

PROPERTY INFORMATION



AUCTION



Luxurious Rural HomeSite 25.43± Acres in Clearwater, KS

**ONLINE ONLY | Bidding Ends:
Tuesday August 22, 2023 @ 2:00 PM CT**



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



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DEMOGRAPHICS

Property Information Report

Owner Name: STEINKE RICHARD H & MARILYN K
PIN Number: 30004388
AIN: 087-195-22-0-12-00-004.00
Geocode: IL 001000013
Tax Unit: 11-02

Owner Address

Owner Name: STEINKE RICHARD H & MARILYN K
Owner Address: 6665 O'NEIL
Owner City: WICHITA
Owner State: KS
Owner ZIP: 67212-6326

Property Address

Property Address:
Property City: null
Property State: KS
Property ZIP:

Appraised Values

Appraised Land Value: \$7,100
Appraised Improvement Value: \$0
Appraised Total Value: \$7,100

Assessed Values

Assessed Land Value: \$2,130
Assessed Improvement Value: \$0
Assessed Total Value: \$2,130

Land Information

Total Acres: 25.429
Total Square Feet: 1,107,697

Abbreviated
Legal
Description:

COMM SE COR NE 1/4 TH N 280 FT TO BEG N 258.73 FT W 1419 FT NWLY 1159.43 FT W 296 FT SWLY 208.19 FT SWLY 578.16 FT S 1520.32 FT E 1840.51 FT N 280 FT E 780 FT TO BEG EXC BEG SW COR NE 1/4 TH N 1520.4 FT NELY 578.43 FT NELY 207.93 FT SLY 1704.93 FT W 662.9 FT TO BEG & EXC TH PT NE 1/4 COMM SW COR TH E 662.9 FT TO POB N 1704.93 FT E 296.03 FT SELY 585 FT SWLY 393 FT S 1049.6 FT W 35 FT TO BEG SEC 22-28-2W

Improvement Information

Year Built:
Year Last Sold: 2023
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 713.3

Living Unit: N/A
Bedrooms: N/A
Bathrooms: N/A
Half Bath: N/A

Total Sq Ft: N/A
Ground Floor Sq Ft: N/A

Other Information

School District: 265

Property Taxes and Appraisals

COMM SE COR NE 1/4 TH N 280 FT TO BEG N 258.73 FT W 1419 FT NWLY 1159.43 FT W 296 FT SWLY 208.19 FT SWLY 578.16 FT S 1520.32 FT E 1840.51 FT 280 FT E 780 FT TO BEG EXC BEG SW COR NE 1/4 TH N 1520.4 FT NELY 578.43 FT NELY 207.93 FT SLY 1704.93 FT W 662.9 FT TO BEG & EXC TH PT NE 1/4 COMM SW COR TH E 662.9 FT TO POB N 1704.93 FT E 296.03 FT SELY 585 FT SWLY 393 FT S 1049.6 FT W 35 FT TO BEG SEC 22-28-2W

Property Description

Legal Description	COMM SE COR NE 1/4 TH N 280 FT TO BEG N 258.73 FT W 1419 FT NWLY 1159.43 FT W 296 FT SWLY 208.19 FT SWLY 578.16 FT S 1520.32 FT E 1840.51 FT N 280 FT E 780 FT TO BEG EXC BEG SW COR NE 1/4 TH N 1520.4 FT NELY 578.43 FT NELY 207.93 FT SLY 1704.93 FT W 662.9 FT TO BEG & EXC TH PT NE 1/4 COMM SW COR TH E 662.9 FT TO POB N 1704.93 FT E 296.03 FT SELY 585 FT SWLY 393 FT S 1049.6 FT W 35 FT TO BEG SEC 22-28-2W
Owner	STEINKE RICHARD H & MARILYN K
Mailing Address	6665 O'NEIL WICHITA KS 67212-6326
Geo Code	IL 001000013
PIN	30004388
AIN	195220120000400
Tax Unit	1102 740 ILLINOIS TWP U-265 IL
Land Use	9010 Farming/ranch land (no improvements)
Market Land Square Feet	
2023 Total Acres	31.51
2023 Appraisal	\$7,100
2023 Assessment	\$2,130

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$7,100	\$0	\$7,100	-9%
2022	Agricultural	\$7,810	\$0	\$7,810	-2%
2021	Agricultural	\$8,010	\$0	\$8,010	-1%
2020	Agricultural	\$8,130	\$0	\$8,130	-2%
2019	Agricultural	\$8,290	\$0	\$8,290	-37%
2018	Agricultural	\$13,250	\$0	\$13,250	+5%
2017	Agricultural	\$12,650	\$0	\$12,650	+8%
2016	Agricultural	\$11,730	\$0	\$11,730	+32%
2015	Agricultural	\$8,870	\$0	\$8,870	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$2,130	\$0	\$2,130	-9%
2022	Agricultural	\$2,343	\$0	\$2,343	-2%
2021	Agricultural	\$2,403	\$0	\$2,403	-1%
2020	Agricultural	\$2,439	\$0	\$2,439	-2%
2019	Agricultural	\$2,487	\$0	\$2,487	

Year	Class	Land	Improvements	Total	Change
2018	Agricultural	\$2,487	\$0	\$2,487	-34%
2017	Agricultural	\$3,795	\$0	\$3,795	+8%
2016	Agricultural	\$3,519	\$0	\$3,519	+32%
2015	Agricultural	\$2,662	\$0	\$2,662	

