



AUCTION

PROPERTY INFORMATION



**222 N. Washington Ave.
Wichita, KS 67202**

**Online Only Auction Ends
Tuesday, September 6, 2023 @ 2:00 PM CT**



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



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DEMOGRAPHICS

Run Date: 8/9/2023 3:48:54 PM



Tax Year: 2023 **Run Date:** 8/9/2023 3:48:54 PM

CALCULATED VALUES

Cost Land:	24,300
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Cost Building:	324,810
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Cost Total: 349,110

Ag Use Land:

Ag Buildings:

Misc. Buildings:

FINAL VALUES

Value Method: OVR

Land Value: 24,300

Building Value: 293,100

Final Value: 317,400

Prior Value:

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	442-Bar/Tavern	C	2.67	1960		01 / 01		4,838	282	14	5	3				035			0	718,420	45	323,290

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	163-Site Improvements	C	2.00	1	1960			10		8		1.00	3	3					0	5,060	30	1,520

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	807-Brick, Solid		100				
1	611-Package Unit		100				
1	8065-Canopy, Retail Wood Frame	156					
1	6602005-Concrete Unreinforced	900					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	800					



Parcel ID: 087-125-21-0 13-04-006.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R86680



Tax Year: 2023

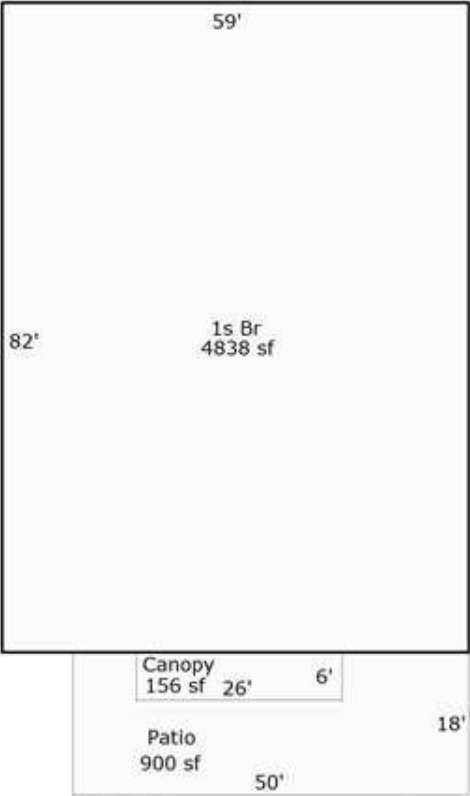
Run Date: 8/9/2023 3:48:54 PM

Plot Plan Sketch

125-21-0-13-04-006.00
3/21 #569



PP cooler



Washington

Source: Aerial Imagery

Property Information Report

Owner Name: WINCHESTER INVESTMENTS LLC
PIN Number: 00120891
AIN: 087-125-21-0-13-04-006.00
Geocode: B 02227
Tax Unit: 67-02

Owner Address

Owner Name: WINCHESTER INVESTMENTS LLC

Owner Address: 1841 N ROCK RD STE 200
Owner City: WICHITA
Owner State: KS
Owner ZIP: 67206

Property Address

Property Address: 222 N WASHINGTON AVE
Property City: WICHITA
Property State: KS
Property ZIP: 67202

Appraised Values

Appraised Land Value: \$24,300
Appraised Improvement Value: \$293,100
Appraised Total Value: \$317,400

Assessed Values

Assessed Land Value: \$6,075
Assessed Improvement Value: \$73,275
Assessed Total Value: \$79,350

Land Information

Total Acres: 0.159
Total Square Feet: 6,943

**Abbreviated
Legal
Description:**

LOT 9 & 8 1/2 FT VAC ON S EXC W 9 FT FOR ST CC A-55020 WASHINGTON AVE.
MATHEWSON'S 2ND. ADD.

