



AUCTION DIVISION

PROPERTY INFORMATION

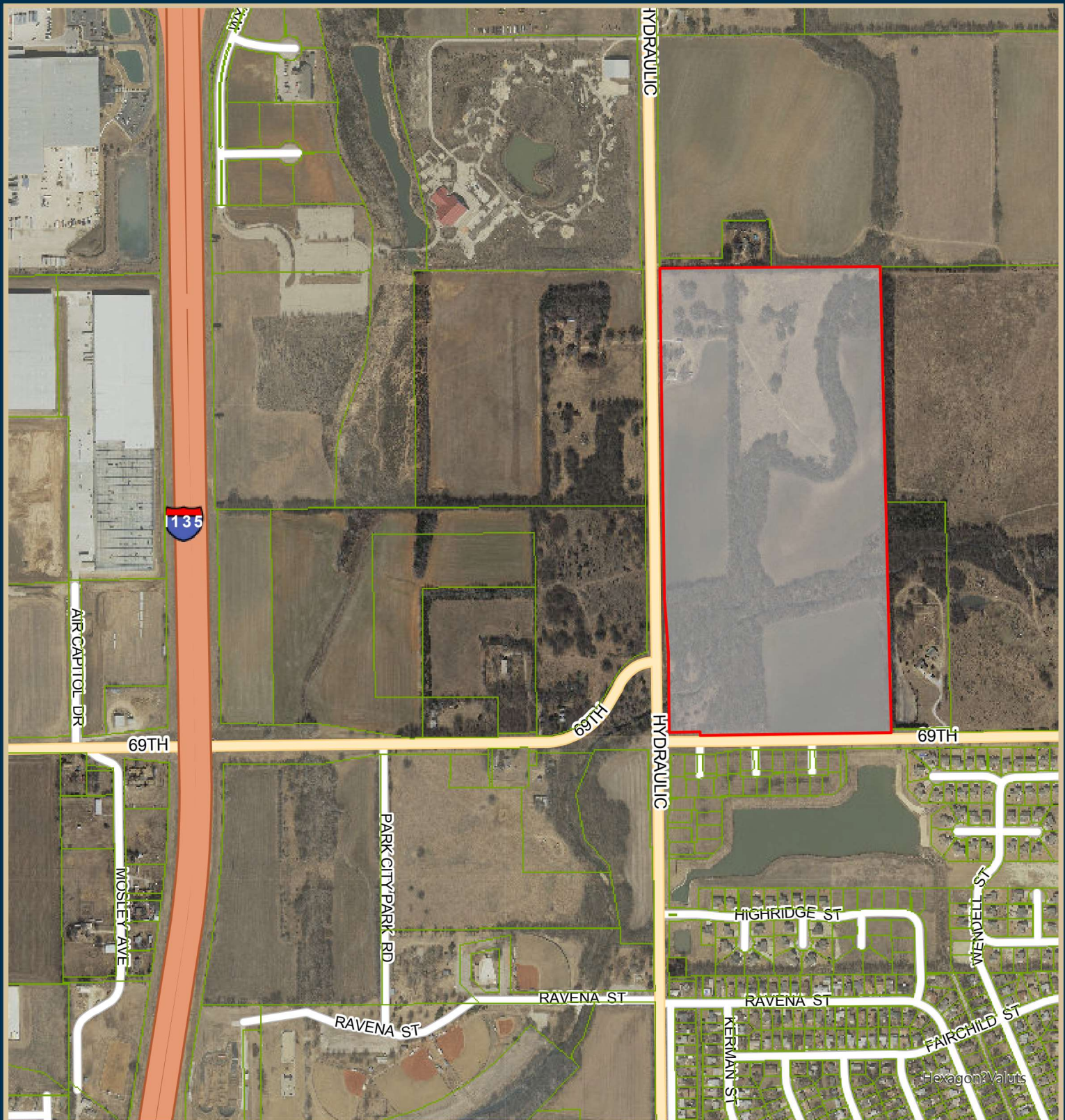


7274 N. HYDRAULIC AVE., VALLEY CENTER

**ONLINE ONLY - Bidding Ends
Thursday, December 8, 2022 @ 2:00 PM CT**

Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com





Geographic Information Services

Sedgwick County...
working for you

Date: 10/26/2022

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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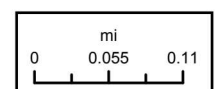
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7274 N Hydraulic Ave

Sedgwick County, Kansas



1:9,028



Property Taxes and Appraisals

7274 N HYDRAULIC AVE

Property Description

Legal Description	W1/2 SW1/4 EXC TH PT TAKEN FOR RD ON W & S SEC 3-26-1E
Owner	WADE WAYLAN & JUDY
Mailing Address	7274 N HYDRAULIC VALLEY CENTER KS 67147-8826
Geo Code	KE 00021
PIN	00268388
AIN	092030320000100
Tax Unit	1206 530 KECHI TWPU-262 KE
Land Use	9050 Farming/ranching operation (with improve
Market Land Square Feet	37,462
2022 Total Acres	75.27
2022 Appraisal	\$150,110
2022 Assessment	\$19,391

Residential Structure Characteristics

Year Built	1900
Bedrooms	2
Living Sq. Ft.	1,072
Full Baths	1
Half Baths	
Architectural Style	Old Style
Basement Sq. Ft.	764
Finished Basement Sq. Ft.	382
Basement Type	Full - 4
Condition	GOOD
More Details	View the Property Record Card for full property details

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2022	Agricultural	\$9,560	\$2,660	\$12,220	+4%
2022	Farmstead	\$24,300	\$113,590	\$137,890	+11%
2021	Agricultural	\$9,550	\$2,160	\$11,710	-9%
2021	Farmstead	\$24,200	\$99,770	\$123,970	+10%
2020	Agricultural	\$10,620	\$2,190	\$12,810	+3%
2020	Farmstead	\$14,700	\$97,750	\$112,450	+8%
2019	Agricultural	\$10,330	\$2,160	\$12,490	+6%
2019	Farmstead	\$15,200	\$88,550	\$103,750	+12%
2018	Agricultural	\$10,010	\$1,760	\$11,770	-6%
2018	Farmstead	\$8,100	\$84,370	\$92,470	-7%
2017	Agricultural	\$9,510	\$2,980	\$12,490	+8%
2017	Farmstead	\$20,200	\$79,380	\$99,580	+5%