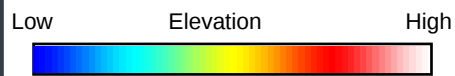
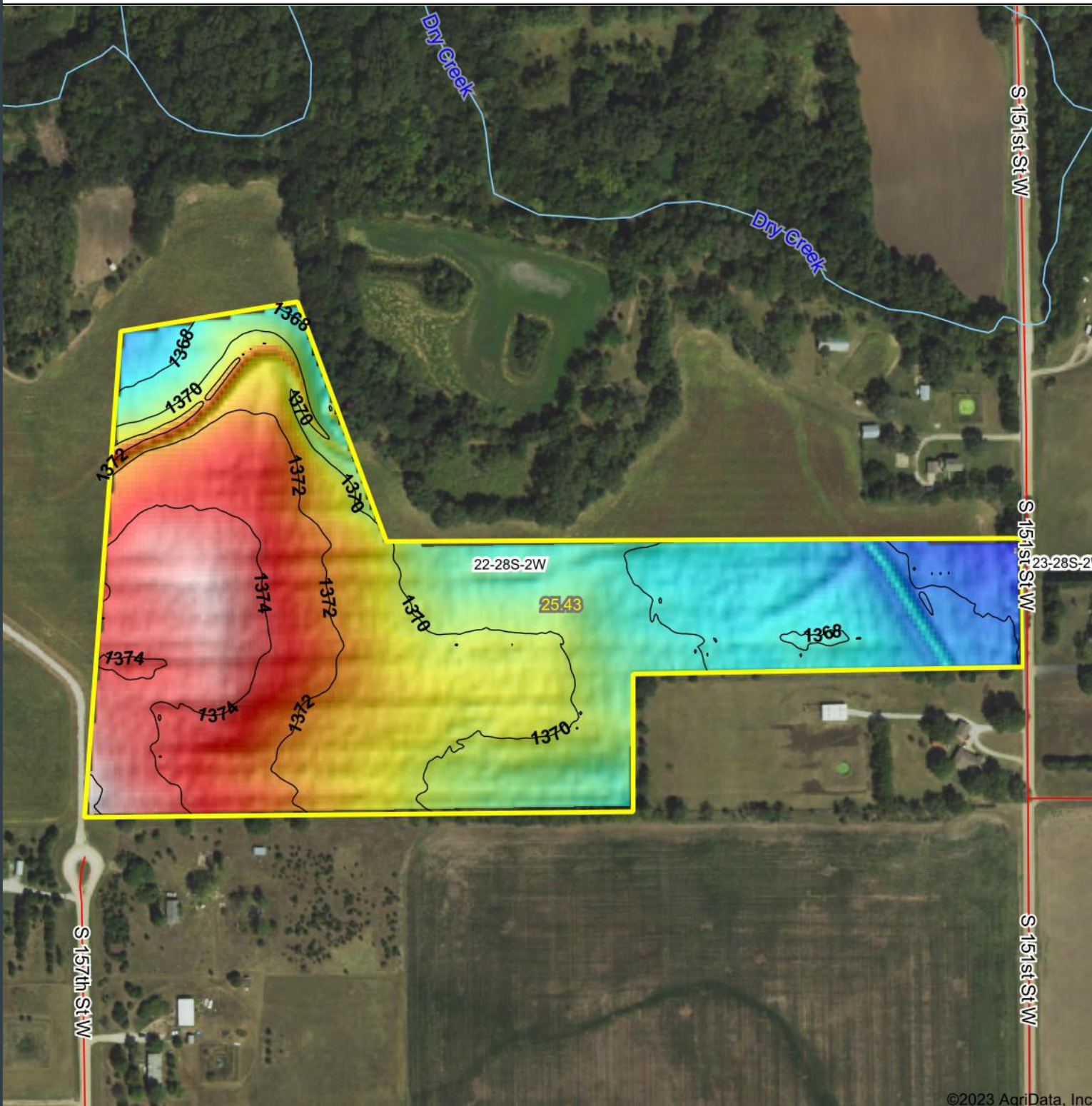
Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	113.261000	\$265.35	\$0.00	\$0.00	\$0.00	\$265.35	\$265.35	\$0.00
2021	113.147000	\$271.87	\$0.00	\$0.00	\$0.00	\$271.87	\$271.87	\$0.00
2020	114.156000	\$278.45	\$0.00	\$0.00	\$0.00	\$278.45	\$278.45	\$0.00
2019	115.244429	\$286.62	\$0.00	\$0.00	\$0.00	\$286.62	\$286.62	\$0.00
2018	117.631000	\$292.54	\$0.00	\$0.00	\$0.00	\$292.54	\$292.54	\$0.00
2017	119.755000	\$454.47	\$0.00	\$0.00	\$0.00	\$454.47	\$454.47	\$0.00
2016	119.542000	\$420.66	\$0.00	\$0.00	\$0.00	\$420.66	\$420.66	\$0.00
2015	124.534000	\$331.51	\$0.00	\$0.00	\$0.00	\$331.51	\$331.51	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0426 ILLINOIS TOWNSHIP	8.303000
0608 USD 265	13.674000
0608 USD 265 SC	8.000000
0608 USD 265 SG	20.000000
0715 USD 265 BOND	13.275000
1108 COUNTY FIRE DIST NO BONDS	17.912000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.229000
Total: 113.261000	

