/attic    (Y)N DK walls    (Y)N DK floors
- Comments \_\_\_\_\_

**HOMEOWNER'S ASSOCIATION**

- Yes     No     Don't Know    Is the property subject to rules or regulations of any homeowner's association?
- Comments \_\_\_\_\_
- Annual Dues \$ \_\_\_\_\_ Initiation Fee \$ \_\_\_\_\_
- Yes     No     Don't Know    To your knowledge, are there any problems relating to any common area?

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- Have you been notified of any condition which may result in an increase in assessment?  
Comments \_\_\_\_\_
- Are there any restrictive covenants?  
Comments \_\_\_\_\_

**Part II – Answer questions to the best of your (Seller’s) knowledge.**

Yes	No	Don't Know
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**TERMITES, WOOD INFESTATION, DRY ROT**

- Do you have knowledge of  termites,  dry rot, or  other wood infestation on/affecting property?
- Do you have any knowledge of any damage to the property caused by  termites,  wood infestation, or  dry rot?
- Have there been any repairs of such damage?
- Is the property currently under termite warranty or other coverage by a licensed pest control company? Who? Termites Since house was built (preventive)
- Have you had any termite control reports in the last five years?  
Comments \_\_\_\_\_
- Have you had any termite control treatments in the last five years?  
Comments \_\_\_\_\_
- Have you had any pest control reports in the last five years?  
Comments \_\_\_\_\_
- Have you had any pest control treatments in the last five years?  
Comments \_\_\_\_\_

**BOUNDARIES/LAND**

- Have you had a survey of your property? when it was platted
- Are the boundaries of your property marked in any way?
- Is there any fencing on the boundary(ies) of the property?  
If yes, does the fencing belong to the property?
- To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- To your knowledge, is any portion of the property located in a federally designated flood plain or wetlands area?
- Do you currently pay flood insurance?
- Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways (explain below)?
- Is the property owner responsible for maintenance of any such shared feature?
- Do you know of any  expansive soil,  fill dirt,  sliding,  settling,  earth movement,  upheaval, or  earth stability problems that have occurred on the property or the immediate neighborhood?  
Comments \_\_\_\_\_

Seller's Initials RB SB

Buyer's Initials RB SB



**Part II – Answer questions to the best of your (Seller’s) knowledge.**

Yes      No      Don't Know

**WATER INTRUSION/LEAKS**

**To your knowledge, indicate any past or present:**

- Yes       No      Water leakage in or around the fireplace or chimney?
- Yes       No      Water leakage around  windows or  doors?
- Yes       No      Accumulation of water within the basement/crawl space?
- Yes       No      Dampness within the basement/crawl space?
- Yes       No      Repairs or other attempts to control any water/dampness in basement/crawl space?
- Yes       No      Leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
- Yes       No      Leaks caused by any appliance?
- Yes       No      Leaks from any condensation drain lines, humidifier, dehumidifier, etc.?

Comments \_\_\_\_\_  
\_\_\_\_\_

**MOLD/MILDEW**

**According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.**

**To your knowledge, indicate any past or present:**

- Yes       No      Presence of any mold/mildew in the property?
- Yes       No      Any problems created by mold or mildew for occupants of the structure during your ownership?
- Yes       No      Have you had any inspections for mold or mildew?
- Yes       No      Have you received any reports pertaining to mold or mildew on or within the structure?

Comments \_\_\_\_\_  
\_\_\_\_\_

**ENVIRONMENTAL CONDITIONS**

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

- Yes       No      Are you aware of groundwater contamination or other environmental concerns?
- Yes       No      Do you have any reports or records pertaining to groundwater contamination or other environmental concerns?

**To your knowledge, are any of the following substances, materials or products on the real property?**

- Yes       No      Asbestos
- Yes       No      Contaminated soil or water (including drinking water)
- Yes       No      Landfill or buried materials
- Yes       No      Lead-based paint (if yes, see attached disclosure)
- Yes       No      Radon gas in house or well
- Yes       No      Methane gas
- Yes       No      Oil sheers in wet areas
- Yes       No      Radioactive material
- Yes       No      Toxic material disposal (e.g. solvents, chemicals, etc.)
- Yes       No      Underground fuel or chemical storage tanks
- Yes       No      EMFs (Electro Magnetic Fields)
- Yes       No      Gas or oil wells in area

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**Part II – Answer questions to the best of your (Seller’s) knowledge.**