Year	Class	Land	Improvements	Total	Change
2016	Agricultural	\$8,520	\$3,060	\$11,580	+6%
2016	Farmstead	\$20,200	\$74,660	\$94,860	+0%
2015	Agricultural	\$7,870	\$3,050	\$10,920	+8%
2015	Farmstead	\$20,200	\$74,580	\$94,780	0%
2014	Agricultural	\$7,150	\$2,980	\$10,130	+6%
2014	Farmstead	\$20,200	\$74,830	\$95,030	+8%
2013	Agricultural	\$6,760	\$2,840	\$9,600	
2013	Farmstead	\$23,200	\$64,960	\$88,160	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2022	Agricultural	\$2,868	\$665	\$3,533	+4%
2022	Farmstead	\$2,795	\$13,063	\$15,858	+11%
2021	Agricultural	\$2,865	\$540	\$3,405	-9%
2021	Farmstead	\$2,783	\$11,474	\$14,257	+10%
2020	Agricultural	\$3,186	\$548	\$3,734	+3%
2020	Farmstead	\$1,691	\$11,241	\$12,932	+8%
2019	Agricultural	\$3,099	\$540	\$3,639	+6%
2019	Farmstead	\$1,748	\$10,183	\$11,931	+12%
2018	Agricultural	\$3,003	\$440	\$3,443	-4%
2018	Farmstead	\$932	\$9,703	\$10,635	-7%
2017	Agricultural	\$2,853	\$745	\$3,598	+8%
2017	Farmstead	\$2,323	\$9,129	\$11,452	+5%
2016	Agricultural	\$2,556	\$765	\$3,321	+6%
2016	Farmstead	\$2,323	\$8,586	\$10,909	+0%
2015	Agricultural	\$2,361	\$763	\$3,124	+8%
2015	Farmstead	\$2,323	\$8,577	\$10,900	0%
2014	Agricultural	\$2,145	\$745	\$2,890	+6%
2014	Farmstead	\$2,323	\$8,605	\$10,928	+8%
2013	Agricultural	\$2,028	\$710	\$2,738	
2013	Farmstead	\$2,668	\$7,470	\$10,138	

2021 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$7.90
Totals:		\$0.00	\$0.00	\$7.90

2022 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$8.38
Totals:		\$0.00	\$0.00	\$8.38

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
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Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2021	121.528000	\$2,100.42	\$7.90	\$0.00	\$0.00	\$2,108.32	\$2,108.32	\$0.00
2020	121.636000	\$1,981.20	\$7.80	\$0.00	\$0.00	\$1,989.00	\$1,989.00	\$0.00
2019	121.521102	\$1,846.08	\$7.80	\$0.00	\$0.00	\$1,853.88	\$1,853.88	\$0.00
2018	122.552000	\$1,679.26	\$5.88	\$0.00	\$0.00	\$1,685.14	\$1,685.14	\$0.00
2017	125.249000	\$1,839.00	\$5.88	\$0.00	\$0.00	\$1,844.88	\$1,844.88	\$0.00
2016	122.594000	\$1,698.54	\$4.88	\$0.00	\$0.00	\$1,703.42	\$1,703.42	\$0.00
2015	123.614000	\$1,687.55	\$4.88	\$0.00	\$0.00	\$1,692.43	\$1,692.43	\$0.00
2014	124.385997	\$1,672.75	\$6.48	\$0.00	\$0.00	\$1,679.23	\$1,679.23	\$0.00
2013	126.485350	\$1,582.65	\$6.48	\$0.00	\$0.00	\$1,589.13	\$1,589.13	\$0.00
2012	126.997746	\$1,548.58	\$5.70	\$0.00	\$0.00	\$1,554.28	\$1,554.28	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.370000
0427 KECHI TOWNSHIP	6.028000
0605 USD 262	12.834000
0605 USD 262 SC	6.324000
0605 USD 262 SG	20.000000
0710 USD 262 BOND	19.431000
0805 USD 262 REC COMM	6.995000
1108 COUNTY FIRE DIST NO BONDS	17.817000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.229000
Total: 121.528000	



Parcel ID: 087-092-03-0-32-00-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R18366



Tax Year: 2022

Run Date: 10/26/2022 10:12:00 AM

OWNER NAME AND MAILING ADDRESS

WADE WAYLAN & JUDY

7274 N HYDRAULIC

VALLEY CENTER, KS 67147-8826

PROPERTY SITUS ADDRESS

7274 N HYDRAULIC AVE
KS 67147

LAND BASED CLASSIFICATION SYSTEM

Function: 9050 Farming / ranch **Sfx:**
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3200 Dev Site - crops, grazing etc.

GENERAL PROPERTY INFORMATION

Prop Class: F Farm Homesite - F
Property Type: F-Farm Homesite
Living Units: 1
Zoning: RR
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 707.4 707.4
Economic Adj. Factor:
Map / Routing: /
School District: 0605 USD 262
Legacy ID: 00268388
Investment Class:
Tax Unit Group: 1206-1206 530 KECHI TWPU-
262 KE

TRACT DESCRIPTION

W1/2 SW1/4 EXC TH PT TAKEN FOR RD ON W
& S SEC 3-26-1E



Image Date: 09/14/2016

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Well - 5, Septic - 6
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/16/2021	8:00 AM	9	MU	542		
08/13/2020	8:00 AM	19	RE	529		
01/18/2019	8:41 AM	19	RE	529		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2022 APPRAISED VALUE

Cls	Land	Building	Total
F	24,300	113,590	137,890
A	9,560	2,660	12,220

Total	33,860	116,250	150,110
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2021 APPRAISED VALUE

Cls	Land	Building	Total
F	24,200	99,770	123,970
A	9,550	2,160	11,710

Total	33,750	101,930	135,680
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Acre	1-Primary Site - 1	0.86											RA0117	5.00	9,000.00	5,000.00	5,000.00	28,256	24,300

Total Market Land Value 24,300



Parcel ID: 087-092-03-0-32-00-001.00-

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Tax Year: 2022 Run Date: 10/26/2022 10:12:00 AM