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 2

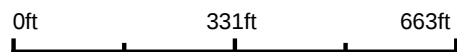
Min: 1,364.8

Max: 1,376.4

Range: 11.6

Average: 1,370.6

Standard Deviation: 2.66 ft



7/17/2023

22-28S-2W
Sedgwick County
Kansas

Boundary Center: 37° 36' 1.89, -97° 31' 10.28



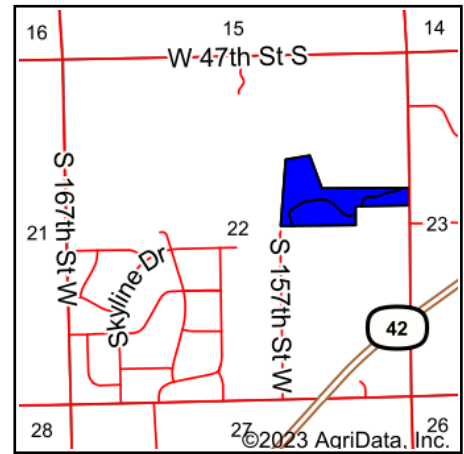
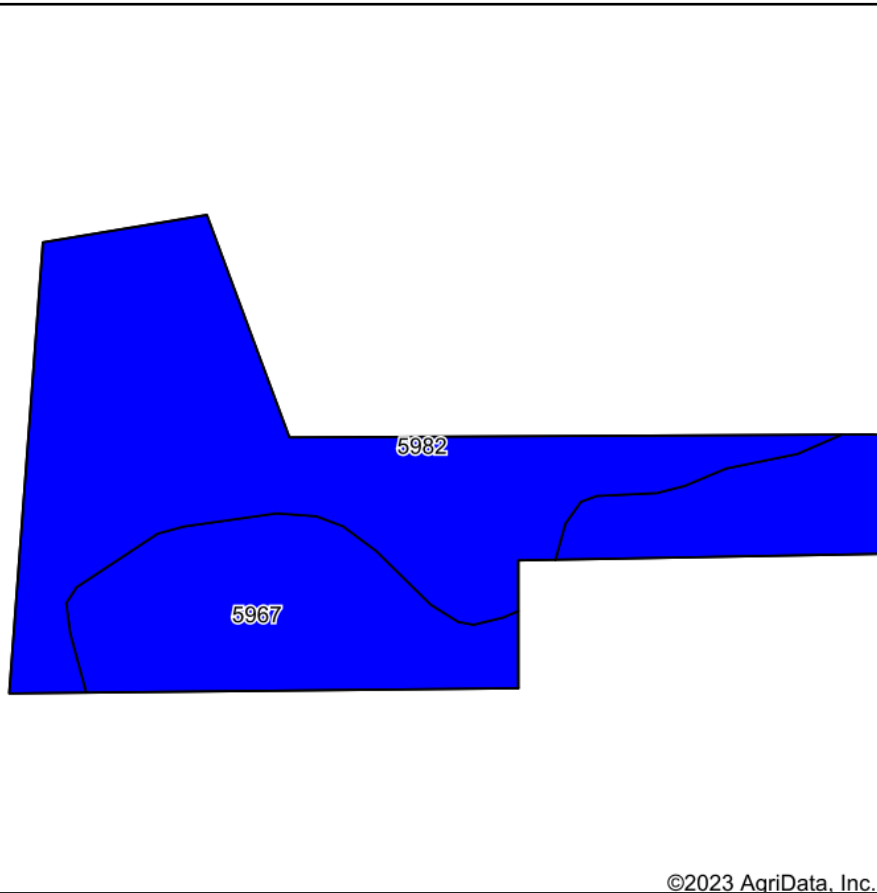
Maps Provided By:



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Soils Map



State: **Kansas**
 County: **Sedgwick**
 Location: **22-28S-2W**
 Township: **Illinois**
 Acres: **25.43**
 Date: **7/17/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS173, Soil Area Version: 18

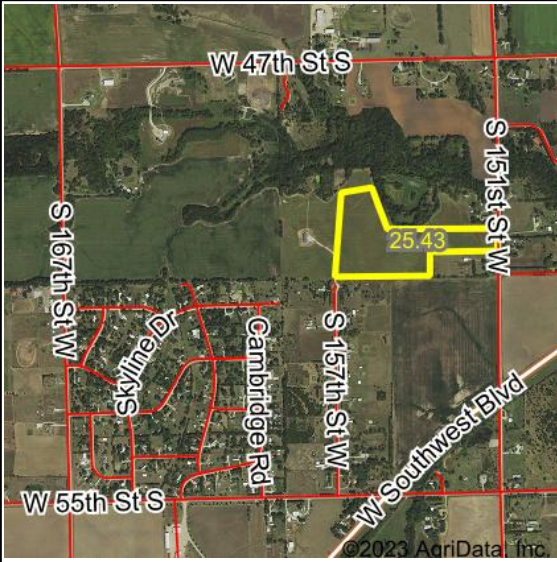
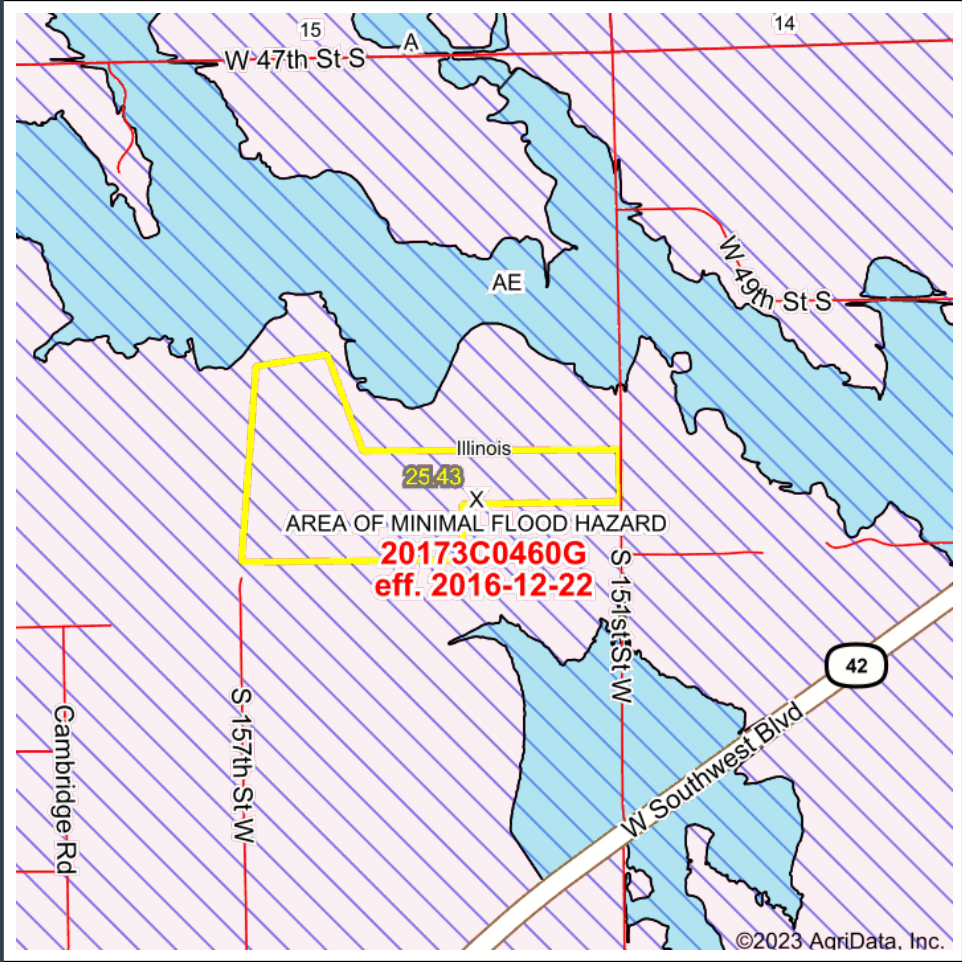
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Soybeans
5982	Nalim loam, 1 to 3 percent slopes	15.17	59.7%		Ile	Ile	2550	67
5967	Tabler silty clay loam, 0 to 1 percent slopes	10.26	40.3%		Ils	Ils	2640	56
Weighted Average					2.00	2.00	2586.3	*n 62.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FEMA Report