Yes      No

- Ureaformaldehyde foam insulation (UFFI)
- Other \_\_\_\_\_
- To your knowledge, are any of the above conditions present near your property?  
Comments \_\_\_\_\_

**MISCELLANEOUS**

To your knowledge:

- Have any structural additions, changes, or repairs been made to the property without obtaining all necessary permits and government approvals?
- Are there any producing or non-producing gas/oil wells on the property or adjacent property?
- Is there any unrepaired damage due to hail, storm, wind, fire, flood, rodents, or pets?
- Are there any stains, tears, burns, holes, etc. in the Property that are not readily visible?
- Do you currently own or have you ever owned a pet in this property?
- Has there been any damage due to pets, including but not limited to odors, stains, etc.?
- Have you had any insurance claims in the past five years?  
Were repairs made? Explain \_\_\_\_\_
- Is the present use of the property a non-conforming use?
- Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
- Are there any diseased or dead trees or shrubs?
- Do all window and door treatments stay? If no, list those that do not stay \_\_\_\_\_
- Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, explain.
- Are there any transferable warranties on appliances or remaining personal property (list below)?  
Comments \_\_\_\_\_

**Seller’s Disclosures Concerning Special Assessments**

To your knowledge:

- The Property may be subject to special assessment or similar fee or is located in an improvement district.  
The Seller verifies that as of \_\_\_\_\_: the yearly amount of such special assessment or similar fee is \$ \_\_\_\_\_; the total amount of such special assessment or similar fee is \$ \_\_\_\_\_; and the final yearly installment of such special assessment or similar fee is to be paid in the year \_\_\_\_.
- The yearly amount of such special assessment or similar fee is unknown; it is the good faith estimate of the Seller that the yearly amount of the such special assessment or similar fee is \$ \_\_\_\_\_ and that the total amount of the such special assessment or similar fee is \$ \_\_\_\_\_.

Seller’s Initials RB SB

Buyer’s Initials RB SB

**SELLER'S ACKNOWLEDGMENT**

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/REALTOR® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/REALTOR® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant.  Y  N

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

Seller Ronald W. Becker 8-19-12  
Date

Seller Sharon Becker 8-19-12  
Date

**BUYER'S ACKNOWLEDGMENT AND AGREEMENT**

- 1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of the property.
- 2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
- 3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: \_\_\_\_\_
- 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at [www.ink.org/public/kbi](http://www.ink.org/public/kbi) or by contacting the local sheriff's office.
- 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

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

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



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

Property Address: 5959 S. Hydraulic Ave., Wichita, KS 67216 And 5969

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 RB SB  NO

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

Location of Well: Behind Shop Bldg N+West

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

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

Location of Lagoon/Septic Access: Home Septic in Back Yard  
Building Septic is East of Building S.E. Corner of 1 Acre Tract.

Owner Ronald Becker Date 8/18/12

Owner Shawn Becker Date 8/18/12



## Average Utilities

Address: \_\_\_\_\_

	Company	Amount/month
Electric:	_____	_____
Water & Sewer:	_____	_____
Gas:	_____	_____