Improvement Information

Year Built: 1960
Year Last Sold: 2011
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 878.1

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

Total Sq Ft: 4838
Ground Floor Sq Ft: N/A

Other Information

School District: 259

Property Taxes and Appraisals

222 N WASHINGTON AVE WICHITA

Property Description

Legal Description	LOT 9 & 8 1/2 FT VAC ON S EXC W 9 FT FOR ST CC A-55020 WASHINGTON AVE. MATHEWSON'S 2ND. ADD.
Owner	WINCHESTER INVESTMENTS LLC
Mailing Address	1841 N ROCK RD STE 200 WICHITA KS 67206
Geo Code	B 02227
PIN	00120891
AIN	125210130400600
Tax Unit	6702 001 WICHITA U-259
Land Use	2540 Bar / tavern / lounge
Market Land Square Feet	6,943
2023 Total Acres	.16
2023 Appraisal	\$317,400
2023 Assessment	\$79,350

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-6 WICHITA (Bar/Tavern)		1960	4,838
More Details	View the Property Record Card for full property details		

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$24,300	\$293,100	\$317,400	+3%
2022	Commercial / Industrial	\$24,300	\$283,300	\$307,600	+10%
2021	Commercial / Industrial	\$24,300	\$254,840	\$279,140	+0%
2020	Commercial / Industrial	\$24,300	\$254,810	\$279,110	+2%
2019	Commercial / Industrial	\$24,300	\$248,730	\$273,030	+12%
2018	Commercial / Industrial	\$24,300	\$220,400	\$244,700	-7%
2017	Commercial / Industrial	\$24,300	\$237,900	\$262,200	
2016	Commercial / Industrial	\$24,300	\$237,900	\$262,200	
2015	Commercial / Industrial	\$24,300	\$237,900	\$262,200	
2014	Commercial / Industrial	\$24,600	\$237,600	\$262,200	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$6,075	\$73,275	\$79,350	+3%
2022	Commercial / Industrial	\$6,075	\$70,825	\$76,900	+10%
2021	Commercial / Industrial	\$6,075	\$63,710	\$69,785	+0%
2020	Commercial / Industrial	\$6,075	\$63,703	\$69,778	+2%
2019	Commercial / Industrial	\$6,075	\$62,183	\$68,258	+12%
2018	Commercial / Industrial	\$6,075	\$55,100	\$61,175	-7%

Year	Class	Land	Improvements	Total	Change
2017	Commercial / Industrial	\$6,075	\$59,475	\$65,550	
2016	Commercial / Industrial	\$6,075	\$59,475	\$65,550	
2015	Commercial / Industrial	\$6,075	\$59,475	\$65,550	
2014	Commercial / Industrial	\$6,150	\$59,400	\$65,550	

