



Property Information Packet

1756 S. Mosley Ave.
Wichita, KS 67211



MULTI-PROPERTY AUCTION
To Be Held at 170 W Dewey
THURSDAY, DECEMBER 13th at 6:00 PM

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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)[®] /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.

Click photo to enlarge or view multi-photos.



MLS#: 345159 p **VT:** N
Status: Active
Type: Single Family OnSite Blt
Address: 1756 S MOSLEY
 WICHITA, KS 67211
County: Sedgwick
Area: 501
Subdivision:
Class: (Auction)
 Residential
Elem. School: Irving
Middle School: Marshall
High School: North
\$/TFLA-AGLA: \$0-\$0
Lot Size/SQFT: 9127
Appraisal?:
AG Bedrooms: 1
Total Bedrooms: 1
AG Full/Half Baths: 1/0
Total Baths: 1
Approx AGLA/Source: 420/Court House
Approx BFA/Source: 0/Court House
TFLA: 420
Garage: None
Original Price: \$0
Levels: One Story
Basement: None
Approx. Age: 81
Year Built: 1940
Acreeage Range: City Lot
Acreeage: 0.210
Auction?: Y

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	TBD	Other
M	Living Room	TBD	Other
M	Kitchen	TBD	Other

Internet Display: Y
Comment Display: Y
Other Rooms:
Legal: LOTS 90-92 MOSLEY AVE. RANSON & KAY'S 2ND ADD.
Directions: Harry & Washington. West to Mosley, South to home.

Address Display: Y
Valuation Display: Y

Features

Appliances:
Basement Finish: None
Exterior Amenities: Security Light
Neighborhood Amenities:
Interior Amenities:
HOA Due Include:
Architecture: Ranch
Exterior Construction: Frame w/Less than 50% Mas
Lot Description: Standard
Cooling: None
Kitchen Features:
Master Bedroom: Master Bdrn on Main Level
Laundry: None
Basement/Foundation: Slab
Ownership: Individual
Warranty: No Warranty Provided
Property Condition Rpt: N
Flood Insurance: Unknown
Roof: Composition
Frontage: Paved Frontage
Heating: Other/See Remarks
Fireplace:
Dining Area: Eating Space in Kitchen
Utilities: Sewer, Natural Gas, Public Water
Garage: None
Possession: At Closing
Documents:
Proposed Financing:

Taxes & Financing

Assumable: N
Yearly Specials: \$5.70
Yearly HOA Dues:
HBBP Company:
General Taxes: \$222.26
Total Specials: \$0.00
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: 170 W DEWEY, WICHITA
1-Open for Preview?: Y
2-Open for Preview?:
3-Open for Preview?:
Broker Registration Req.?: Y
Earnest Money?: Y
Terms of Sale:
Personal Property:
Type of Auction Sale: Absolute
Method of Auction: Live Only
Auction Date: 12/13/2012
1-Open Start Time: 1:00 PM
2-Open Start Time:
3-Open Start Time:
Broker Registration Deadline: 5 PM PRIOR BUSINESS DAY
Earnest amount %/ \$: 3500
Auction Offering: Real Estate Only
Auction Start Time: 6:00 PM
1-Open End Time: 4:00 PM
2-Open End Time:
3-Open End Time:
Buyer Premium?: Y
Premium Amount: 10%

Comments

Public Remarks: AUCTION CONDUCTED OFF-SITE AT WICHITA AREA ASSOCIATION OF REALTORS BUILDING, 170 W. DEWEY, WICHITA, KS. Open house December 9th from 1-5PM. One bedroom, one bath ranch home close to everything. 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 \$3500.

MLS#: 345159

--Information deemed reliable but not guaranteed--Copyright: 2012 by the South Central Kansas MLS, Inc.

Prepared by on 11/20/2012 11:28:36 AM

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

Property Address: 1756 S. Mosley Ave., Wichita, KS 67211 Date of Purchase: _____
 Seller(s): _____

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven/Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receiver(s) & Remotes #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Vent Hood	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inside Telephone Wiring/ Blocks/Jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Door Bell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vent Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copper Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Switches/Outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	220 Volt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Security System	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comments: _____					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 AMB

Buyer's Initials _____

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

	None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER			None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER		
		Working	Not Working	Don't Know		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 _____ Age _____
 Heating System
 Type _____ Age _____
 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 _____
 Water Heater
 Type/Size _____ Age _____

Underground Sprinkler
 Has approved backflow device been installed? _____
 Date last tested/inspected _____
 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 _____ Depth _____ Type _____
 Location _____ Depth _____ Type _____

Has water ever shown test results of contamination? No Yes (explain below)

Are there any abandoned cisterns or unplugged wells?
 Comments _____

Seller's Initials nub

Buyer's Initials _____

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)

- Is property connected to a public sewer system? If yes, no explanation is required.
- Is property connected to a septic system? Date last pumped _____
 Tank size _____ Location _____ # feet laterals _____
 # feet infiltrators _____ Location _____
- Is the property connected to a lagoon system? Location _____
- Is the property connected to some other type of waste disposal system? Explain below.
- To your knowledge, is there any problem relating to the waste disposal system?
- Is the property located in a subdivision with a master drainage plan?
 If so, is the property in compliance?
- Has the property ever had a drainage problem during your ownership?

Comments _____

STRUCTURAL FOUNDATION/WALLS

Check all that apply Basement Crawl Space Slab

- Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
- If yes, are you aware of any adverse conditions (explain below)?
To your knowledge, indicate any past or present:
- Movement, shifting, deterioration or other problems with walls or foundation?
- Cracks or flaws in the walls, floors, or foundation?
- Problems with driveways, walkways, patios, retaining walls, party walls?
- Problems with operation of windows or doors, or broken seals?
- Repairs to items in this section?
- Are there any transferable warranties (explain below)?