DWELLING INFORMATION				COMP SALES INFORMATION				CALCULATED VALUES			
Situs: 7274 N HYDRAULIC AVE KS 67147				Arch Style: 09-Old Style				Cost Land: 24,300			
Res Type: 1-Single-Family Residence				Bsmt Type: 4-Full - 4				Cost Building: 113,590			
Quality: 2,67-AV-				Total Rooms: 5		Bedrooms: 2		Cost Total: 137,890			
Year Blt: 1900		Est: Yes		Family Rooms:				Ag Use Land: 9,560			
Eff Year:				Full Baths: 1		Half Baths:		Ag Buildings: 2,660			
MS Style: 1-One Story				Garage Cap:				Misc. Buildings: 0			
LBCSStruct: 1110-Detached SFR unit				Foundation: Concrete - 2				Manufactured Homes: 0			
No. of Units:				Model/Mkt Area:				Income Value: 0			
Total Living Area:		1,072						Market Value: 272,400			
Calculated Area:		1,072						MRA Value: 313,500			
Main Floor Living Area:		1,072						New Construction: 0			
Upper Floor Living Area Pct:								Indexed Value: 0			
CDU: GD CDU Rsn: PG											
Phys/Func/Econ: VG / /											
Ovr Pct Gd/Rsn:											
Remodel:											
Remodel Descrip: 1958											
Percent Complete:											
Assessment Class:											
MU CIs/Pct:											
IMPROVEMENT COST SUMMARY								FINAL VALUES			
Dwelling RCN:				144,070				Value Method:		COST	
Percent Good:				76				Land Value:		33,860	
Mkt Adj: 100				Eco Adj: 100				Building Value:		116,250	
Building Value:				109,490				Final Value:		150,110	
Other Improvement RCN:				6,110				Prior Value:			
Other Improvement Value:				4,100							

BUILDING COMMENTS

RemDesc: 1958; DwellCDU: CDU Rsn: PG; OthInfo: No. 1 *MVP*, No. 2 *MVP*

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	% Comp	RCN	%Gd	Value
1	133-Prefabricated Storage Shed	D	2.00	1	1900			168		8		1	4							3,350	50	1,670
2	133-Prefabricated Storage Shed	D	2.00	1	2010			130		8		1	3	3						2,760	88	2,430

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	102-Frame, Metal or Vinyl Siding		100		
2	208-Composition Shingle		100		
3	309-Forced Air Furnace		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	5			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	1,072			
8	641-Single 1-Story Fireplace	1			
9	693-Site Improvements (Depreciated)	17,000			
10	801-Total Basement Area	764			

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
11	802-Minimal Finish Area	382			
12	901-Open Slab Porch	480		3.00	1961
13	902-Raised Slab Porch	42		3.00	1958
14	905-Raised Slab Porch with Roof	54			



Parcel ID: 087-092-03-0-32-00-001.00-

SGORIONPROD Expanded Appraisal Card

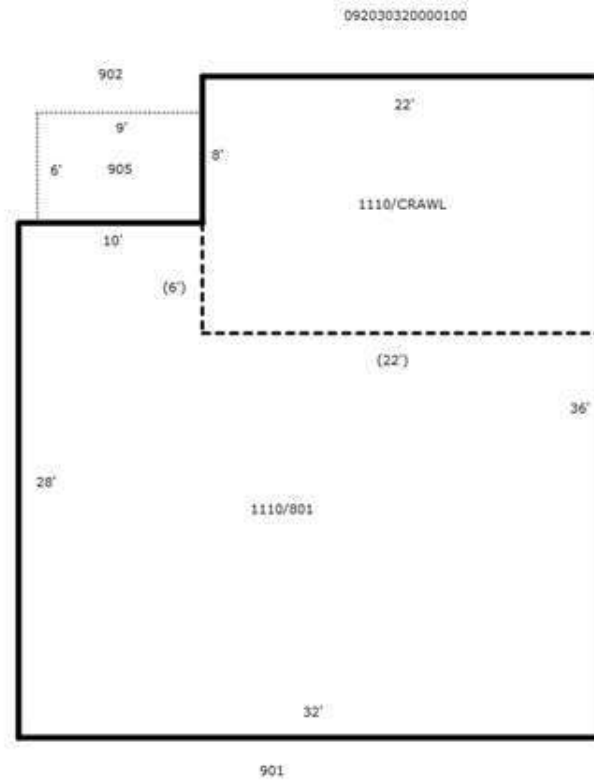
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Tax Year: 2022

Run Date: 10/26/2022 10:12:00 AM

Situs: 7274 N HYDRAULIC AVE KS 67147



Sketch by Apex Sketch



Parcel ID: 087-092-03-0-32-00-001.00-

SGORIONPROD Expanded Appraisal Card

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Tax Year: 2022 Run Date: 10/26/2022 10:12:00 AM

AGRICULTURAL LAND											
Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	4.56	5893				0.00			303	303	1,380
DR	0.02	5967				0.00			248	248	10
DR	26.99	6052				0.00			186	186	5,020
NG	5.32	5893				0.00			27	27	140
NG	0.36	5967				0.00			45	45	20
NG	25.17	6052				0.00			73	73	1,840
TG	5.00	5893				0.00			57	57	290
TG	6.99	6052				0.00			123	123	860

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	44,690
Eco Adj:	100
Other Improvement Value:	2,660
AG LAND SUMMARY	
Dry Land Acres:	31.57
Irrigated Acres:	0.00
Native Grass Acres:	30.85
Tame Grass Acres:	11.99
Total Ag Acres:	74.41
Total Ag Use Value:	9,560
Total Ag Mkt Value:	469,650

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	479-Farm Utility Storage Shed	D	2.00	1	1961			512	96	8	32 X 16	1	2	3				A		4,690	14	660
2	102-Barn, General Purpose	D	2.00	1	1900			1,200	140	16	40 X 30	1	1	1				A		40,000	5	2,000

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	918-Single -Metal on Wood Frame		100				
2	896-Stud Walls-Wood Siding		100				

Sedgwick County, Kansas

EASEMENT FOR DRAINAGE

THIS AGREEMENT made and entered into this 19th day of June, 1987, by and between Waylan & Judy Wade, Rt. 2, Box 203, Valley Center, Kansas 67147 of Sedgwick County, State of Kansas, party of the first part, and the Board of County Commissioners of Sedgwick County, Kansas, acting for said County, party of the second part.

SW 1/4 Section 3, T26S, R1E

A tract of land described as beginning at a point 500 feet North and 70 feet East of the Southwest Corner of the Southwest Quarter of Section 3, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence South 450 feet along a line 70 feet East of and parallel to the West line of said Southwest Quarter; thence East 170 feet along a line 50 feet North of and parallel to the South line of said Southwest Quarter; thence South 20 feet parallel to the West line of said Southwest Quarter to a point 30 feet North of the South line of said Southwest Quarter; thence East 60 feet along a line 30 feet North of and parallel to the South line of said Southwest Quarter; thence North along a line parallel to the West line of said Southwest Quarter to a point 292 feet North and 300 feet East of the Southwest Corner of said Southwest Quarter; thence Northwest to a point 500 feet North and 180 feet East of the West line of said Southwest Quarter; thence West to the point of beginning, containing 2.12 acres, more or less.