2022 Tax Year Special Assessments

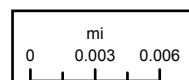
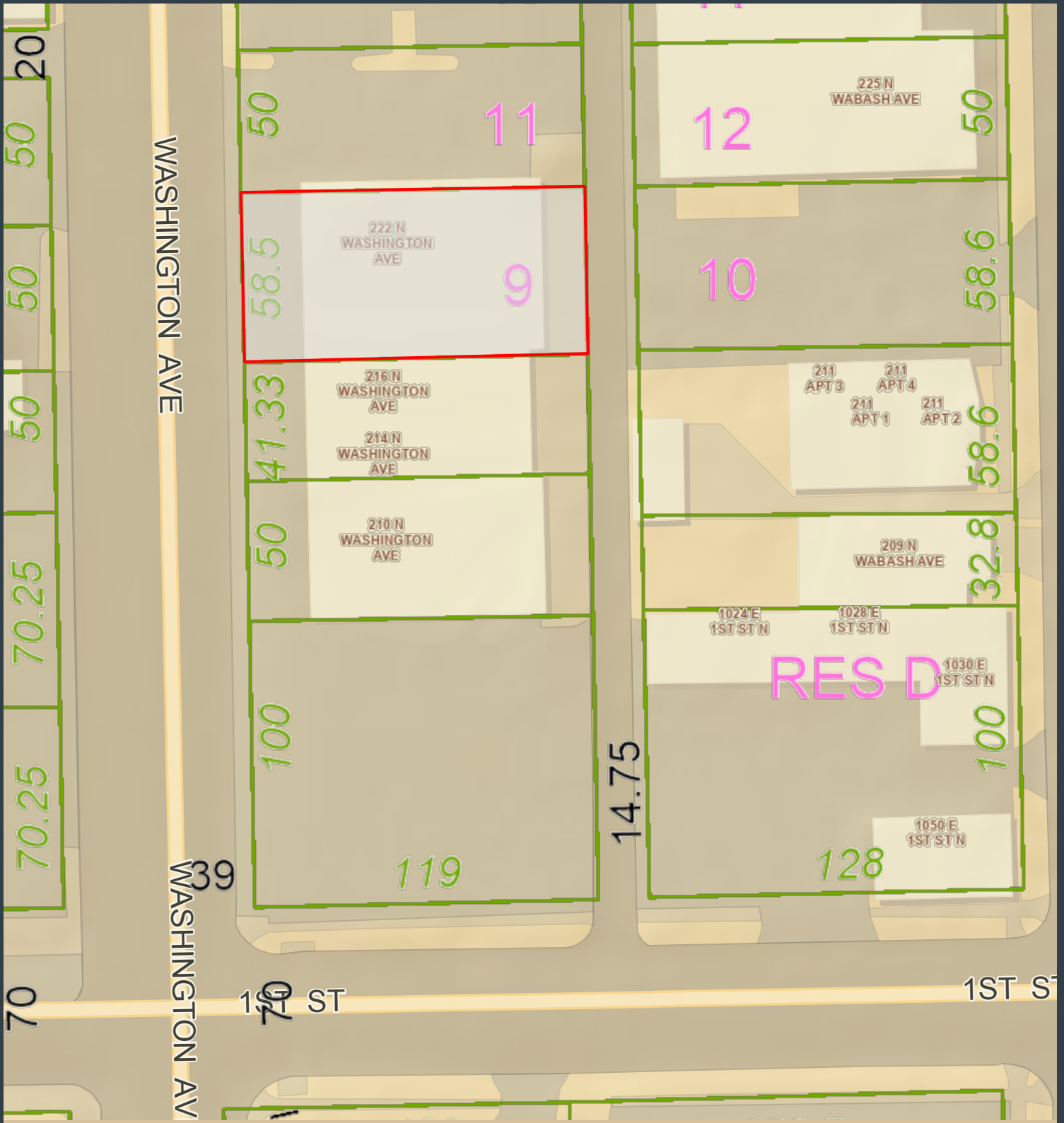
Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$10.67
Totals:		\$0.00	\$0.00	\$10.67