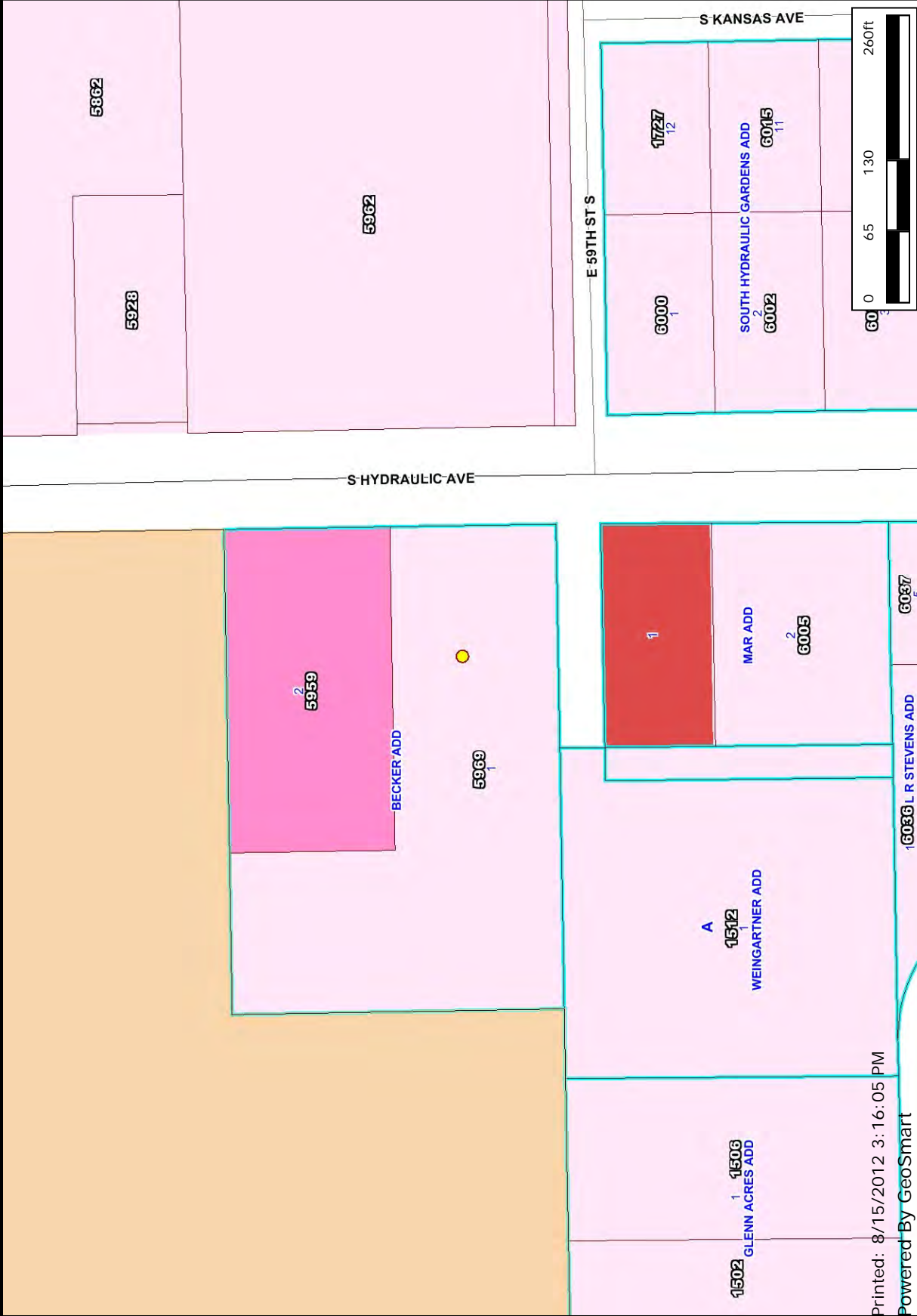
\* Information given is from sources deemed reliable but NOT guaranteed by the Sellers or the Realtors ®/Auctioneers.



# 5969 S Hydraulic Ave., Wichita, KS 67216

## Zoning Map - SF5 - Single Family

	City Limit Boundaries		CELLTOWER_PEMIT
	Historic Districts		NO
	Old Town		YES
	Delano Overlay District		Property Parcels
	Lot Block		Subdivisions
	Historic Sites		REGIONAL
	STATE/NATIONAL		AL
	STATE		Zoning Cases
	Zoning		RR
	SF-20		SF-10
	SF-5		TF-3
	MF-18		MF-29
	B		MH
	NO		GO
	NR		LC
	OW		GC
	AFB		IP-A
	IP		CBD
	LI		GI
	PUD		



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Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. 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. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.



# 5969 S Hydraulic Ave., Wichita, KS 67218

## Flood Zone Map - X



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<input type="checkbox"/> City Limit Boundaries	<input type="checkbox"/> Property Parcels	<input type="checkbox"/> Cross Sections	<input type="checkbox"/> Flood Way	<input type="checkbox"/> Flood Zones	<input type="checkbox"/> 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	<input type="checkbox"/> X PROTECTED BY LEVEE
<input type="checkbox"/> Base Flood Elevations	<input type="checkbox"/> AH:AE/A:AO	<input type="checkbox"/> FIRM PANELS	<input type="checkbox"/> City Limits	<input type="checkbox"/> Small Cities	<input type="checkbox"/> Sedgwick County	<input type="checkbox"/> Wichita



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SEDGWICK COUNTY

HYDRAULIC

5969 S Hydraulic Ave, Wichita



5928

27

5962

5911

1727

6015

6025

6000

6002

6024

6005

1512

1506







# 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 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
- 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)



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