I.D. #559-44-1000

NOW THEREFORE, in consideration of the payment of Five Thousand Six Hundred Fifty Dollars, NO Cents, (\$ 5,650), and other valuable considerations as follows:

Instrument includes compensation for opening fence to be erected by property owner

to party of the first part, by party of the second part, party of the first part hereby grants and conveys to party of the second part a permanent easement upon the above described premises for the purpose of making and maintaining such change in said drainage, and party of the first part for (h) (their) heirs and assigns agrees that party of the second part or its duly authorized agents or representatives may at any time enter upon said premises above described for the purpose of keeping said channel in proper condition for drainage purpose.

Furthermore, in return for said consideration the party of the first part hereby grants the party of the second part all rights of removal, use and ownership to any earth which shall be removed from said channel for making channel change, and no further compensation shall be due the party of the first part for any such removal or use of said earth by the party of the second part.

PARTY OF THE FIRST PART

Waylan Wade
Judy Wade
JUL 10 1987
8 93902

THE BOARD OF COUNTY COMMISSIONERS
PARTY OF THE SECOND PART

Tom Scott

CHAIRMAN OF SEDGWICK COUNTY

RECOMMENDED:

David C. Spears
David C. Spears, P.E.
DIRECTOR, BUREAU OF PUBLIC SERVICES
COUNTY ENGINEER

NO. PAT. FILED
REGISTERED

Don Wright

COUNTY CLERK

STATE OF KANSAS SEDGWICK COUNTY, ss:

On this 19th day of June, 1987, before me a notary public in and for Sedgwick County, State of Kansas, personally appeared Waylan Wade and Judy Wade, his wife

to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

My appointment expires February 13, 1988.

DENVER BLAND
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES 2/13/88

Denver Bland
NOTARY PUBLIC

B OIL AND GAS LEASE

FILM 485 CASE 751

KANSAS BLUE PRINT CO. INC.
81

AGREEMENT, Made and entered into May 12,
Waylan Y. Wade and Judy C. Wade, his wife
of Valley Center, Kansas

A. D. WALKER

Wichita, Kansas

Party of the first part, hereinafter called lessor (whether one or more) and

Party of the second part, hereinafter called lessee.

Ten

DOLLARS

WITNESSETH, That the said lessor, for and in consideration of cash in hand paid, receipt of which is hereby acknowledged, and of the covenants and agreements hereinafter contained on the part of the lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto said lessee, for the purpose of investigating, exploring by geophysical and other means, prospecting, drilling, mining and operating for and producing oil, liquid hydrocarbons, all gases and their respective constituent products; injecting gas, waters, other fluids, and air into subsurface strata, laying pipe lines, storing oil, building tanks, power stations, roadways, and other structures and things thereon to produce, save, take care of, treat, process, store, transport and market said oil, liquid hydrocarbons, gases, and their respective constituent products, the following described land together with any reversionary rights and after-acquired interests therein, situated in the County of Sedgwick State of Kansas

described as follows, to-wit:

The West Half of the Southwest Quarter (W1SW1)

of Section 3 Township 26 South Range 1 East and containing 80 acres more or less.

It is agreed that this lease shall remain in full force for a term of Three (3) years from this date, and as long thereafter as oil or gas, or either of them, is produced from said land by the lessee, or the premises are being developed or operated.

In consideration of the premises the said lessee covenants and agrees:

1st. To deliver to the credit of lessor, free of cost, in the pipe line to which he may connect his wells, the equal one-eighth (1/8) part of all oil produced and saved from the leased premises.

2nd. The lessee shall pay to lessor for gas produced from any oil well and used by the lessee for the manufacture of gasoline or any other product as royalty 1/8 of the market value of such gas at the mouth of the well; if sold gas is sold by the lessee, then as royalty 1/8 of the proceeds of the sale thereof at the mouth of the well. The lessee shall pay lessor as royalty 1/8 of the proceeds from the sale of gas as such at the mouth of the well where gas only is found and where such gas is not sold or used, lessee shall pay or tender annually at the end of each yearly period during which such gas is not sold or used as royalty, an amount equal to the delay rental provided in the next succeeding paragraph hereof, and while said royalty is so paid or tendered this lease shall be held as a producing lease under the above term paragraph hereof; the lessee to have gas free of charge from any gas well on the leased premises for stoves and inside lights in the principal dwelling house on said land by making his own connections with the well, the use of such gas to be at the lessor's sole risk and expense.

If no well be commenced on said land on or before May 12, 1982 this lease shall terminate as to both parties, unless the lessee on or before that date shall pay or tender to the lessor, or to the lessor's credit in The First National Bank at Wichita, Kansas

or its successors, which shall continue as the depository regardless of changes in the ownership of said land, the sum of Eighty and no/100 - - - - - DOLLARS, which shall operate as a rental and cover the privilege of deferring the commencement of a well for twelve months from said date. In like manner and upon like payments or tenders the commencement of a well may be further deferred for like periods or the same number of months successively. All such payments or tenders of rental may be made by check or draft of lessee or any assignee thereof, mailed or delivered on or before the rental paying date either direct to lessor or assigns or to said depository bank. And it is understood and agreed that the consideration first recited herein, the down payment, covers not only the privileges granted to the lessee when said first rental is payable as aforesaid, but also the lessee's option of extending that period as aforesaid, and any and all other rights conferred. Lessee may at any time execute and deliver to lessor, or place of record, a release or releases covering any portion or portions of the above described premises and thereby surrender this lease as to such portion or portions and be relieved of all obligations as to the acreage surrendered, and thereafter the rentals payable hereunder shall be reduced in the proportion that the acreage covered hereon is reduced by said release or releases.

Should the first well drilled on the above described land be a dry hole, then, and in that event, if a second well is not commenced on said land within twelve months from the expiration of the last rental period for which rental has been paid, this lease shall terminate as to both parties, unless the lessee on or before the expiration of said twelve months shall resume the payment of rentals in the same amount and in the same manner as herein before provided. And it is agreed that upon the resumption of the payment of rentals, as above provided, that the last preceding paragraph hereof, governing the payment of rentals and the effect thereof, shall continue in force just as though there had been no interruption in the rental payments.

If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the lessor only in the proportion which his interest bears to the whole and undivided fee. However, such rental shall be increased at the next succeeding rental anniversary after any reversion occurs to cover the interest so acquired.