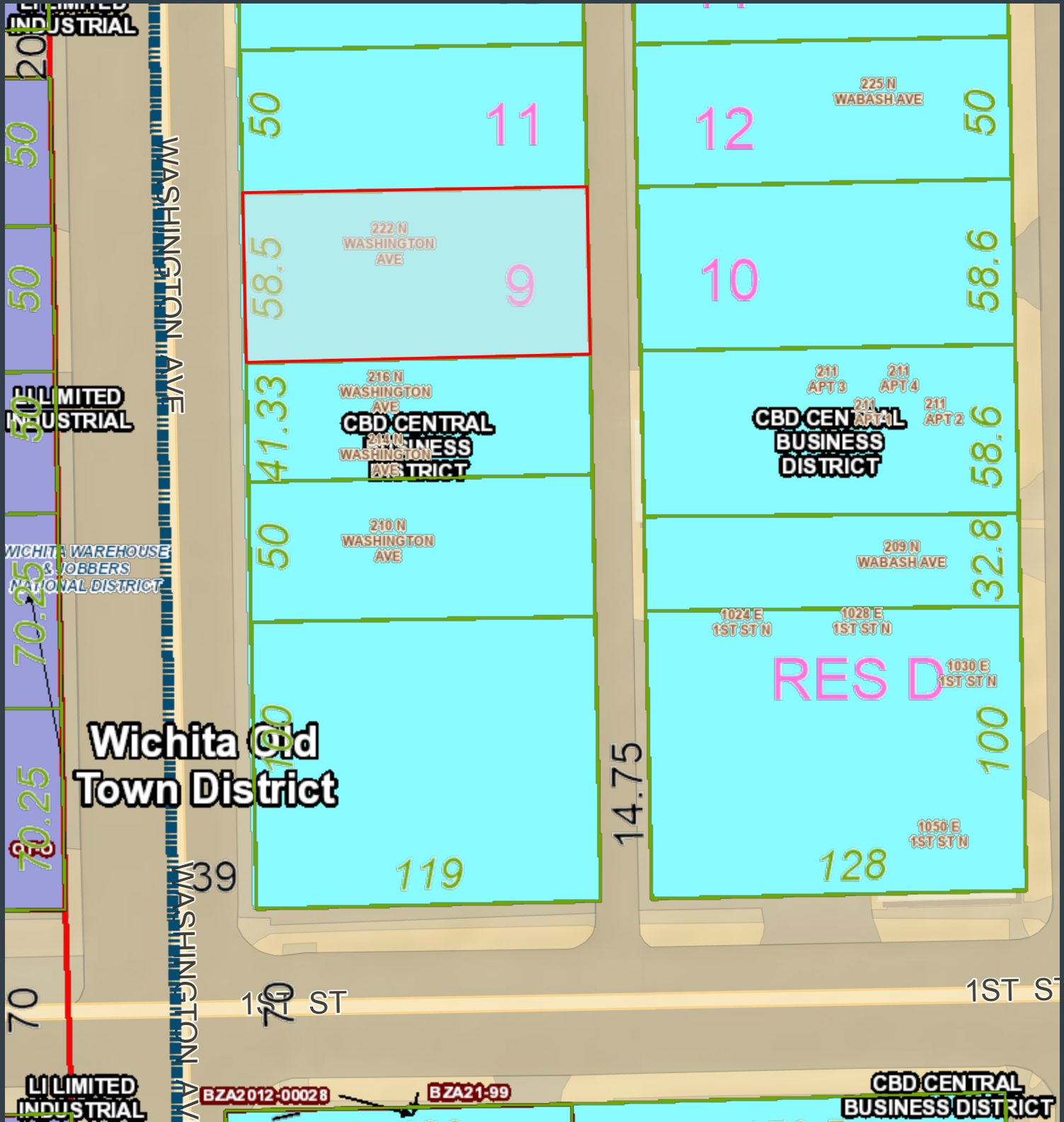
Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$8,852.28	\$10.67	\$0.00	\$0.00	\$8,862.95	\$8,862.95	\$0.00
2021	116.142000	\$8,104.98	\$10.17	\$0.00	\$0.00	\$8,115.15	\$8,115.15	\$0.00
2020	116.599000	\$8,136.05	\$10.07	\$0.00	\$0.00	\$8,146.12	\$8,146.12	\$0.00
2019	116.788000	\$7,971.73	\$10.07	\$74.49	\$16.00	\$8,072.29	\$8,072.29	\$0.00
2018	117.213000	\$7,170.51	\$7.87	\$0.00	\$0.00	\$7,178.38	\$7,178.38	\$0.00
2017	117.294000	\$7,688.64	\$7.87	\$0.00	\$0.00	\$7,696.51	\$7,696.51	\$0.00
2016	117.201000	\$7,682.55	\$6.87	\$0.00	\$0.00	\$7,689.42	\$7,689.42	\$0.00
2015	119.845000	\$7,855.86	\$6.87	\$0.00	\$0.00	\$7,862.73	\$7,862.73	\$0.00
2014	117.365011	\$7,693.28	\$8.91	\$0.00	\$0.00	\$7,702.19	\$7,702.19	\$0.00
2013	120.600691	\$6,563.70	\$8.91	\$0.00	\$0.00	\$6,572.61	\$6,572.61	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	





Mathewsons
2nd Addition
TO WICHITA



EXPLANATIONS.
All lots are 50 ft. by 128 ft.
Reserve A is 57 ft. by 600 ft.
Reserve B is 57 ft. by 600 ft.
Reserve C is 57 ft. by 412.2 ft.
Reserve D is 100.75 ft. by 182.8 ft.
Streets and Alleys are indicated by figures on the plat.

