

WEIGAND

AUCTION

PROPERTY INFORMATION

1002 S. Ida St. Wichita, KS 67211



MLS#

655447

AGLA

672 SF

BEDROOMS

2 Bedrooms

BATHROOMS

1 Bathroom

TAXES

General: \$564.54

Specials: \$5.00

SCHOOLS

USD 259 Wichita

PROPERTY HIGHLIGHTS

- Opportunity to add to your rental portfolio.
- Two minute drive to Wichita's Old Town, Douglas Design District, and INTRUST Bank Arena.
- Corner lot.
- New air conditioner in 2022 and new water tank in 2023.
- Kitchen features all-new stainless steel appliances.
- Remodeled in 2024 including kitchen and bathroom.
- Currently leased at \$725/mo. thru August 2025.

QUICK TERMS

- Reserve auction - subject to sale prior to auction completion
- 10% Buyers premium
- Broker participation fee
- 10%- 15% Earnest money deposit 24 hours post sale (based on selected close)
- Closing on or before 30 or 45 days post auction (buyer preference)



Trevor Burford | Auctioneer
316-292-3916 | tburford@weigand.com

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AUCTION PROCEDURES: Property 1002 S. Ida Ave. is subject to seller's confirmation. Online bidding is by approval only. Bidding will remain open until three (3) minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding.

BUYER'S PREMIUM: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price.

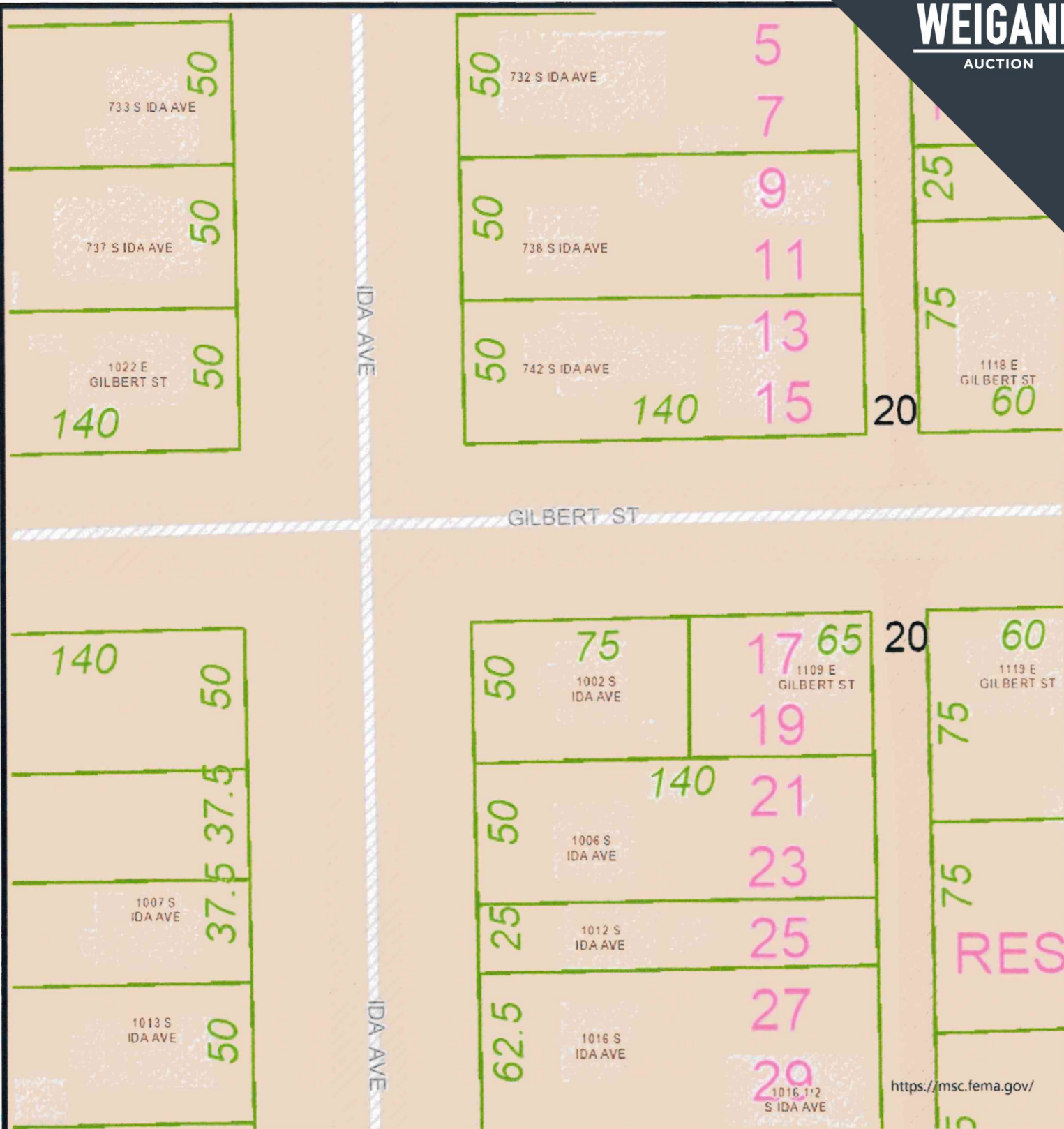
AUCTION TERMS: The successful bidder shall be required to deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. The sale of the property at auction shall not be contingent upon the Buyer obtaining financing or insurance. The Buyer acknowledges and agrees that the purchase is being made on a non-contingent basis and that failure to secure financing or insurance shall not relieve the Buyer of any obligations under the terms of the sale. Checks will be made payable to and held in escrow by a title company to be named. The balance of the purchase price will be paid in certified funds at closing. Possession is subject to tenant rights.