Lessee shall have the right to use, free of cost, gas, oil, and water produced on said land for its operation thereon, except water from wells of lessor.

When requested by lessor, lessee shall bury his pipe lines below plow depth.

No well shall be drilled nearer than 200 feet to the house or barn now on said premises, without the written consent of the lessor.

Lessee shall pay for damages caused by its operations to growing crops on said land.

Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

If the lessee shall commence to drill a well within the term of this lease or any extension thereof, the lessee shall have the right to drill such well to completion with reasonable diligence and dispatch, and if oil or gas, or either of them, be found in paying quantities, this lease shall continue and be in force with the like effect as if such well had been completed within the term of years herein first mentioned.

If the estate of either party hereto is transferred, and the privilege of transferring in whole or in part is expressly allowed, or if the rights hereunder of either party hereto are vested by descent or devise, the covenants hereof shall extend to and be binding on the heirs, devisees, executors, administrators, successors, or assigns, but no change in the ownership of said land or of any right hereunder shall be binding on the lessee until after lessee has been furnished with the original or a certified copy thereof of any transfer by lessor or with a certified copy of the will of lessor together with a transcript of the probate thereof or, in the event lessor dies intestate and his estate is being administered, with a transcript of the administration proceedings, or, in the event of the death of lessor and no administration being had on the estate, with an instrument satisfactory to lessee executed by lessor's heirs authorizing payment or deposit or tender for deposit in their credit as hereinbefore provided, at least thirty days before said rentals and royalties are payable or due, and it is hereby agreed in the event this lease shall be assigned as to a part or as to parts of the above described lands and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands upon which the said lessor or any assignee thereof shall make due payments of said rentals. In case lessor assigns this lease, in whole or in part, lessee shall be relieved of all obligations with respect to the assigned portion or portions arising subsequent to the date of assignment. If the leased premises are now or hereafter owned in severalty or in separate tracts, the premises, nevertheless, may be developed and operated as an entirety, and the royalties shall be paid to each separate owner in the proportion that the acreage owned by him bears to the entire leased acreage. There shall be no obligation on the part of the lessee to offset wells on separate tracts into which the land covered by this lease may hereafter be divided by sale, devise, or otherwise, or to furnish separate measuring or recording books for the oil produced from such separate tracts.

Lessor hereby warrants and agrees to defend the title to the lands herein described, and agrees that the lessee shall have the right at any time to redress for lessor by payment, any mortgages, taxes or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder thereof and may reimburse itself from any rental or royalties accruing hereunder.

Whereof witness our hands as of the day and year first above written.

Waylan Y. Wade

Judy C. Wade

Edminster Oil Co., Inc.
100 E. 10th St.
Edm. Okla. - KSB & T Bldg.

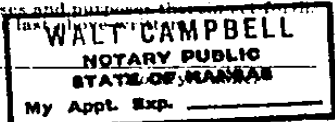
STATE OF Kansas } ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans., Okla., and Colo.)
COUNTY OF Sedgwick

Before me, the undersigned, a Notary Public, within and for said county and state, on this 12th
day of May, 1981, personally appeared Waylan Y. Wade
and Judy C. Wade

to me personally known to be the identical persons who executed the within and foregoing instrument and acknowledged to me
that They executed the same as Their free and voluntary act and deed for the uses and purposes therein set forth.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires February 9, 1985

Walt Campbell
Walt Campbell



STATE OF _____ } ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans., Okla., and Colo.)
COUNTY OF _____

Before me, the undersigned, a Notary Public, within and for said county and state, on this _____
day of _____, 19____, personally appeared _____
and _____

to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me
that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires _____

Notary Public.

STATE OF _____ } ss. ACKNOWLEDGMENT FOR CORPORATION
COUNTY OF _____

On this _____ day of _____, A. D., 19____, before me, the undersigned, a Notary Public
in and for the county and state aforesaid, personally appeared _____
to me personally known to be the identical person who signed the name of the maker thereof to the within and foregoing
instrument as its _____ President and acknowledged to me that _____ executed the same as _____ free and
voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires _____

Notary Public.

No. _____	OIL AND GAS LEASE	FROM	STATE OF KANSAS SEDGWICK COUNTY FILED FOR RECORD AT JUL 9 1981 5 45757	Date _____	Section _____	Twp _____	Rge. _____	No. of Acres _____	County _____	Term _____	This instrument was filed for record on the _____ day of _____, 19____	at _____ o'clock _____ M., and duly recorded	in Book _____ Page _____ of _____	the records of this office.	By _____	Register of Deeds.	When recorded, return to _____	THE KANSAS BLUE PRINT CO. 1650 SOUTH BROADWAY - WICHITA, KANSAS 424PM DUSTLER SERVICES UP-TO-DATE CUL MAPS
			MO. BETTE F. MCCART REGISTER OF DEEDS <u>[Signature]</u>															

NOTE: When signature by mark in Kansas, said mark to be witnessed by at least one person and also acknowledged.
For acknowledgment by mark, use regular Kansas acknowledgment.

STATE OF _____ } ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans., Okla., and Colo.)
COUNTY OF _____

Before me, the undersigned, a Notary Public, within and for said county and state, on this _____
day of _____, 19____, personally appeared _____
and _____

to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me
that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires _____

Notary Public.

Property Details for PID: 087092030320000100

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=087092030320000100
Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=087092030320000100
QuickRef ID :	R18366
Owner Name :	WADE WAYLAN & JUDY
Location:	7274 N HYDRAULIC AVE, , KS 67147
Abbreviated Boundary Description:	W1/2 SW1/4 EXC TH PT TAKEN FOR RD ON W & S SEC 3-26-1E
Owner Information:	
Owner	WADE WAYLAN & JUDY
Mailing Address	7274 N HYDRAULIC VALLEY CENTER, KS 67147-8826
Property Information:	
Type	Farm Homesite
Status	Active
Taxing Unit	1206 530 KECHI TWPU-262 KE
Neighborhood Code	707.4

No Secondary Address Details found

Market Land Details:

Actual Width:	0
---------------	---

Eff. Width	0
Eff. Depth	0
Acres	1
Square Feet	37,462

No Permit Details found

No Orion Deed Book Page Details found

Value Details

Current Final Value (Agricultural)	Year	2022
	Land	\$9,560.00
	Building	\$2,660.00
	Total	\$12,220.00
Current Final Value (Farm Homesite)	Year	2022
	Land	\$24,300.00
	Building	\$113,590.00
	Total	\$137,890.00
Current Final Value (Agricultural)	Year	2021
	Land	\$9,550.00
	Building	\$2,160.00
	Total	\$11,710.00