I, O. Mulvey, surveyor, do hereby certify that I have surveyed and plotted Mathewsons 2nd Addition to the City of Wichita Kansas and that the accompanying map is a correct exhibit of said survey of the property described as follows: Beginning at the North West corner of the North East Quarter (4th) of Section 21, Township 27 South, Range 1 East of the 6th Principal Meridian Kansas. Thence East 360.75 feet, thence South 640 feet, thence East 300.75 feet, thence South 137.5 feet, thence West 461.5 feet, thence North 217.8 feet, thence West 200 feet, thence North 177.2 feet to the place of beginning, containing 25.18 acres,

O. Mulvey
Surveyor

State of Kansas } S.S.
County of Sedgewick }
Know all men by these presents that I William Mathewson have caused the land described in the Surveyors certificate herewith, to be surveyed and plotted into lots, reserves, streets and alleys to be known as Mathewsons 2nd Addition to the City of Wichita Kansas.
The streets and alleys are hereby dedicated to and for the use of the public and the lots as plotted are intended for sale.

William Mathewson

Filed Dec 21, 1886, at Sedgewick Co. Reg. 10

State of Kansas } S.S.
County of Sedgewick }
Be it remembered that on this 21st day of November 1885 before me a Notary Public in and for Sedgewick County Kansas came William Mathewson to me personally known to be the same person who signed the foregoing instrument of writing on the 21st day of November 1885 and as such acknowledged the same to be his voluntary act and deed.

Attest M. G. Gatt

Notary Public

Commission Expires 9-8-1887.

SCALE 1 inch = 100 ft.

EASEMENT M364 P161
Restrictive Covenant F746 Pg. 618



This digital plat record accurately reproduces in all details the original plat filed with the Sedgewick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgewick County Geographic Information Systems.

Bill Meek, Register of Deeds
Digitized rendition of original signature





Sedgwick County
Register of Deeds - Bill Meek
DOC #/FLM-PG: 29207537
Receipt #: 1777028
Pages Recorded: 2
Casher Initials: LK
Recording Fee: \$12.00
Authorized By:

Date Recorded: 3/17/2011 2:23:15 PM



KANSAS WARRANTY DEED

011312

Grantor(s): Austin E. Laughlin and Frances I. Laughlin, husband and wife

Grantee(s): Winchester Investments LLC

Grantee(s) mailing address: 150 N. Market, Wichita, KS 67202

In consideration of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor(s) **GRANT, BARGAIN, SELL AND CONVEY** to Grantee(s), the following described premises, to wit:

✓ Lot 9 and the north 8 and one-half feet of vacated alley adjacent on the south, on Washington Avenue, Mathewson's 2nd Addition to the City of Wichita, Sedgwick County, Kansas, except the west 9 feet taken for street in Condemnation Case A-55020

subject to all easements, restrictions, reservations and covenants, if any, now of record.

The Grantor(s) hereby covenanting that the Grantor(s), their heirs, successors and assigns, will **WARRANT AND DEFEND** the title to the premises unto the Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever, excepting however the general taxes for the current calendar year and thereafter, and the special taxes becoming a lien after the date of this deed.

\$12.00
Sec 156



Security 1st Title
File No. 2024763

2024763
Jewel

000029207537

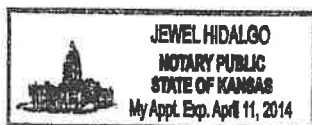
Dated this: 15th day of March, 2011

Austin E. Laughlin
Austin E. Laughlin

Frances I. Laughlin
Frances I. Laughlin

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on March 15, 2011 by Austin E. Laughlin and Frances I. Laughlin, husband and wife.



My Term Expires: _____

Jewel Hidalgo
NOTARY PUBLIC



Security 1st Title

File No. 2024763



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-JL3040384-DB		
Property Address:	222 N. Washington Ave. Wichita, KS 67202		

SCHEDULE A

1. Commitment Date:

08/04/2023 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:

Winchester Investments LLC, a Kansas limited liability company

5. The Land is described as follows:

Lot 9 and the north 8 and one half feet of the vacated alley adjacent on the south, on Washington Avenue, Mathewson's 2nd Addition to Wichita, Sedgwick County, Kansas; AND EXCEPT the west 9 feet thereof taken for street.