IMPORTANT NOTICE TO ALL BIDDERS: Seller is a licensed real estate salesperson in the State of Kansas. All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. Any personal property currently on the premises is excluded from the sale. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations.

BROKER PARTICIPATION: At the completion of a successful closing, a fee will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.



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Geographic Information Services
Sedgewick County...
working for you

Date: 5/1/2025

TB 5-1-25

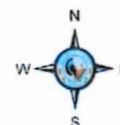
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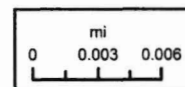
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My Map

Sedgewick County, Kansas



1:564

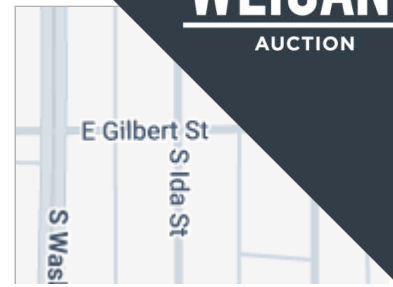


STANDARD



Front Of Structure

MLS # 655447
Status Active
Contingency Reason
Area SCKMLS
Address 1002 S Ida S
Address 2
City Wichita
Zip 67211
Asking Price \$0
Original Price \$0
Picture Count 8



KEYWORDS

AG Bedrooms	2	Approx. AGLA	672
Total Bedrooms	2.00	AGLA Source	Court House
AG Full Baths	1	Approx. BFA	0.00
AG Half Baths	0	BFA Source	Court House
Total Full Baths	1	Approx. TFLA	672
Total Half Baths	0	Lot Size/SqFt	3750
Total Baths	1	Number of Acres	0.08
Old Total Baths			
Garage Size	0		
Basement	Cellar		
Levels	One Story		
Approximate Age	81+ Years		
Acreage	City Lot		

GENERAL

List Agent	Trevor Burford - CELL: 316-644-4276	List Office	J.P. Weigand & Sons - OFF: 316-262-6400
Co-List Agent		Co-List Office	
Showing Phone	316-644-4276	Model Home Phone	
Year Built	1940	Builder	
Est. Completion Date		Building Permit Date	
Parcel ID	087-128-28-0-13-02-003.00-	School District	Wichita School District (USD 259)
Elementary School	Linwood	Middle School	Mead
High School	East	Subdivision	KELSCH
Legal	W 75 FT LOTS 17-19 IDA AVE KELSCH 3RD ADD	List Date	5/15/2025
Expiration Date	12/17/2025	Realtor.com Y/N	Yes
Display on Public Websites	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Virtual Tour Y/N		Days On Market	4
Cumulative DOM	4	Cumulative DOMLS	
Input Date	5/15/2025 9:20 AM	Update Date	5/15/2025
Off Market Date		Status Date	5/15/2025
HotSheet Date	5/15/2025	Price Date	5/15/2025
Master Bedroom Level	Main	Master Bedroom Dimensions	9'6" x 10'6"
Master Bedroom Flooring	Carpet	Living Room Level	Main
Living Room Dimensions	17'5" x 11'3"	Living Room Flooring	Carpet
Kitchen Level	Main	Kitchen Dimensions	11'7" x 11'8"
Kitchen Flooring	Tile	Room 4 Type	Bedroom
Room 4 Level	Main	Room 4 Dimensions	9'6" x 10'2"
Room 4 Flooring	Carpet	Room 5 Type	
Room 5 Level		Room 5 Dimensions	
Room 5 Flooring		Room 6 Type	
Room 6 Level		Room 6 Dimensions	
Room 6 Flooring		Room 7 Type	
Room 7 Level		Room 7 Dimensions	
Room 7 Flooring		Room 8 Type	
Room 8 Level		Room 8 Dimensions	
Room 8 Flooring		Room 9 Type	
Room 9 Level		Room 9 Dimensions	
Room 9 Flooring		Room 10 Type	
Room 10 Level		Room 10 Dimensions	
Room 10 Flooring		Room 11 Type	