Current Final Value (Farm Homesite)	Year	2021
	Land	\$24,200.00
	Building	\$99,770.00
	Total	\$123,970.00

Dwelling Details

Story Height	One Story	Style	Old Style	Year Built	1900
Total Sq Ft Living Area	1072	Main Floor Living SqFt :	1072	Upper Floor Living Pct :	
Total Rooms:	5	Bedrooms:	2	Remodel Year:	
Full Baths:	1	Half Baths:	0	Basement:	Full - 4
Depreciation Rating:	GD	Physical Condition:	VG	Quality:	AV-

No Manufactured Home Details found

Additional Dwelling Details

Residential Component	Units	Quality	Year Built
Raised Slab Porch with Roof	54		
Frame, Metal or Vinyl Siding	100%		
Composition Shingle	100%		
Total Basement Area	764		

Minimal Finish Area	382		
Forced Air Furnace	100%		
Plumbing Fixtures	5		
Single 1-Story Fireplace	1		
Raised Slab Porch	42	AV	1958
Open Slab Porch	480	AV	1961
Site Improvements (Depreciated)	17000		

Other Improvements

Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Prefabricated Storage Shed	1	168	1900	AV	GD
Prefabricated Storage Shed	1	130	2010	AV	AV

No Commercial Building Details found

No Commercial Building Section Details found

Ag Land Details

Acre Type :	No Acres :	Map Unit :	Irrig :	Well Depth :
Dry Land - DR	4.56	5893		
Dry Land - DR	0.02	5967		
Dry Land - DR	26.99	6052		

Native Grass - NG	25.17	6052		
Tame Grass - TG	5.00	5893		
Native Grass - NG	0.36	5967		
Native Grass - NG	5.32	5893		
Tame Grass - TG	6.99	6052		
Total Acres :	74.41			

Ag Building Details

Type	Quantity	Size	Year Built	Grade	Condition
Farm Utility Storage Shed		16X32	1961	AV	FR
Barn, General Purpose		30X40	1900	AV	PR

Sedgwick County, Kansas

RIGHT OF WAY AGREEMENT

WHEREAS, It becomes necessary in the reconstruction and maintenance of Highway 823-G-170
 _____ for Sedgwick County, State of Kansas, Party of the Second Part, to widen, improve and/or
 change location of said highway in SW $\frac{1}{4}$ Section 3, Twp. 26S, Range 1E,
 of the 6th Principal Meridian, Sedgwick County, Kansas and said widening, improving and/or change
 of location requires new and additional right of way in the above section, township and range as
 follows:

SW $\frac{1}{4}$ Section 3, T26S, R1E

A tract of land described as the North 20 feet of the South
 50 feet of the East 170 feet of the West 240 feet of the
 Southwest Quarter of Section 3, Township 26 South, Range 1
 East of the 6th P.M., Sedgwick County, Kansas; Containing
 0.078 Acres more or less

and

A tract of land described as the East 20 feet of the West 70
 feet of the North 470 feet of the South 500 feet of the South-
 west Quarter of Section 3, Township 26 South, Range 1 East of
 the 6th P.M., Sedgwick County, Kansas; Containing .216 Acres
 more or less.

and

A tract of land described as beginning at a point 500 feet North
 and 50 feet East of the Southwest Corner of the Southwest Quarter
 of Section 3, Township 26 South, Range 1 East of the 6th P.M.,
 Sedgwick County, Kansas; thence North 300 feet along a line 50
 feet East of and parallel to the West line of said Southwest
 Quarter; thence Southeasterly to a point 500 feet North and 70
 feet East of the Southwest Corner of said Southwest Quarter; thence
 ** West to the point of beginning; Containing .069 Acres more or less.
 AND WHEREAS, Waylan & Judy Wade, Rt. 2, Box 203, Valley Center, KS 67147

**I.D. #559-44-1000

Party of the First Part, is the rightful owner of, or legal agent for, the above property.

THE PARTIES HERETO AGREE as follows: That the party of the first part, for himself, his heirs,
 executors, administrators, and assigns for the consideration of Two thousand five hundred Dollars

No Cents, (\$ 2,500.00), and other valuable considerations as follows:

Payment includes compensation for
fence.

One dollar (\$1.00) of the above amount being in hand paid and receipt therefore being hereby acknow-
 ledged the remainder to be allowed at the next regular meeting of Board of County Commissioners when
 claim is presented as required by law in similar cases do _____ hereby Grant, Sell and Convey to the
 party of the second part a permanent and perpetual right of way on and an easement to, in and on the
 real property above described for public road and highway purposes with right and privilege in the
 party of the second part to grade, excavate, fill, drain and/or improve as the party of the second part
 may order and direct.

THEREFORE, It is agreed and understood that the above amount of money together with the
 valuable concessions tendered by the party of the second part shall be in full compensation for actual
 land taken and all damage done to the property of the party of the first part.

DATED THIS 19th DAY OF June, 19 87.

PARTY OF THE FIRST PART

Waylan Wade
 Waylan Wade

Judy Wade
 Judy Wade

coll
 County Clerk

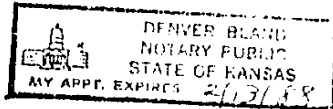
Uick

STATE OF KANSAS)
SEDGWICK COUNTY) 88

I hereby certify that on this 19th day of June, 19 87, before
me the undersigned, a Notary Public in and for the County and State aforesaid, came _____
Waylan Wade and Judy Wade, his wife

to me personally known to be the same person S _____ who signed and executed the above and
foregoing instrument and duly acknowledged the execution of the same.

WITNESS my hand and Notary Seal on the day and date last above written.