Security 1st Title, LLC

By:

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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. **File a release of Mortgage dated AUGUST 01, 2011, recorded AUGUST 05, 2011, as Doc#/Flm-Pg: [29233209](#), made by Winchester Investments LLC, to Emprise Bank, in the amount of \$200,000.00.**
6. **File a release of the Assignment of Leases/Rents dated AUGUST 01, 2011, recorded AUGUST 05, 2011, as Doc#/Flm-Pg: [29233210](#), made by Winchester Investments, LLC, to Emprise Bank.**
7. **File a release of Mortgage dated AUGUST 10, 2012, recorded AUGUST 16, 2012, as Doc#/Flm-Pg: [29311761](#), made by Winchester Investments, LLC, to Emprise Bank, in the amount of \$56,000.00.**
8. **We have a copy of the Articles of Organization dated JANUARY 17, 2003 and a copy of the Operating Agreement dated JANUARY 17, 2003 of B&T Investments, LLC now known as Winchester Investments LLC, a limited liability company. We must be furnished with a copy of any amendments to said documents. We reserve the right to make any additional requirements we deem necessary.**

Any instrument to be executed by Winchester Investments LLC, LLC must:

1. Be executed in the limited liability company name, and
 2. Be signed by Bradley J. Tideman, Managing Member.
 3. In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.
9. Provide this company with a properly completed and executed Owner's Affidavit.
 10. File a Warranty Deed from Winchester Investments LLC, a Kansas limited liability company 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.

11. 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.



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 \$8,862.95, Paid.**

Property ID # B-02227

PIN # 00120891

8. The terms and provisions contained in the document entitled "Boundary Line and Reciprocal Easement Agreement" filed as Film 2104, Page [263](#).
9. Rights or claims of parties in possession not shown by the public records.

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.

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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Full Profile

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



Lat/Lon: 37.6886/-97.3261

AUCTION

222 N Washington St

Wichita, KS 67202

1 mi radius 3 mi radius 5 mi radius

Population

2023 Estimated Population	8,739	107,494	220,263
2028 Projected Population	8,844	108,036	220,395
2020 Census Population	8,586	107,152	219,988
2010 Census Population	7,509	108,729	223,152
Projected Annual Growth 2023 to 2028	0.2%	0.1%	-
Historical Annual Growth 2010 to 2023	1.3%	-	-

Households

2023 Estimated Households	3,285	44,616	91,917
2028 Projected Households	3,301	44,556	91,373
2020 Census Households	3,189	44,023	90,800
2010 Census Households	2,706	44,121	90,932
Projected Annual Growth 2023 to 2028	-	-	-0.1%
Historical Annual Growth 2010 to 2023	1.6%	-	-

Age

2023 Est. Population Under 10 Years	9.6%	13.7%	13.6%
2023 Est. Population 10 to 19 Years	10.3%	13.4%	13.4%
2023 Est. Population 20 to 29 Years	21.6%	17.4%	16.7%
2023 Est. Population 30 to 44 Years	25.3%	20.1%	19.0%
2023 Est. Population 45 to 59 Years	20.6%	16.4%	15.9%
2023 Est. Population 60 to 74 Years	10.3%	13.6%	14.9%
2023 Est. Population 75 Years or Over	2.2%	5.3%	6.6%
2023 Est. Median Age	33.2	33.2	34.5

Marital Status & Gender

2023 Est. Male Population	62.7%	50.6%	49.6%
2023 Est. Female Population	37.3%	49.4%	50.4%
2023 Est. Never Married	54.6%	42.2%	39.8%
2023 Est. Now Married	17.8%	31.9%	35.3%
2023 Est. Separated or Divorced	24.8%	20.8%	19.3%
2023 Est. Widowed	2.7%	5.2%	5.5%