GENERAL

Room 11 Level		Room 11 Dimensions	
Room 11 Flooring		Room 12 Type	
Room 12 Level		Room 12 Dimensions	
Room 12 Flooring		Class	Residential
Property Type	Single Family OnSite Blt	State	KS
For Sale/Auction/For Rent	Auction	County	Sedgwick
Term of Lease		Virtual Tour 2 Label	
Virtual Tour 3 Label		Virtual Tour 4 Label	
Previous Status		Owner Name	
Owner Name 2		Real Estate Transaction Y/N	
FIPS Code	20173	Room 1 Type	
Room 2 Type		Room 3 Type	
Level of Service	Full Service	Great Plains Navica	
\$/AGLA	\$0.00	\$/TFLA	\$0.00
On Market Date		COO Date	
Associated Document Count	0	Doc Manager	0
Listing Visibility Type	MLS Listing	Geocode Quality	Exact Match
Price Per SQFT		Sold Price Per SQFT	
Mapping		Tax ID	
Input Date	5/15/2025 9:20 AM	Update Date	5/15/2025 9:35 AM
Unique Property Identifier		RESO Universal Property Identifier	
Showing Start Date			

DIRECTIONS

Directions Kellogg and Washington, South on Washinton to Gilbert, East to Ida, Property on SE Corner.

FEATURES

ARCHITECTURE Traditional	GARAGE None	KITCHEN FEATURES Gas Hookup Laminate Counters	WARRANTY No Warranty Provided
EXTERIOR CONSTRUCTION Vinyl/Metal Siding	FLOOD INSURANCE Unknown	APPLIANCES Dishwasher Disposal Refrigerator Range/Oven	OWNERSHIP Corporate non-REO
ROOF Composition	UTILITIES Sewer Natural Gas Public Water	MASTER BEDROOM Master Bdrm on Main Level	PROPERTY CONDITION REPORT No
LOT DESCRIPTION Corner	BASEMENT / FOUNDATION Cellar	AG OTHER ROOMS Storage	DOCUMENTS ON FILE Documents Online Ground Water Lead Paint Sellers Prop. Disclosure
FRONTAGE Paved Frontage	BASEMENT FINISH None	LAUNDRY Lower Level	SHOWING INSTRUCTIONS Appt Req-Call Showing #
EXTERIOR AMENITIES Covered Patio Storage Building(s) Storm Door(s)	COOLING Central Electric	INTERIOR AMENITIES Ceiling Fan(s)	LOCKBOX SCKMLS
	HEATING Forced Air Gas	POSSESSION At Closing	TYPE OF LISTING Excl Right w/Reserve
	DINING AREA Eating Space in Kitchen	PROPOSED FINANCING Conventional	AGENT TYPE Designated Sell Agent

FINANCIAL

Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	Yes	Yearly HOA Dues	
Rental Amount	725.00	HOA Initiation Fee	
General Property Taxes	\$569.54	Home Warranty Purchased	no
General Tax Year	2024	Earnest \$ Deposited With	Security First Title
Yearly Specials	\$5.00		
Total Specials	\$5.00		

PUBLIC REMARKS

Public Remarks Recently renovated 2bd/1ba home featuring many upgrades. Following items new as of March 2024: toilet, vanity, faucets, carpet, kitchen remodel to include new stainless-steel dishwasher, gas stove top and new stainless-steel refrigerator. New AC 2023. Small corner lot and smaller homes make for minimal maintenance costs and low taxes for better ROI. Home is currently leased at \$725.00mo through August 31st 2025 and wishes to stay. Tenant pays all utilities. Landlord pays for trash and mowing. The lease rate includes a \$25.00 monthly charge for mowing expenses through the year. Leaving room for value adds to increase rents or service fee for mowing. This is a perfect turnkey scenario with immediate upside to increase rents. Deposit on file to transfer to new owner along with prorated rents at closing. Seller is a licensed real estate agent in the state of Kansas. Seller is a licensed agent in the state of Kansas. Listing Agent/Auctioneer, Trevor Burford, is a member of and has a vested interest in TBD PROPERTIES, LLC, known as Seller.

MARKETING REMARKS

Marketing Remarks Recently renovated 2bd/1ba home featuring many upgrades. Following items new as of March 2024: toilet, vanity, faucets, carpet, kitchen remodel to include new stainless-steel dishwasher, gas stove top and new stainless-steel refrigerator. New AC 2023. Small corner lot and smaller homes make for minimal maintenance costs and low taxes for better ROI. Home is currently leased at \$725.00mo through August 31st, 2025, and wishes to stay. Tenant pays all utilities. Landlord pays for trash and mowing. The lease rate includes a \$25.00 monthly charge for mowing expenses through the year. Leaving room for value adds to increase rents or service fee for mowing. This is a perfect turnkey scenario with immediate upside to increase rents. Deposit on file to transfer to new owner along with prorated rents at closing. Seller is a licensed real estate agent in the state of Kansas. Seller is a licensed agent in the state of Kansas. Listing Agent/Auctioneer, Trevor Burford, is a member of and has a vested interest in TBD PROPERTIES, LLC, known as Seller.