Denver Bland
DENVER BLAND NOTARY PUBLIC

My appointment expires February 13, 1988

SUBMITTED TO THE OFFICE OF COUNTY ENGINEER AND THE BOARD OF COUNTY
COMMISSIONERS FOR APPROVAL ON July 8 1987

APPROVED BY:

PARTY OF THE SECOND PART
SEDGWICK COUNTY COMMISSIONERS

David C. Spears
DAVID C. SPEARS, P.E.
DIRECTOR, BUREAU OF PUBLIC SERVICES/
COUNTY ENGINEER

Tom Scott
TOM SCOTT
CHAIRMAN

ATTEST:

Don Wright
DON WRIGHT
COUNTY CLERK

STATE OF KANSAS } 88
SEDGWICK COUNTY
FILED FOR RECORD AT

JUL 10 1987

NO 8 93904
PAT KETTLER
REGISTER OF DEEDS

Ed Peral
Deputy

APPROVED AS TO FORM ONLY:

Richard A. Euson
RICHARD A. EUSON
ASSISTANT COUNTY COUNSELOR

KE-21

North Hydraulic Avenue
823-F & G

Sedgwick County, Kansas

RIGHT OF WAY AGREEMENT

WHEREAS, It becomes necessary in the reconstruction and maintenance of Highway 823-F & G
_____ for Sedgwick County, State of Kansas, Party of the First Part, to widen, improve and/or
change location of said highway in SW 1/4 Section 3, Twp. 26S, Range 1E,
of the 6th Principal Meridian, Sedgwick County, Kansas and said widening, improving and/or change
of location requires new and additional right of way in the above section, township and range as
follows:

A tract of land described as the East 20 feet of the West 50 feet of the
West Half of the Southwest Quarter of Section 3, Township 26 South, Range
1 East of the 6th P.M., Sedgwick County, Kansas; Containing 1.21 Acres
more or less.

STATE OF KANSAS }
SEDGWICK COUNTY }
FILED FOR RECORD AT
3:30 P.M.

APR 23 1986

8 01650

NO.
PAT KETTLER
REGISTER OF DEEDS

*Ed Reed
Deputy*

AND WHEREAS, Waylan Wade, Rt. 2, Valley Center, Kansas 67147

Party of the Second Part, is the rightful owner of, or legal agent for, the above property.

THE PARTIES HERETO AGREE as follows: That the party of the second part, for himself, his
heirs, executors, administrators, and assigns for the consideration of Ten Thousand Dollars

No _____ Cents, (\$ ***10,000.00***), and other valuable considerations as follows:
Property owner will relocate the existing 1,150 feet of fence to the new right of
way line. Two weeks notice will be given for fence removal. Payment includes
compensation for fence, trees, shrubbery and alfalfa. Sedgwick County will stake
the new right of way line. Contractor will black top the entranceways to the new
right of way line at no cost to the property owner.
One dollar (\$1.00) of the above amount being in hand paid and receipt therefor being hereby acknow-
ledged the remainder to be allowed at the next regular meeting of Board of County Commissioners when
claim is presented as required by law in similar cases do _____ hereby Grant, Sell and Convey to the
party of the first part a permanent and perpetual right of way on and an easement to, in and on the
real property above described for public road and highway purposes with right and privilege in the
party of the first part to grade, excavate, fill, drain and/or improve as the party of the first part may
order and direct.

THEREFORE, It is agreed and understood that the above amount of money together with the
valuable concessions tendered by the party of the first part shall be in full compensation for actual
land taken and all damage done to the property of the party of the second part.

DATED THIS 27th DAY OF March, 19 86.

PARTY OF THE SECOND PART

Waylan Wade

WAYLAN WADE

Judy Wade

JUDY WADE

Q.D.H.

County Clerk

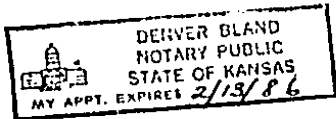
STATE OF KANSAS)
SEDGWICK COUNTY) 88

I hereby certify that on this 27th day of March, 19 86,

before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____
Waylan Wade and Judy Wade, husband and wife

to me personally known to be the same person s _____ who signed and executed the above and foregoing instrument and duly acknowledged the execution of the same.

WITNESS my hand and Notary Seal on the day and date last above written.



Denver Bland
DENVER BLAND NOTARY PUBLIC

My commission expires February 13, 1986

SUBMITTED TO THE OFFICE OF COUNTY ENGINEER AND THE BOARD OF COUNTY COMMISSIONERS FOR APPROVAL ON April 16, 1986

APPROVED BY:

David C. Spears
DAVID C. SPEARS, P.E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