Income

2023 Est. HH Income \$200,000 or More	3.0%	2.5%	3.2%
2023 Est. HH Income \$150,000 to \$199,999	3.3%	2.8%	3.6%
2023 Est. HH Income \$100,000 to \$149,999	5.8%	9.2%	10.2%
2023 Est. HH Income \$75,000 to \$99,999	9.3%	9.9%	10.8%
2023 Est. HH Income \$50,000 to \$74,999	15.1%	19.1%	19.7%
2023 Est. HH Income \$35,000 to \$49,999	13.2%	14.9%	14.4%
2023 Est. HH Income \$25,000 to \$34,999	11.3%	12.3%	11.9%
2023 Est. HH Income \$15,000 to \$24,999	7.9%	12.0%	11.3%
2023 Est. HH Income Under \$15,000	31.1%	17.3%	14.9%
2023 Est. Average Household Income	\$53,795	\$61,119	\$70,111
2023 Est. Median Household Income	\$38,060	\$45,951	\$50,216
2023 Est. Per Capita Income	\$24,768	\$25,995	\$29,670
2023 Est. Total Businesses	1,802	4,611	8,205
2023 Est. Total Employees	23,614	48,746	96,363

Full Profile

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



Lat/Lon: 37.6886/-97.3261

222 N Washington St Wichita, KS 67202

1 mi radius 3 mi radius 5 mi radius

Race

2023 Est. White	47.5%	55.9%	58.7%
2023 Est. Black	29.2%	16.6%	15.2%
2023 Est. Asian or Pacific Islander	4.3%	4.2%	4.8%
2023 Est. American Indian or Alaska Native	1.6%	1.4%	1.3%
2023 Est. Other Races	17.4%	21.9%	19.9%

Hispanic

2023 Est. Hispanic Population	2,543	28,702	52,757
2023 Est. Hispanic Population	29.1%	26.7%	24.0%
2028 Proj. Hispanic Population	29.2%	26.7%	24.0%
2020 Hispanic Population	25.4%	27.0%	24.3%

Education (Adults 25 & Older)

2023 Est. Adult Population (25 Years or Over)	6,137	68,947	142,335
2023 Est. Elementary (Grade Level 0 to 8)	6.4%	7.1%	6.5%
2023 Est. Some High School (Grade Level 9 to 11)	14.0%	10.4%	9.2%
2023 Est. High School Graduate	29.1%	29.8%	29.3%
2023 Est. Some College	19.2%	23.1%	23.8%
2023 Est. Associate Degree Only	6.2%	7.2%	7.2%
2023 Est. Bachelor Degree Only	12.6%	13.3%	14.8%
2023 Est. Graduate Degree	12.5%	9.2%	9.1%

Housing

2023 Est. Total Housing Units	4,073	50,778	102,729
2023 Est. Owner-Occupied	22.5%	42.6%	46.9%
2023 Est. Renter-Occupied	58.2%	45.3%	42.6%
2023 Est. Vacant Housing	19.3%	12.1%	10.5%

Homes Built by Year

2023 Homes Built 2010 or later	10.1%	4.4%	4.3%
2023 Homes Built 2000 to 2009	3.0%	4.7%	5.1%
2023 Homes Built 1990 to 1999	2.1%	2.6%	4.4%
2023 Homes Built 1980 to 1989	6.0%	5.1%	8.1%
2023 Homes Built 1970 to 1979	7.2%	9.8%	13.4%
2023 Homes Built 1960 to 1969	4.1%	6.4%	8.3%
2023 Homes Built 1950 to 1959	9.8%	17.5%	21.8%
2023 Homes Built Before 1949	38.3%	37.3%	24.1%

Home Values

2023 Home Value \$1,000,000 or More	0.7%	0.4%	0.5%
2023 Home Value \$500,000 to \$999,999	1.8%	2.5%	3.2%
2023 Home Value \$400,000 to \$499,999	7.6%	2.7%	3.0%
2023 Home Value \$300,000 to \$399,999	3.7%	5.2%	5.5%
2023 Home Value \$200,000 to \$299,999	17.7%	14.8%	15.7%
2023 Home Value \$150,000 to \$199,999	10.5%	14.1%	15.1%
2023 Home Value \$100,000 to \$149,999	14.4%	18.2%	20.9%
2023 Home Value \$50,000 to \$99,999	24.2%	30.1%	26.9%
2023 Home Value \$25,000 to \$49,999	7.9%	7.1%	4.9%
2023 Home Value Under \$25,000	11.4%	4.9%	4.4%
2023 Median Home Value	\$118,676	\$117,242	\$131,823
2023 Median Rent	\$692	\$648	\$654