PRIVATE REMARKS

Private Remarks Recently renovated 2bd/1ba home featuring many upgrades. Following items new as of March 2024: toilet, vanity, faucets, carpet, kitchen remodel to include new stainless-steel dishwasher, gas stove top and new stainless-steel refrigerator. New AC 2023. Small corner lot and smaller homes make for minimal maintenance costs and low taxes for better ROI. Home is currently leased at \$725.00mo through August 31st 2025 and wishes to stay. Tenant pays all utilities. Landlord pays for trash and mowing. The lease rate includes a \$25.00 monthly charge for mowing expenses through the year. Leaving room for value adds to increase rents or service fee for mowing. This is a perfect turnkey scenario with immediate upside to increase rents. Deposit on file to transfer to new owner along with prorated rents at closing. Seller is a licensed real estate agent in the state of Kansas. Seller is a licensed agent in the state of Kansas. Listing Agent/Auctioneer, Trevor Burford, is a member of and has a vested interest in TBD PROPERTIES, LLC, known as Seller. Open House scheduled for Friday May 30th 2025 1:00 - 3:00pm. All other must be completed on Monday or Wednesday between 1:00 - 3:00pm with 48 hour notice.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date 5/30/2025
Auction Location	weigandauction.com	1 - Open Start Time 1:00pm
Auction Offering	Real Estate Only	1 - Open End Time 3:00pm
Auction Date	5/16/2025	2 - Open for Preview
Auction Start Time	12:00pm	2 - Open/Preview Date
Auction End Date	6/17/2025	2 - Open Start Time
Auction End Time	3:00pm	2 - Open End Time
Broker Registration Req	Yes	3 - Open for Preview
Buyer Premium Y/N	Yes	3 - Open/Preview Date
Premium Amount	0.10	3 - Open Start Time
Earnest Money Y/N		3 - Open End Time
Earnest Amount %/\$		

TERMS OF SALE

Terms of Sale AUCTION PROCEDURES: Auction is subject to seller's confirmation. Online bidding is by approval only. Bidding will remain open until three (3) minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding. BUYER'S PREMIUM: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by a title company to be named. The balance of the purchase price will be paid in certified funds at closing. Possession is subject to tenant rights. IMPORTANT NOTICE TO ALL BIDDERS: Seller is a licensed real estate salesperson in the state of Kansas. All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. Any personal property currently on the premises is excluded from the sale. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

PERSONAL PROPERTY**Personal Property****SOLD**

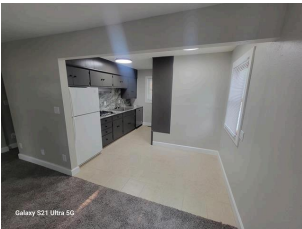
How Sold	Selling Agent
Sale Price	Co-Selling Agent
Net Sold Price	Selling Office
Pending Date	Co-Selling Office
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	



Other



Livina Room



Kitchen



Kitchen



Bathroom



Bathroom



Side Of Structure

DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

Property Information Report

Owner Name: TBD PROPERTIES LLC
PIN Number: 00127195
AIN: 087-128-28-0-13-02-003.00
Geocode: B 075760001
Tax Unit: 67-02

Owner Address

Owner Name: TBD PROPERTIES LLC
Owner Address: 800 S JAMES AVE
Owner City: MAIZE
Owner State: KS
Owner ZIP: 67101-9645

Property Address

Property Address: 1002 S IDA AVE
Property City: WICHITA
Property State: KS
Property ZIP: 67211

Appraised Values

Appraised Land Value: \$10,800
Appraised Improvement Value: \$51,100
Appraised Total Value: \$61,900

Assessed Values

Assessed Land Value: \$1,242
Assessed Improvement Value: \$5,877
Assessed Total Value: \$7,119

Land Information

Total Acres: 0.086
Total Square Feet: 3,750

**Abbreviated
Legal
Description:**

W 75 FT LOTS 17-19 IDA AVE KELSCH 3RD ADD

Improvement Information

Year Built: 1940
Year Last Sold: 2015
Style: 1.0 Story
Basement Type: Full - 4
Arch Style Desc: Ranch
Neighborhood Code: 333.0

Living Unit: 1
Bedrooms: 2
Bathrooms: 1
Half Bath: 0

Total Sq Ft: 0
Ground Floor Sq Ft: 672

Other Information

School District: 259



Parcel ID: 087-128-28-0-13-02-003.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R106690



Tax Year: 2025 Run Date: 5/6/2025 4:58:44 PM

OWNER NAME AND MAILING ADDRESS

TBD PROPERTIES LLC

800 S JAMES AVE

MAIZE, KS 67101-9645

PROPERTY SITUS ADDRESS

1002 S IDA AVE

WICHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Property Type: RU-Urban Res Homesite
Living Units: 1
Zoning: B
Multi-Zoning: N Non-Conforming: N
Neighborhood: 333.0 333.0
Economic Adj. Factor:
Map / Routing: /
School District: 0602 USD 259
Legacy ID: 00127195
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

W 75 FT LOTS 17-19 IDA AVE
KELSCH 3RD ADD



Image Date: 09/14/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
02/11/2021	8:28 AM	11	RE	543		
12/10/2015	2:28 PM	10	SV	464		
05/22/2013	7:57 AM	11	RE	522		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	10,800	51,100	61,900
Total	10,800	51,100	61,900