Map Center: 37° 36' 0.59, -97° 31' 6.77
State: KS Acres: 25.43
County: Sedgwick Date: 7/17/2023
Location: 22-28S-2W
Township: Illinois

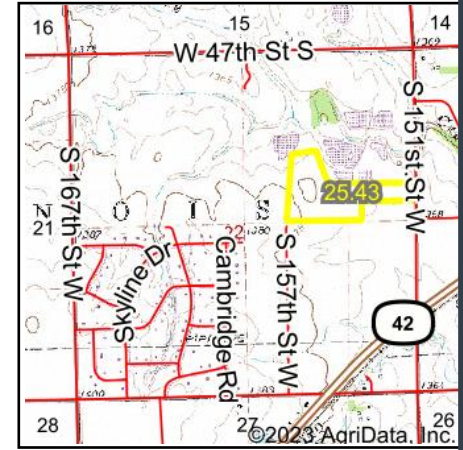


Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Wetlands Map



State: **Kansas**
 Location: **22-28S-2W**
 County: **Sedgwick**
 Township: **Illinois**
 Date: **7/17/2023**



Maps Provided By:



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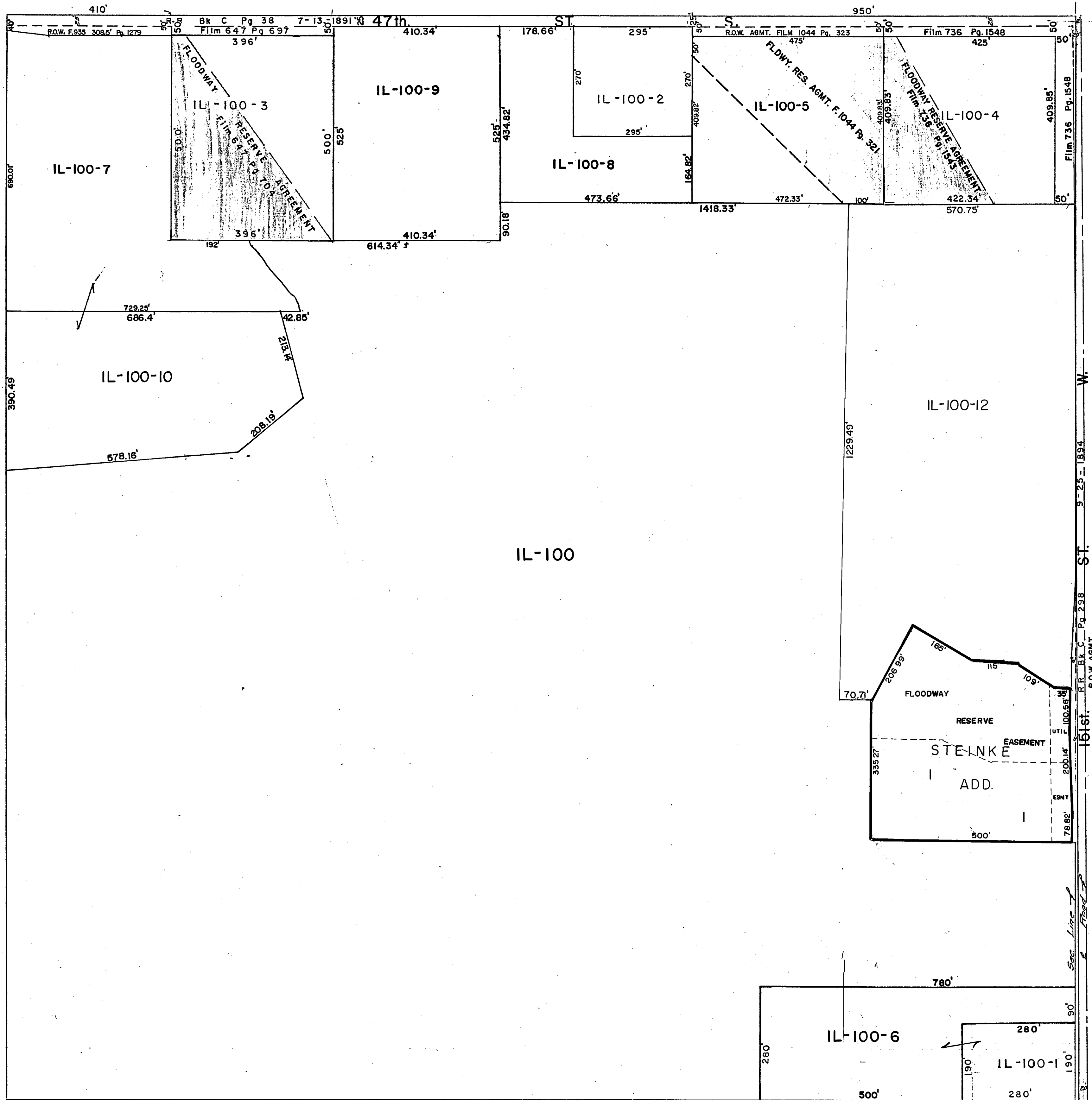
0ft 526ft 1052ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

NE 1/4 SEC. 22 TWP. 28 S. R. 2 W.