PARTY OF THE FIRST PART
SEDGWICK COUNTY COMMISSIONERS

Bernard A. Hentzen
BERNARD A. HENTZEN CHAIRMAN

ATTEST



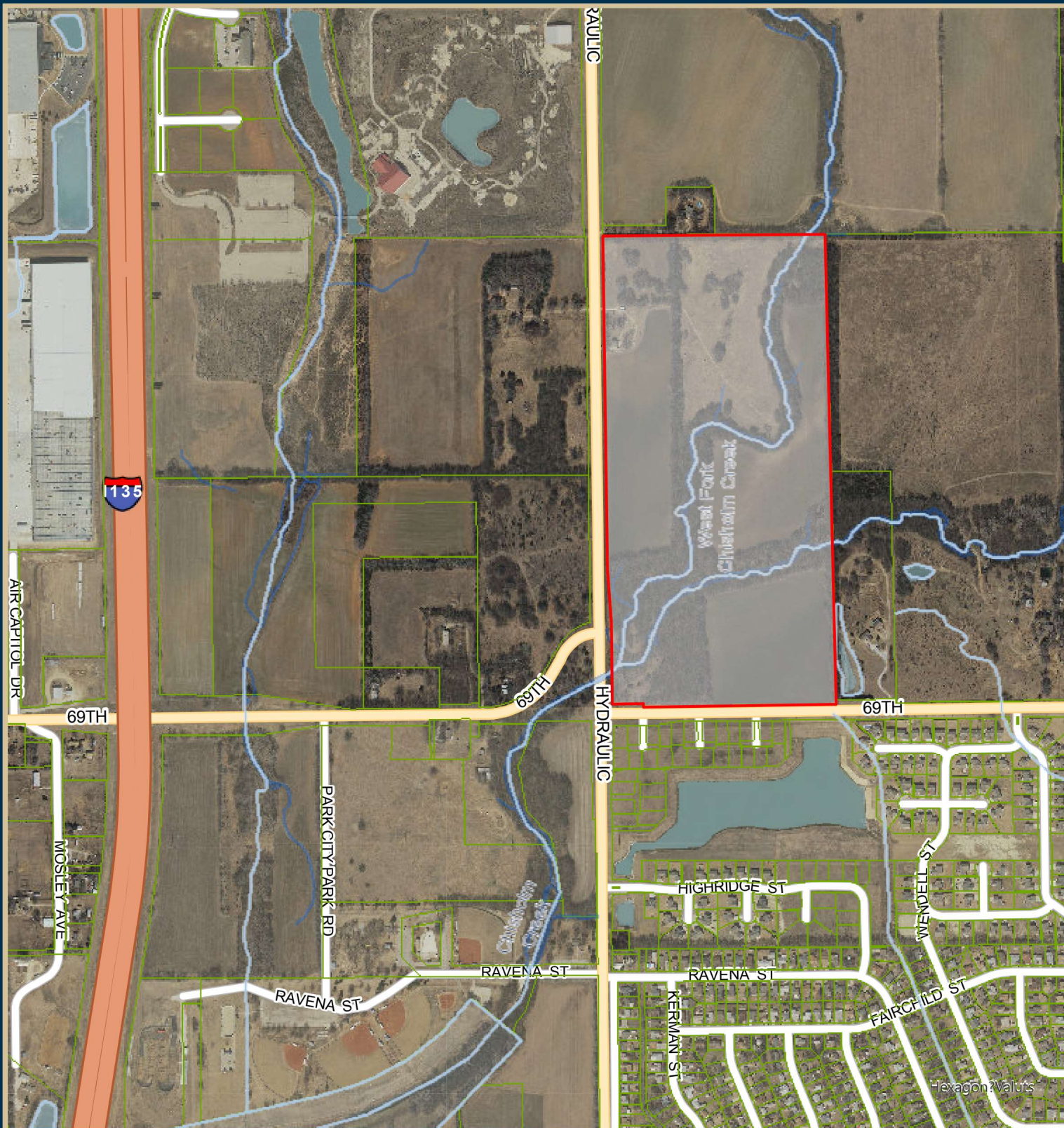
Don Wright
COUNTY CLERK DON WRIGHT

Donald E. Gragg
DONALD E. GRAGG COMMISSIONER

Tom Scott
TOM SCOTT COMMISSIONER

APPROVED AS TO FORM ONLY:

Richard A. Buson
RICHARD A. BUSON, ASSISTANT COUNTY COUNSELOR



Geographic Information Services
Sedgwick County...
working for you

Date: 10/26/2022

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

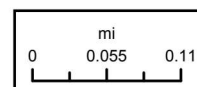
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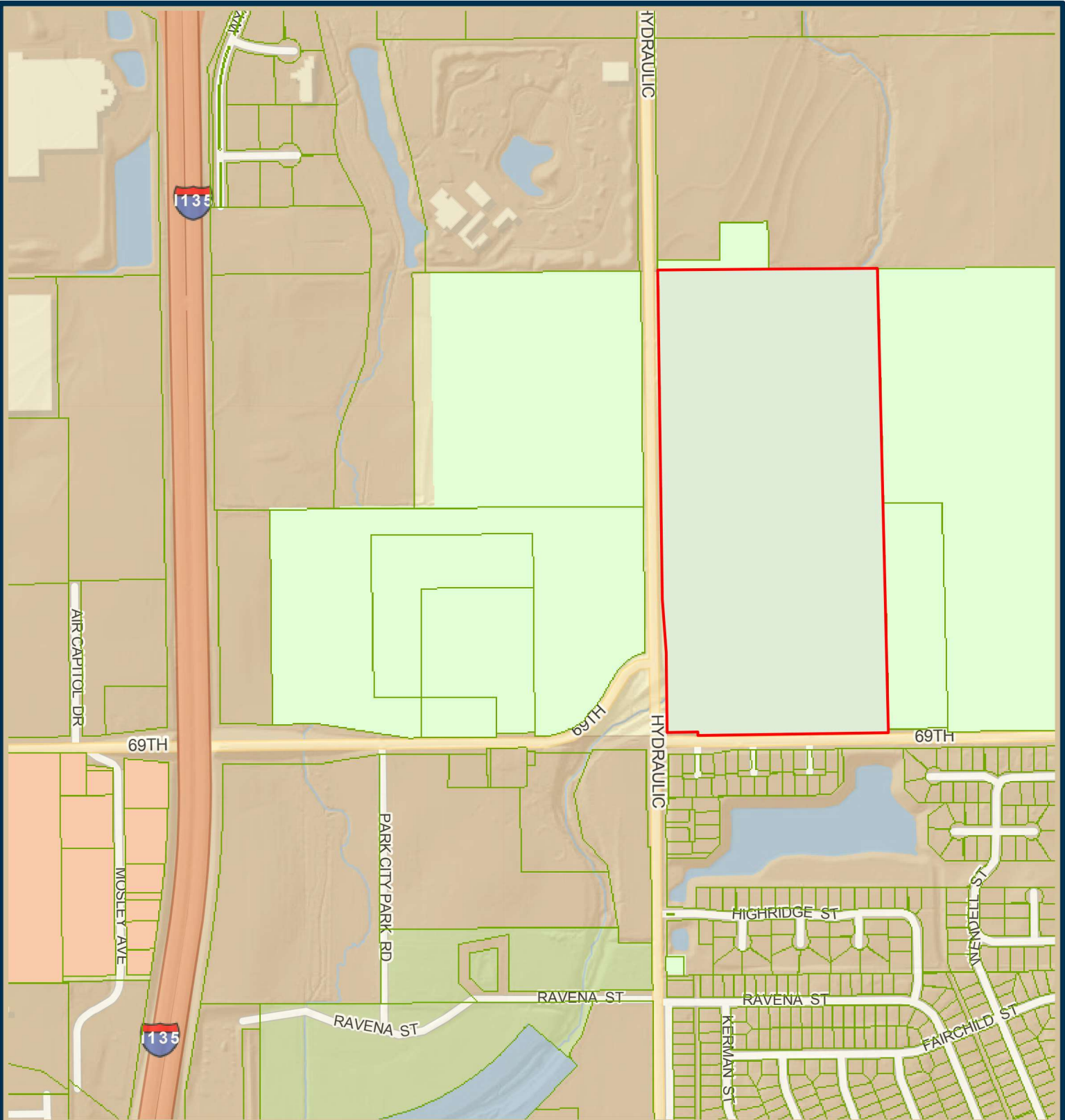
7274 N Hydraulic Ave (Streams)

Sedgwick County, Kansas



1:9,028





Geographic Information Services

Sedgwick County...
working for you

Date: 10/26/2022

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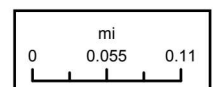
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7274 N Hydraulic Ave

Sedgwick County, Kansas



1:9,028



J.P. Weigand & Sons., Inc. - Auction Division
150 N. Market,
Wichita, KS 67202
316-262-6400

WeigandAuctions.com



AUCTION DIVISION