Full Profile

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Lat/Lon: 37.6886/-97.3261

AUCTION

222 N Washington St

Wichita, KS 67202

1 mi radius 3 mi radius 5 mi radius

Labor Force

2023 Est. Labor Population Age 16 Years or Over	7,440	84,060	172,644
2023 Est. Civilian Employed	43.2%	59.3%	59.5%
2023 Est. Civilian Unemployed	2.5%	2.8%	2.7%
2023 Est. in Armed Forces	0.4%	0.3%	0.5%
2023 Est. not in Labor Force	53.9%	37.6%	37.4%
2023 Labor Force Males	64.9%	50.5%	49.3%
2023 Labor Force Females	35.1%	49.5%	50.7%

Occupation

2023 Occupation: Population Age 16 Years or Over	3,216	49,837	102,626
2023 Mgmt, Business, & Financial Operations	17.1%	11.5%	11.1%
2023 Professional, Related	19.3%	18.4%	19.7%
2023 Service	26.9%	21.9%	20.7%
2023 Sales, Office	12.2%	20.7%	21.9%
2023 Farming, Fishing, Forestry	-	0.2%	0.3%
2023 Construction, Extraction, Maintenance	8.8%	11.4%	11.0%
2023 Production, Transport, Material Moving	15.7%	15.9%	15.3%
2023 White Collar Workers	48.6%	50.6%	52.7%
2023 Blue Collar Workers	51.4%	49.4%	47.3%

Transportation to Work

2023 Drive to Work Alone	68.5%	75.8%	77.0%
2023 Drive to Work in Carpool	12.1%	10.3%	10.1%
2023 Travel to Work by Public Transportation	4.9%	2.0%	1.4%
2023 Drive to Work on Motorcycle	1.4%	0.2%	0.2%
2023 Walk or Bicycle to Work	5.4%	2.5%	2.0%
2023 Other Means	1.5%	1.3%	1.3%
2023 Work at Home	6.2%	7.9%	8.1%

Travel Time

2023 Travel to Work in 14 Minutes or Less	51.4%	39.3%	37.1%
2023 Travel to Work in 15 to 29 Minutes	34.8%	47.6%	50.0%
2023 Travel to Work in 30 to 59 Minutes	12.3%	10.6%	10.2%
2023 Travel to Work in 60 Minutes or More	1.5%	2.5%	2.7%
2023 Average Travel Time to Work	14.4	16.2	16.5

Consumer Expenditure

2023 Est. Total Household Expenditure	\$148.72 M	\$2.21 B	\$4.98 B
2023 Est. Apparel	\$5.23 M	\$76.69 M	\$173.4 M
2023 Est. Contributions, Gifts	\$8.07 M	\$119.96 M	\$275.57 M
2023 Est. Education, Reading	\$4.78 M	\$66.12 M	\$151.59 M
2023 Est. Entertainment	\$8.09 M	\$120.95 M	\$275.31 M
2023 Est. Food, Beverages, Tobacco	\$23.3 M	\$344.85 M	\$773.8 M
2023 Est. Furnishings, Equipment	\$5.02 M	\$75.25 M	\$171.22 M
2023 Est. Health Care, Insurance	\$13.34 M	\$204.17 M	\$461.05 M
2023 Est. Household Operations, Shelter, Utilities	\$49.85 M	\$730.03 M	\$1.64 B
2023 Est. Miscellaneous Expenses	\$2.8 M	\$41.48 M	\$93.82 M
2023 Est. Personal Care	\$1.99 M	\$29.56 M	\$66.76 M
2023 Est. Transportation	\$26.27 M	\$398.9 M	\$902.22 M

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page 2 of 2

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

WeigandAuctions.com



AUCTION