IL
85



SEDGWICK COUNTY CLERK



Sedgwick County
Register of Deeds - Bill Meek
Doc #/Flm-Pg: 29499742

Receipt #: 1919010
Pages Recorded: 3

Recording Fee: \$28.00

Cashier: jholcomb

Authorized By:

Date Recorded: 01/06/2015 11:11:53 AM



Pursuant to K.S.A. 79-1437e, a real estate validation questionnaire is not required due to Exception No. 4

BUSINESS ORGANIZATION SPECIAL WARRANTY DEED
(Corporation, General or Limited Partnership, or Limited Liability Company)

Effective this 31st day of December, 2014, Steinke Farms, LLC, a Kansas limited liability agricultural company ("Grantor"), does **GRANT, BARGAIN, SELL AND CONVEY WITH SPECIAL WARRANTY COVENANT** to Richard H. Steinke and Marylin K. Steinke, husband and wife as joint tenants with rights of survivorship and not as tenants in common, whose address is 6665 W. O'Neil Ct., Wichita, KS 67212 ("Grantee"), all of the following-described real estate in Sedgwick County, Kansas:

SEE EXHIBIT A, (collectively, the "Property")

as a distribution from said Grantor for no consideration.

SUBJECT TO: easements, covenants and restrictions of record, if any.

TO HAVE AND TO HOLD, together with all and singular the tenements, hereditaments and appurtenances belonging or in anyway appertaining thereto, forever. And Grantor does hereby covenant, promise and agree that Grantor will warrant and forever defend the same unto Grantee its successors and assigns, against said Grantor and all and every person or persons whomsoever, lawfully claiming or to claim the same, or any part thereof, by through, or under Grantor, except as may be expressly described above.

00181442-1

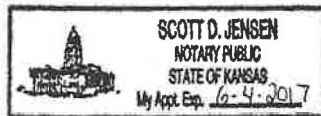
220459742

Steinke Farms, LLC

By: *Ronald A. Steinke*
Ronald A. Steinke, Manager

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on December 31, 2014 by Ronald A. Steinke, as Manager of Steinke Farms LLC, a Kansas limited liability agricultural company.



Scott D. Jensen
Printed Name: SCOTT D. JENSEN
Notary Public

My Appointment Expires: 6-4-2017

EXHIBIT A

That part of the Northeast Quarter (NE1/4) of Section 22, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the southeast corner of said Northeast Quarter (NE1/4); thence N00°10'30"W along the east line of said Northeast Quarter (NE1/4), 280.00 feet to the PLACE OF BEGINNING; thence continuing N00°10'30"W along said east line, 258.73 feet to a point 70.00 feet south of the southeast corner of Steinke Addition, Sedgwick County, Kansas; thence S89°49'30"W, perpendicular to said east line, 1419.00 feet, thence N09°13'59"W, 1159.43 feet; thence S89°09'54"W, parallel with the north line of said NE1/4, 296.00 feet; thence S49°22'21"W, 208.19 feet; thence S84°14'58"W, 578.16 feet to a point on the west line of said Northeast Quarter (NE1/4), said point being 1120.50 feet south of the northwest corner of said Northeast Quarter (NE1/4); thence S00°35'27"E along said west line, 1520.32 feet to the southwest corner of said Northeast Quarter (NE1/4); thence N89°08'31"E along the south line of said Northeast Quarter (NE1/4), 1840.51 feet to a point 780.00 feet west of the southeast corner of said Northeast Quarter (NE1/4); thence N01°10'30"W, parallel with said east line, 280.00 feet; thence N89°08'31"E, parallel with said south line, 780.00 feet to the place of beginning; containing 55.28 acres, more or less.



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc. #/Film-Pg: 29759776
Receipt #: 2057296
Pages Recorded: 1
Recording Fee: \$21.00
Ceshion: JFISHER
Authorized By: Tonya Buckingham
Date Recorded: 04/04/2018 12:27:59 PM

EXCEPT

MAIL TO:
142 S. Robin Rd.
Wichita, KS 67209

STATUTORY WARRANTY DEED

Grantor(s): **Richard H. Steinke a/k/a Richard Herman Steinke and Marilyn K. Steinke, husband and wife**

Convey(s) and Warrant(s) to **Brooks St. John**

The following described premises, to-wit:

Parcel 1:

A portion of the Northeast Quarter of Section 22, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of said Northeast Quarter; thence North 00°35'25" West (basis of bearing is NAD83 Grid Kansas South Zone) along the West line of said Northeast Quarter 1520.40 feet to a point 1120.59 feet (1120.50 feet record) South of the Northwest corner of said Northwest Quarter; thence North 84°13'19" East 578.43 feet (578.16 feet record); thence North 49°21'15" East 207.93 feet (208.19 feet record); thence South 01°50'29" West 1704.93 feet to the South line of said Northeast Quarter; thence South 89°08'22" West 662.90 feet to the point of beginning.

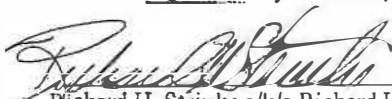
Parcel 2:

A non-exclusive easement for the benefit of Parcel 1 described as follows: A 40-foot wide ingress-egress easement over and across a portion of the Northeast Quarter of Section 22, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, the centerline described as follows: commencing at the Southwest corner of said Northeast Quarter; thence North 89°08'22" East (basis of bearing is NAD83 Grid Kansas South Zone) along the South line of said Northeast Quarter 662.90 feet for the point of beginning; thence North 01°50'29" East 600 feet to the point of termination. The sidelines of said 40.00 feet wide easement to be lengthened and/or shortened to meet at angle points and point of termination.

For the sum of One Dollar and other good and valuable consideration.