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	9,400	42,600	52,000
Total	9,400	42,600	52,000

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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
Frnt	8-No Value - 8	0	50	75	0.78								RL1001	70.00	0.00	0.00	0.00		0
Sqft	1-Primary Site - 1	3,750											R0106	7,000.00	2.00	1.00	1.00	2.88	10,800

Total Market Land Value 10,800

TB
5/12/25



Parcel ID: 087-128-28-0-13-02-003.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R106690



Tax Year: 2025 Run Date: 5/6/2025 4:58:44 PM

DWELLING INFORMATION

Situs: 1002 S IDA AVE WICHITA, KS 67211
Res Type: 1-Single-Family Residence
Quality: 2.00-FR
Year Blt: 1940 Est: Yes
Eff Year:
MS Style: 1-One Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 672
Calculated Area: 672
Main Floor Living Area: 672
Upper Floor Living Area Pct:
CDU: AV
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Remodel Descrip:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 4 Bedrooms: 2
Family Rooms:
Full Baths: 1 Half Baths:
Garage Cap:
Foundation: Block - 3
Model/Mkt Area: 01

TB
5-1-25

IMPROVEMENT COST SUMMARY

Dwelling RCN: 100,360
Percent Good: 57
Mkt Adj: 95 Eco Adj: 100
Building Value: 54,350
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 10,800
Cost Building: 54,350
Cost Total: 65,150
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value: 84,900
MRA Value: 68,800
Weighted Estimate: 84,700
New Construction: 0
Indexed Value: 0

FINAL VALUES

Value Method: OVR
Land Value: 10,800
Building Value: 51,100
Final Value: 61,900
Prior Value:

∞

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	102-Frame, Metal or Vinyl Siding		100		
2	208-Composition Shingle		100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	5			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	672			
8	801-Total Basement Area	672			
9	905-Raised Slab Porch with Roof	72			



Parcel ID: 087-128-28-0-13-02-003.00-

SGORIONPROD Expanded Appraisal Card

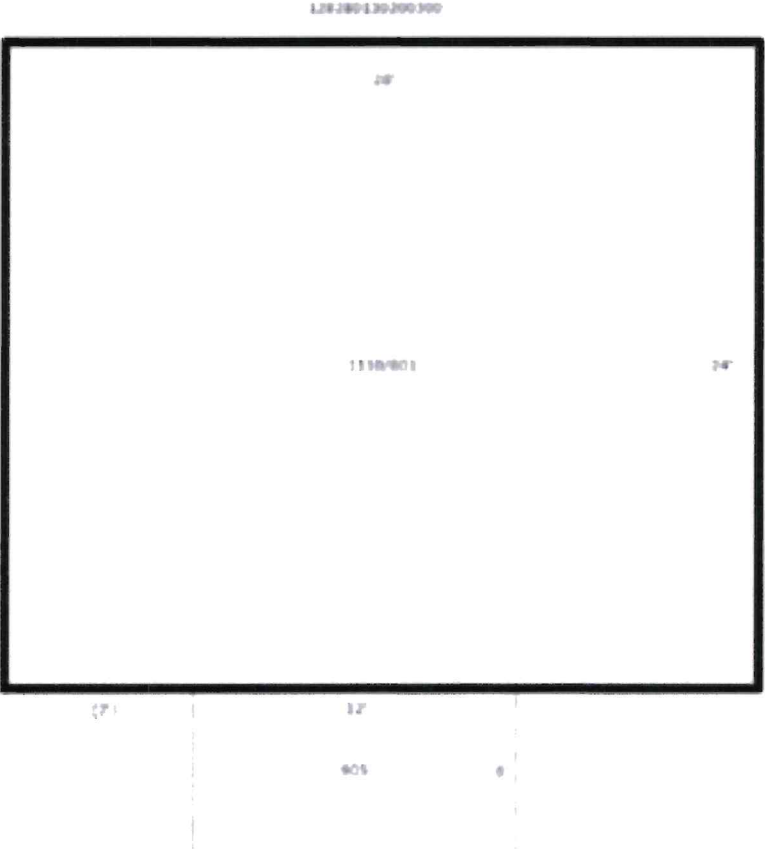
Quick Ref: R106690



Tax Year: 2025 Run Date: 5/6/2025 4:58:44 PM

Situs: 1002 S IDA AVE WICHITA, KS 67211

TB
5-1-25





Home

1002 S IDA AVE WICHITA

Property Description

Property Type	Urban Res Homesite
Legal Description	W 75 FT LOTS 17-19 IDA AVE KELSCH 3RD ADD
Property Address	1002 S IDA AVE, WICHITA, KS 67211
Owner	TBD PROPERTIES LLC
Mailing Address	800 S JAMES AVE MAIZE KS 67101-9645
Geo Code	B 075760001
PIN	00127195
AIN	128280130200300
Quick Ref ID	R106690
Tax Unit	6702 001 WICHITA U-259
Land Use	1101 Single family detached dwelling
2025 Market Land Square Feet	3,750
2025 Total Acres	0.09
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$61,900
2025 Assessment Value	\$7,119