Comments _____

ROOF/INSULATION

Age unknown Type _____

- To your knowledge, are there any past or present roof leaks?
- Has the roof been replaced or repaired during your ownership?
- Are there any transferable warranties?
- Do you know of any problems with roof or rain gutters?
- Insulation in (circle all that apply): Y N D K ceiling/attic Y N D K walls Y N D K floors

Comments _____

HOMEOWNER'S ASSOCIATION

- Is the property subject to rules or regulations of any homeowner's association?
 Comments _____

Annual Dues \$ _____ Initiation Fee \$ _____

- To your knowledge, are there any problems relating to any common area?

Seller's Initials MLT

Buyer's Initials _____

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

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? _____
 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?
 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 ALW

Buyer's Initials _____

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:

- | | | | |
|--------------------------|--------------------------|--------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | X
↓ | Water leakage in or around the fireplace or chimney? |
| <input type="checkbox"/> | <input type="checkbox"/> | | Water leakage around <input type="checkbox"/> windows or <input type="checkbox"/> doors? |
| <input type="checkbox"/> | <input type="checkbox"/> | | Accumulation of water within the basement/crawl space? |
| <input type="checkbox"/> | <input type="checkbox"/> | | Dampness within the basement/crawl space? |
| <input type="checkbox"/> | <input type="checkbox"/> | | Repairs or other attempts to control any water/dampness in basement/crawl space? |
| <input type="checkbox"/> | <input type="checkbox"/> | | Leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.? |
| <input type="checkbox"/> | <input type="checkbox"/> | | Leaks caused by any appliance? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 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:

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Presence of any mold/mildew in the property? |
| <input type="checkbox"/> | <input type="checkbox"/> | Any problems created by mold or mildew for occupants of the structure during your ownership? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you had any inspections for mold or mildew? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you received any reports pertaining to mold or mildew on or within the structure? |
- Comments ALL UNKNOWN

ENVIRONMENTAL CONDITIONS ALL UNKNOWN

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

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Are you aware of groundwater contamination or other environmental concerns? |
| <input type="checkbox"/> | <input type="checkbox"/> | 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?
- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Asbestos |
| <input type="checkbox"/> | <input type="checkbox"/> | Contaminated soil or water (including drinking water) |
| <input type="checkbox"/> | <input type="checkbox"/> | Landfill or buried materials |
| <input type="checkbox"/> | <input type="checkbox"/> | Lead-based paint (if yes, see attached disclosure) |
| <input type="checkbox"/> | <input type="checkbox"/> | Radon gas in house or well |
| <input type="checkbox"/> | <input type="checkbox"/> | Methane gas |
| <input type="checkbox"/> | <input type="checkbox"/> | Oil sheers in wet areas |
| <input type="checkbox"/> | <input type="checkbox"/> | Radioactive material |
| <input type="checkbox"/> | <input type="checkbox"/> | Toxic material disposal (e.g. solvents, chemicals, etc.) |
| <input type="checkbox"/> | <input type="checkbox"/> | Underground fuel or chemical storage tanks |
| <input type="checkbox"/> | <input type="checkbox"/> | EMFs (Electro Magnetic Fields) |
| <input type="checkbox"/> | <input type="checkbox"/> | Gas or oil wells in area |

Seller's Initials MLB

Buyer's Initials _____

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: **ALL UNKNOWN**

- 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 mb

Buyer's Initials _____

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 M. Antunovic Date 10/8/12 Seller _____ 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 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 _____

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

Property Address 1756 S. Mosley Ave., Wichita, KS 67211

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*):

- 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*):

- 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.

[Signature] _____
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: 1756 S. Mosley Ave., Wichita, KS 67211

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 ✓

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Martine Renee Conover
Owner

10/8/12
Date

Owner

Date

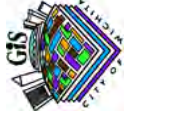


1756 S. Mosley Ave., Wichita, KS

Zoning-SF-5/Single Family



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 any 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.





1756 S. Mosley Ave., Wichita, KS

Flood Zone-X Protected by Levee



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Ranson and Kay's 2nd Addition To Wichita Kansas

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Explanation:
 Lot no. 1, is 24 feet by
 100 feet on 191 is 24 feet by
 140 feet
 1/4 Sec. 16, on the
 west side of 10th Street
 and no. 100 is 24 feet by
 140 feet
 1/4 Sec. 16, on the East
 side of 10th Street are
 24 feet by 140 feet
 Height of block not pre-
 ceded by figures on this plat

*1/4 Sec. 16, on the West
 side of 10th Street are
 24 feet by 140 feet
 Height of block not pre-
 ceded by figures on this plat*

*1/4 Sec. 16, on the West
 side of 10th Street are
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 side of 10th Street are
 24 feet by 140 feet
 Height of block not pre-
 ceded by figures on this plat*

State of Kansas 1887
 County of Sedgewick
 I, the undersigned, Clerk of the County, do hereby certify that the following is a true and correct copy of the original as filed in the office of the County Clerk, to-wit:

State of Kansas 1887
 County of Sedgewick
 I, the undersigned, Clerk of the County, do hereby certify that the following is a true and correct copy of the original as filed in the office of the County Clerk, to-wit:

State of Kansas
 County of Sedgewick
 The Plat filed for Record
 September 6th 1887
 and duly recorded on Plat
 2-31 of Page
 of the Register of Deeds
 of the County of Sedgewick



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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