Subject to: easements and restrictions of record, if any

Dated this 27 day of March, 2018


Richard H. Steinke a/k/a Richard Herman Steinke

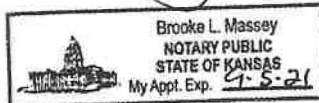

Marilyn K. Steinke

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on March 27, 2018 by Richard H. Steinke a/k/a Richard Herman Steinke and Marilyn K. Steinke


Notary Public

My appointment expires: 9-5-21



21.00

 Security 1st Title

38



Register of Deeds - Tonya Buckingham

Doc.#/Film-Pg: 30246651

Receipt #: 2385266

Recording Fee: \$38.00

Pages Recorded: 2

Cashier: j1wheele

Authorized By:

Tony Buckingham

Date Recorded: 06/23/2023 01:31:03 PM

MAIL TO:
Brooks St. John

EXCEPT

STATUTORY WARRANTY DEED

Richard H. Steinke and Marilyn K. Steinke husband and wife, Grantor, conveys and warrants to
Brooks St. John, Grantee, the following described premises, to-wit:

See attached "Exhibit A"

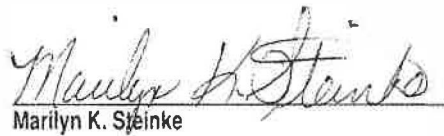
For the sum of One Dollar and other good and valuable consideration.

Subject to: easements and restrictions of record, if any.

"Grantor" and "Grantee" are used for the singular or plural as context requires.

Executed to be effective as of June 22, 2023.


Richard H. Steinke


Marilyn K. Steinke

State of Kansas

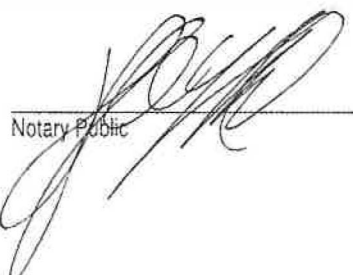
)
) ss.
)

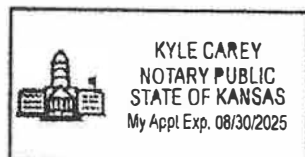
County of Sedgwick

The foregoing instrument was acknowledged before me on this day of June 22nd, 2023 by Richard H. Steinke
and Marilyn K. Steinke

Witness my hand and official seal

My Commission expires: _____


Notary Public



Security 1st Title

3029403

docs_midwest/recordable_docs/ks/ks_deed_all_basic.htm

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STATUTORY WARRANTY DEED

EXHIBIT "A"

Order #: 3029403

A portion of the Northeast Quarter of Section 22, Township 28 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, prepared by Lloyd P. Dorzweiler, PS885 on May 22, 2023, described as follows: Commencing at the southwest corner of said Northeast Quarter; thence North 89°08'22" East (basis of bearing is NAD83 Grid Kansas south zone) along the South line of said Northeast Quarter 662.90 feet for the Point of Beginning; thence North 01°50'29" East 1704.93 feet; thence North 89°12'11" East 296.03 feet (296.0 feet record); thence South 09°14'04" East 585.00 feet; thence South 78°07'02" West 393.00 feet; thence South 01°22'11" West 1049.60 feet to the South line of said Northeast Quarter; thence South 89°08'22" West along the South line of said Northeast Quarter 35.00 feet to the Point of beginning



First American Title™

Commitment for Title Insurance
Kansas - 2021 v. 01.00 (07-01-2021)

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title

 Security 1st Title

Joey Landes
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 779-1942 (Work)
(316) 267-8115 (Work Fax)
jlandes@security1st.com

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

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- i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title	Buyer:	A legal entity to be determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Joey Landes 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1942 (Work) (316) 267-8115 (Work Fax) jlandes@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-JL3036543-GD		
Property Address:	No Situs Address Clearwater, KS 67026		

SCHEDULE A

1. Commitment Date:

06/28/2023 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

\$1,000.00

Proposed Insured: A legal entity to be determined

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Richard H. Steinke and Marilyn K. Steinke

5. The Land is described as follows:

Property description set forth in Exhibit A attached hereto and made a part hereof.

Security 1st Title, LLC

By:



Commitment No.: C-JL3036543-GD

Exhibit A

That part of the Northeast Quarter (NE1/4) of Section 22, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the southeast corner of said Northeast Quarter (NE1/4); thence N00°10'30"W along the east line of said Northeast Quarter (NE1/4), 280.00 feet to the PLACE OF BEGINNING; thence continuing N00°10'30"W along said east line, 258.73 feet to a point 70.00 feet south of the southeast corner of Steinke Addition, Sedgwick County, Kansas; thence S89°49'30"W, perpendicular to said east line, 1419.00 feet, thence N09°13'59"W, 1159.43 feet; thence S89°09'54"W, parallel with the north line of said NE1/4, 296.00 feet; thence S49°22'21"W, 208.19 feet; thence S84°14'58"W, 578.16 feet to a point on the west line of said Northeast Quarter (NE1/4), said point being 1120.50 feet south of the northwest corner of said Northeast Quarter (NE1/4); thence S00°35'27"E along said west line, 1520.32 feet to the southwest corner of said Northeast Quarter (NE1/4); thence N89°08'31"E along the south line of said Northeast Quarter (NE1/4), 1840.51 feet to a point 780.00 feet west of the southeast corner of said Northeast Quarter (NE1/4); thence N01°10'30"W, parallel with said east line, 280.00 feet; thence N89°08'31"E, parallel with said south line, 780.00 feet to the place of beginning;

EXCEPT AND LESS that part described as: A portion of the Northeast Quarter of Section 22, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of said Northeast Quarter; thence North 00°35'25" West (basis of bearing is NAD83 Grid Kansas South Zone) along the West line of said Northeast Quarter 1520.40 feet to a point 1120.59 feet (1120.50 feet record) South of the Northwest corner of said Northwest Quarter; thence North 84°13'19" East 578.43 feet (578.16 feet record); thence North 49°21'15" East 207.93 feet (208.19 feet record); thence South 01°50'29" West 1704.93 feet to the South line of said Northeast Quarter; thence South 89°08'22" West 662.90 feet to the point of beginning;