Assessment Values

Year	Class	Land	Improvements	Total	Change
2025	Residential	\$1,242	\$5,877	\$7,119	+19%

TB
5-1-25

Residential Structure Characteristics

Year Built	1940
Architectural Style	Ranch
Main Floor Area	672
Upper Floor Area	0
Above Ground Living Area	672

Bedrooms	2
Full Bathrooms	1
Half Bathrooms	0
Basement Type	Full - 4
Total Basement Area	672
Recreation Room Basement Finished Area	0
Basement Finished Living Area	0
Condition/Desirability/Utility	AV
Physical Condition	AV
More Details	Documents/Reports

T23
5-1-25

Property Value Estimates

[Final Value Section Explanation](#)

2025 Appraised Value	\$61,900
2025 Value Method	OVR
Override Reason	Cost Override
Method	Value
Cost Estimate	\$65,150
Market Estimate	\$84,900
MRA Estimate	\$68,800
Weighted Estimate	\$84,700
Indexed Estimate	\$0

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2025	Residential	\$10,800	\$51,100	\$61,900	+19%
2024	Residential	\$9,400	\$42,600	\$52,000	

TB
5-125

2023	Residential	\$9,400	\$42,600	\$52,000	+22%
2022	Residential	\$8,900	\$33,700	\$42,600	+5%
2021	Residential	\$6,100	\$34,500	\$40,600	+3%
2020	Residential	\$6,100	\$33,300	\$39,400	+7%
2019	Residential	\$5,300	\$31,400	\$36,700	
2018	Residential	\$5,300	\$31,400	\$36,700	
2017	Residential	\$5,900	\$30,800	\$36,700	
2016	Residential	\$5,900	\$30,800	\$36,700	
2024	Residential	\$1,081	\$4,899	\$5,980	+22%
2023	Residential	\$1,081	\$4,899	\$5,980	+22%
2022	Residential	\$1,024	\$3,876	\$4,900	+5%
2021	Residential	\$702	\$3,968	\$4,670	+3%
2020	Residential	\$702	\$3,830	\$4,532	+7%
2019	Residential	\$610	\$3,611	\$4,221	
2018	Residential	\$610	\$3,611	\$4,221	
2017	Residential	\$679	\$3,542	\$4,221	
2016	Residential	\$679	\$3,542	\$4,221	

2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$5.00
Totals:		\$0.00	\$0.00	\$5.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$564.54	\$5.00	\$15.90	\$0.00	\$585.44	\$0.00	\$585.44
2023	115.185000	\$592.09	\$8.38	\$18.98	\$0.00	\$619.45	\$619.45	\$0.00
2022	115.114000	\$472.06	\$8.38	\$61.92	\$16.00	\$558.36	\$558.36	\$0.00
2021	116.142000	\$496.40	\$7.90	\$15.31	\$16.00	\$535.61	\$535.61	\$0.00
2020	116.599000	\$482.42	\$7.80	\$0.00	\$0.00	\$490.22	\$490.22	\$0.00
2019	116.788000	\$446.97	\$7.80	\$4.17	\$0.00	\$458.94	\$458.94	\$0.00
2018	117.213000	\$448.74	\$5.88	\$0.00	\$0.00	\$454.62	\$454.62	\$0.00
2017	117.294000	\$449.10	\$5.88	\$3.79	\$0.00	\$458.77	\$458.77	\$0.00
2016	117.201000	\$448.70	\$4.88	\$0.00	\$0.00	\$453.58	\$453.58	\$0.00
2015	119.845000	\$459.86	\$4.88	\$0.00	\$0.00	\$464.74	\$464.74	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0602 USD 259	15.876000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.511000
Total: 114.404000	

TB
5-1-25


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Commitment Cover Page

Order Number: **3129105**

Delivery Date: **05/12/2025**

Property Address: **1002 S. Ida St., Wichita, KS 67211**

For Closing Assistance

Transaction Services
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 267-8371
ts@security1st.com

For Title Assistance

Residential Title Staff
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1994
rthd@security1st.com

Agent for Seller

J.P. Weigand & Sons, Inc. - Market St.
Attention: Taylor Hake
150 N. Market
Wichita, KS 67202
(316) 292-3970 (Work)
thake@weigand.com
Delivered via: Electronic Mail

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Title Fee Invoice

Date:	05/12/2025	Buyer(s):	A Legal Entity, To Be Determined
Order No.:	3129105	Seller(s):	TBD Properties, LLC, a Kansas limited liability company
Issuing Office:	Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	1002 S. Ida St., Wichita, KS 67211

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	\$560.00
	Total TBD
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Plat Map(s):

[Sedgwick county recorded 12/14/1887 under reception no. IJK_6-3](#)

Tax Information:

[00127195](#)

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First American Title™

WEIGAND

AUCTION

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.