EXCEPT AND LESS that part described as: A portion of the Northeast Quarter of Section 22, Township 28 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, prepared by Lloyd P. Dorzweiler, PS885 on May 22, 2023, described as follows: Commencing at the southwest corner of said Northeast Quarter; thence North 89°08'22" East (basis of bearing is NAD83 Grid Kansas south zone) along the South line of said Northeast Quarter 662.90 feet for the Point of Beginning; thence North 01°50'29" East 1704.93 feet; thence North 89°12'11" East 296.03 feet (296.0 feet record); thence South 09°14'04" East 585.00 feet; thence South 78°07'02" West 393.00 feet; thence South 01°22'11" West 1049.60 feet to the South line of said Northeast Quarter; thence South 89°08'22" West along the South line of said Northeast Quarter 35.00 feet to the Point of beginning.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**
6. Provide this company with a properly completed and executed Owner's Affidavit.
7. File a Warranty Deed from Richard H. Steinke and Marilyn K. Steinke, stating marital status and joined by spouse, if any, to A legal entity to be determined.

NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment.

If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company and this Company will issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may be taken.

8. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2022 in the amount of \$265.35, PAID. (Contains Additional Property)**

Property ID # IL-00100-0013

PIN # 30004388

8. **Roadway easement, if any, over the East line of subject property.**
9. **An easement for pipeline, recorded as Misc. Book 472, Page 137; last assigned as Film 2365, Page [1075](#). In favor of: Kansas Gas Supply Corporation; last assigned to Mid Continent Market Center, Inc. Affects: a portion of subject property**

Partial Release of Right of Way Contract filed as Film 620, Page [1326](#) (said release does not affect subject property).
10. **The terms and provisions contained in the document entitled "Ingress/Egress Easement" filed as Doc#/Flm-Pg: [29759772](#) and Warranty Deed filed as Doc#/Flm-Pg: [29759776](#).**
11. **Rights of parties in possession under unrecorded leases.**
12. **Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.**

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The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.6001/-97.5207

AUCTION

Wichita, KS

1 mi radius 3 mi radius 5 mi radius

Population

2023 Estimated Population	501	1,609	14,696
2028 Projected Population	531	1,701	14,888
2020 Census Population	437	1,551	14,773
2010 Census Population	395	1,414	13,524
Projected Annual Growth 2023 to 2028	1.2%	1.1%	0.3%
Historical Annual Growth 2010 to 2023	2.1%	1.1%	0.7%

Households

2023 Estimated Households	178	575	5,169
2028 Projected Households	185	596	5,218
2020 Census Households	154	549	5,136
2010 Census Households	137	492	4,580
Projected Annual Growth 2023 to 2028	0.7%	0.7%	0.2%
Historical Annual Growth 2010 to 2023	2.3%	1.3%	1.0%

Age

2023 Est. Population Under 10 Years	10.8%	11.4%	14.4%
2023 Est. Population 10 to 19 Years	16.3%	16.5%	16.4%
2023 Est. Population 20 to 29 Years	8.3%	8.3%	10.2%
2023 Est. Population 30 to 44 Years	17.5%	17.8%	23.4%
2023 Est. Population 45 to 59 Years	23.5%	23.0%	18.3%
2023 Est. Population 60 to 74 Years	19.7%	19.0%	13.7%
2023 Est. Population 75 Years or Over	3.8%	4.0%	3.6%
2023 Est. Median Age	41.5	40.7	35.4

Marital Status & Gender

2023 Est. Male Population	51.6%	51.7%	50.0%
2023 Est. Female Population	48.4%	48.3%	50.0%
2023 Est. Never Married	30.5%	28.5%	26.4%
2023 Est. Now Married	62.6%	63.7%	57.6%
2023 Est. Separated or Divorced	5.5%	5.8%	13.2%
2023 Est. Widowed	1.5%	1.9%	2.8%

Income

2023 Est. HH Income \$200,000 or More	13.0%	11.3%	10.0%
2023 Est. HH Income \$150,000 to \$199,999	8.8%	8.0%	10.1%
2023 Est. HH Income \$100,000 to \$149,999	39.7%	38.8%	32.3%
2023 Est. HH Income \$75,000 to \$99,999	13.1%	14.2%	14.3%
2023 Est. HH Income \$50,000 to \$74,999	14.1%	13.4%	16.2%
2023 Est. HH Income \$35,000 to \$49,999	4.1%	4.2%	7.0%
2023 Est. HH Income \$25,000 to \$34,999	1.6%	5.0%	3.4%
2023 Est. HH Income \$15,000 to \$24,999	2.6%	2.6%	3.2%
2023 Est. HH Income Under \$15,000	3.0%	2.6%	3.7%
2023 Est. Average Household Income	\$136,979	\$131,653	\$122,300
2023 Est. Median Household Income	\$110,034	\$106,773	\$104,343
2023 Est. Per Capita Income	\$48,709	\$47,041	\$43,080
2023 Est. Total Businesses	3	34	222
2023 Est. Total Employees	23	309	4,111

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.6001/-97.5207

Wichita, KS

1 mi radius 3 mi radius 5 mi radius

Race

2023 Est. White	91.6%	91.4%	84.2%
2023 Est. Black	0.6%	0.7%	2.5%
2023 Est. Asian or Pacific Islander	0.4%	0.6%	2.8%
2023 Est. American Indian or Alaska Native	0.6%	0.5%	0.6%
2023 Est. Other Races	6.8%	6.7%	9.9%

Hispanic

2023 Est. Hispanic Population	27	86	1,410
2023 Est. Hispanic Population	5.5%	5.3%	9.6%
2028 Proj. Hispanic Population	5.6%	5.4%	9.5%
2020 Hispanic Population	5.9%	5.6%	9.7%

Education (Adults 25 & Older)