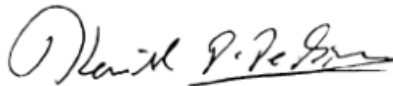
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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, LLC



Security 1st Title

Residential Title Staff
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 779-1994 (Work)
rthd@security1st.com

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**Transaction Identification Data for reference only:**

Issuing Agent:	Security 1st Title, LLC	Buyer:	A Legal Entity, To Be Determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Residential Title Staff 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1994 (Work) rthd@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	SBR-ZB3129105		
Property Address:	1002 S. Ida St., Wichita, KS 67211		

SCHEDULE A**1. Commitment Date:**

05/02/2025 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

Proposed Insured: A Legal Entity, To Be Determined

The estate or interest to be insured: Fee Simple

TBD

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:

TBD Properties, LLC, a Kansas limited liability company

5. The Land is described as follows:

The West 75 feet of Lots 17 and 19, on Ida Avenue, Kelsch Third Addition to Wichita, Sedgwick County, Kansas.

Security 1st Title

By: 

David Armagost, President

**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. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

Tax Year: 2024

Full Amount: \$569.54, NOT PAID

Tax Parcel Number: 00127195

7. **File a partial release of the Mortgage dated April 10, 2020, recorded April 21, 2020, as Doc#/Flm-Pg: [29947689](#), made by TBD Properties, LLC, a Kansas limited liability company, to First National Bank of Hutchinson, in the amount of \$208,325.00.**
8. **TBD Properties, LLC is a Kansas limited liability company and we have been provided with the appropriate governing documents. We must be furnished with any amendments not previously provided. Any instrument to be executed must:**
 1. Be executed in the limited liability company's name, and
 2. Be signed in accordance with the governing documents.

We reserve the right to make any additional requirements we deem necessary.

9. **File a Warranty Deed from TBD Properties, LLC, a Kansas limited liability company to A Legal Entity, To Be Determined.**
10. **Provide this company with a properly completed and executed Owner's Affidavit.**

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.

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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 2025, and subsequent years, none now due and payable.**

NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.

The application for title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be searched for possible judgments. If the purchaser is to be an entity other than a natural person or persons, certain additional requirements may be necessary.

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.

**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

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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:
 - 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

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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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Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations ("CCPA"). To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1st Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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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GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is
2 entered into effective on the last date set forth below.

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

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 1002 S. Ida, Wichita Ks 67211

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 **(a) Presence of groundwater contamination or other environmental concerns (initial one):**

10 TB Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are: _____
13 _____
14 _____

15 **(b) Records and reports in possession of Seller (initial one):**

16 TB Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20 _____
21 _____

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 **(c) _____ Buyer has received copies of all information, if any, listed above. (initial)**

24 CERTIFICATION

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28	<u>[Signature]</u>	<u>5-1-25</u>	_____	_____
29	Seller	Date	Buyer	Date
30	_____	_____	_____	_____
31	Seller	Date	Buyer	Date

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2016.

Property Address: 1002 S. IDA, Wichita KS**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards****Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) TB Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) TB Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) TB Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Travis Bonar</u>	<u>5-1-25</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>5-1-25</u>	_____	_____
Agent	Date	Agent	Date



Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker: is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with good faith, loyalty, and fidelity
- presenting all offers in a timely manner
- accounting for all money and property received
- disclosing to the other party all adverse facts actually known by the agent
- protecting the clients confidences, unless the utmost disclosure is required
- advising the client to obtain expert advice
- disclosing to the client all adverse material facts actually known by the agent material

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- presenting all offers in a timely manner
- suggesting that the parties obtain expert advice
- keeping the parties fully informed
- disclosing to the parties all adverse material facts actually known by the transaction broker
- exercising reasonable skill and care
- advising the parties regarding the transaction
- accounting for all money and property received
- assisting the parties in closing the transaction

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Agent (Licensee): Trevor Burford **Supervising Broker:** _____

Real Estate Companies Name (As Approved By KREC): J.P. Weigand & Sons, Inc.

Company Address and Contact Information: _____

☒ SELLER ☐ BUYER

Trevor Burford
Print Name

[Signature]
Signature

5-1-25
DATE

☐ SELLER ☐ BUYER

Print Name

Signature

DATE

Approved by the Kansas Real Estate Commission on October 10, 2017



FAIR HOUSING COMPLIANCE

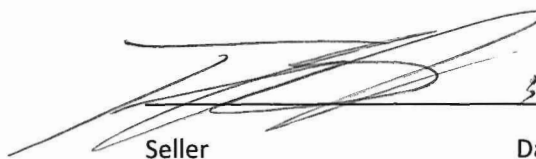
Buyer letters are a tactic used by some buyers in an attempt to stand out to a seller. While such letters may seem harmless, these communications can raise Fair Housing compliance concerns.

J.P. Weigand & Sons Inc. strongly recommends that before any letters are read for consideration of an offer that the Seller(s) consider the following:

*A decision to accept or reject an offer should be based on objective criteria only (price, terms etc..).

*Buyer letters may contain personal information and reveal characteristics of the buyer, such as race, color, religion, sex, sexual orientation, or gender identity, handicap, familial status, age, or national origin which could then be used, knowingly or through unconscious bias, as an unlawful basis for seller's decision to accept or reject an offer.

Our policy is that we will not open or read any buyer letters but will deliver to Seller upon request. Our goal is to protect our clients from any Fair Housing liability and create best practices that do not violate the Fair Housing Act.

 5-1-25
Seller Date

Seller Date

 5-1-25
Agent Date

8.12.21



CALL BEFORE YOU WIRE FUNDS

PROTECT YOUR MONEY WITH THESE TWO STEPS

1. At the first meeting with your Realtor®, obtain the phone number of your real estate agent and your escrow officer.
2. PRIOR to wiring funds, call the known phone number to speak directly with your escrow officer to confirm wire instructions.

WHAT TO EXPECT FROM SECURITY 1ST TITLE WHEN YOU WIRE FUNDS.

1. To protect your business and customer's information, we will only provide wire instructions to the customer.
2. We will NOT randomly send wire instructions without a request from the customer.
3. We will NOT provide wire instructions if we do not have a signed **Wire Fraud Alert form** for the party requesting the wire instructions.
4. We will NOT change the wire instructions in the middle of the transaction.
5. If a Buyer/Seller does receive wire instructions:
 - Wire instructions will be given verbally over the phone or sent securely via secured email.
 - The customer needs to verify our phone number at trusted source like our website, security1st.com
 - Before sending funds, they need to call the verified office number to verify the wire instructions.

NEVER WIRE FUNDS WITHOUT FIRST CALLING A KNOWN NUMBER FOR YOUR ESCROW OFFICER TO CONFIRM THE WIRE INSTRUCTIONS. DO NOT RELY ON EMAIL COMMUNICATIONS.

The undersigned, hereby authorizes Security 1st Title to communicate regarding my real estate closing transaction via electronic communications (cell phone number, e-mail or text message). I understand that this means Security 1st Title will only communicate with me via the authorized cell phone number and email address listed below.

I also acknowledge receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold Security 1st Title harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

Buyer / Seller Name

Buyer / Seller Name

Authorized Email Address

Authorized Email Address

Authorized Phone Number

Authorized Phone Number

Property Address

FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

Federal Bureau of Investigation: <http://www.fbi.gov>

Internet Crime Complaint Center: <http://www.ic3.gov>

Weigand Auction
Broker Registration Form



J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
(316) 262-3970
Email: khowell@weigand.com
CC: thake@weigand.com

Brokerage Company Name: _____
Brokerage License Number: _____ Telephone Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Real Estate Agent's Name: _____
Real Estate Agent's License Number: _____ State: _____
Real Estate Agent's Email: _____
Buyer's Broker/Licensee, if applicable, is functioning as:

☐ Agent of the Buyer

☐ Transaction Broker

☐ Designated Buyer's Agent*

*Supervising Broker acts as a Transaction Broker

Auction Property/Location: 1002 S. Ida Ave. Wichita, KS 67211

Auction Date: June 17th 2025

Print Name of Company / Buying Entity (If Applicable)

Print Name of Individual Bidder

(Company, Joint Venture, Trustee Name(s)):

(individual, signing on behalf of buying entity):

Broker Participation Fee

To qualify for the three percent (3%) Broker Participation Fee, the real estate broker's properly registered buyer must be the high bidder, as well as purchase and close on the auction property registered above. The broker must hold an active real estate license in the State of Kansas and be legally eligible to participate, with no restrictions or prohibitions under the law.

In the case of multiple registrations of the same buyer by different brokers, the first registration received by J.P. Weigand & Sons, Inc. will be recognized. The broker may submit only one Broker Registration Form per auction and with only one buyer. The broker must attend live auctions with the buyer. If the broker has not met all the requirements, no Broker Participation Fee will be paid, even if its buyer purchases the property.

Broker and buyer(s) acknowledge and agree that seller and auctioneer have not made and hereby specifically disclaims any warranty, guarantees or representation, oral or written, past, present or future of, as, to, or concerning, (i) the nature, square footage, condition, value, or quality of property, including but not by way of limitation, the water, soil, & geology and suitability of the property for any and all activities & uses the buyer may elect to conduct thereon. Broker and buyer(s) each hereby agree to indemnify and hold harmless the auctioneer from and against any and all claims with respect to this transaction. This indemnification agreement of the properties shall survive the closing.

By signing below, we certify that we have both read the above terms and conditions of this registration, the terms and conditions of the auction brochure and due diligence package (if any), and agree to defend and hold J.P. Weigand & Sons, Inc. and seller harmless if there is a claim by any other broker with this buyer.

Broker Registration Form must be received by J.P. Weigand & Sons, Inc. before buyer's first bid.

Real Estate Agent

Buyer

By: _____

By: _____

Date: _____

Date: _____

Received and Acknowledged by J.P. Weigand & Sons, Inc.

By: _____

Date/Time: ³²_____