2023 Est. Adult Population (25 Years or Over)	345	1,096	9,576
2023 Est. Elementary (Grade Level 0 to 8)	0.2%	0.3%	2.0%
2023 Est. Some High School (Grade Level 9 to 11)	2.8%	2.4%	3.3%
2023 Est. High School Graduate	26.5%	28.1%	22.3%
2023 Est. Some College	23.0%	23.8%	22.1%
2023 Est. Associate Degree Only	11.9%	11.6%	9.7%
2023 Est. Bachelor Degree Only	22.8%	21.7%	26.7%
2023 Est. Graduate Degree	12.9%	12.1%	13.9%

Housing

2023 Est. Total Housing Units	192	616	5,404
2023 Est. Owner-Occupied	87.2%	87.7%	87.4%
2023 Est. Renter-Occupied	5.8%	5.6%	8.3%
2023 Est. Vacant Housing	7.0%	6.7%	4.4%

Homes Built by Year

2023 Homes Built 2010 or later	20.0%	20.3%	14.6%
2023 Homes Built 2000 to 2009	17.0%	15.6%	28.2%
2023 Homes Built 1990 to 1999	14.7%	13.7%	18.3%
2023 Homes Built 1980 to 1989	18.2%	16.5%	13.7%
2023 Homes Built 1970 to 1979	8.1%	11.2%	7.7%
2023 Homes Built 1960 to 1969	3.9%	4.0%	3.5%
2023 Homes Built 1950 to 1959	1.8%	4.1%	5.0%
2023 Homes Built Before 1949	9.4%	7.9%	4.7%

Home Values

2023 Home Value \$1,000,000 or More	-	-	0.2%
2023 Home Value \$500,000 to \$999,999	7.1%	7.7%	3.6%
2023 Home Value \$400,000 to \$499,999	12.1%	10.6%	4.2%
2023 Home Value \$300,000 to \$399,999	20.3%	21.2%	11.2%
2023 Home Value \$200,000 to \$299,999	22.9%	22.6%	24.6%
2023 Home Value \$150,000 to \$199,999	11.8%	13.2%	27.6%
2023 Home Value \$100,000 to \$149,999	14.0%	13.2%	18.7%
2023 Home Value \$50,000 to \$99,999	6.1%	5.6%	6.7%
2023 Home Value \$25,000 to \$49,999	1.5%	2.1%	1.1%
2023 Home Value Under \$25,000	4.2%	3.8%	2.1%
2023 Median Home Value	\$237,370	\$244,123	\$203,624
2023 Median Rent	\$750	\$776	\$818

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.6001/-97.5207

Wichita, KS

1 mi radius 3 mi radius 5 mi radius

Labor Force

2023 Est. Labor Population Age 16 Years or Over	398	1,264	11,003
2023 Est. Civilian Employed	67.2%	68.0%	66.3%
2023 Est. Civilian Unemployed	1.9%	1.6%	1.8%
2023 Est. in Armed Forces	-	-	0.3%
2023 Est. not in Labor Force	30.9%	30.4%	31.6%
2023 Labor Force Males	52.1%	52.2%	49.8%
2023 Labor Force Females	47.9%	47.8%	50.2%

Occupation

2023 Occupation: Population Age 16 Years or Over	267	859	7,300
2023 Mgmt, Business, & Financial Operations	28.3%	25.6%	18.9%
2023 Professional, Related	16.7%	16.8%	26.4%
2023 Service	9.1%	11.2%	13.0%
2023 Sales, Office	13.8%	14.2%	19.3%
2023 Farming, Fishing, Forestry	1.1%	2.6%	0.7%
2023 Construction, Extraction, Maintenance	14.3%	14.5%	9.1%
2023 Production, Transport, Material Moving	16.7%	15.2%	12.6%
2023 White Collar Workers	58.8%	56.5%	64.6%
2023 Blue Collar Workers	41.2%	43.5%	35.4%

Transportation to Work

2023 Drive to Work Alone	70.4%	70.6%	76.4%
2023 Drive to Work in Carpool	8.5%	7.5%	5.9%
2023 Travel to Work by Public Transportation	-	-	-
2023 Drive to Work on Motorcycle	-	-	0.2%
2023 Walk or Bicycle to Work	0.5%	1.5%	0.4%
2023 Other Means	0.1%	0.1%	0.4%
2023 Work at Home	20.4%	20.1%	16.6%

Travel Time

2023 Travel to Work in 14 Minutes or Less	10.1%	13.3%	25.4%
2023 Travel to Work in 15 to 29 Minutes	55.1%	56.8%	53.2%
2023 Travel to Work in 30 to 59 Minutes	29.9%	25.6%	18.1%
2023 Travel to Work in 60 Minutes or More	5.0%	4.3%	3.3%
2023 Average Travel Time to Work	22.4	21.3	19.4

Consumer Expenditure

2023 Est. Total Household Expenditure	\$15.87 M	\$49.71 M	\$415.31 M
2023 Est. Apparel	\$563.2 K	\$1.76 M	\$14.79 M
2023 Est. Contributions, Gifts	\$943.96 K	\$2.93 M	\$24.42 M
2023 Est. Education, Reading	\$534.05 K	\$1.65 M	\$13.92 M
2023 Est. Entertainment	\$926.79 K	\$2.89 M	\$24.09 M
2023 Est. Food, Beverages, Tobacco	\$2.4 M	\$7.53 M	\$63.02 M
2023 Est. Furnishings, Equipment	\$573.71 K	\$1.79 M	\$14.97 M
2023 Est. Health Care, Insurance	\$1.44 M	\$4.55 M	\$37.69 M
2023 Est. Household Operations, Shelter, Utilities	\$5.03 M	\$15.79 M	\$132.15 M
2023 Est. Miscellaneous Expenses	\$301.49 K	\$943.06 K	\$7.89 M
2023 Est. Personal Care	\$213.56 K	\$669.75 K	\$5.6 M
2023 Est. Transportation	\$2.93 M	\$9.2 M	\$76.76 M

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