



PROPERTY INFORMATION PACKET

Weigand Real Estate

ONLINE AUCTION • ENDS AUGUST 18, 2026 AT 2:00 PM CT

906 N. Halstead St., Hutchinson, KS 67501



Aerial view of the subject property and surrounding Hutchinson industrial corridor. Property outlines are estimated.

35,006± SF Office/Flex Building on 2.21± Acres — Hutchinson Industrial Corridor

Kevin Howell — Auction Director & Commercial Broker
P: 316-292-3971 | khowell@weigand.com | WeigandAuctions.com
150 N. Market St., Wichita, KS 67202

The information contained in this packet was obtained from sources believed to be reliable but is not guaranteed. Prospective bidders should independently verify all information and consult the full due-diligence documents prior to bidding.

Property Summary

Property Address	906 N. Halstead St., Hutchinson, KS 67501
MLS #	676311
Parcel ID	1320903001005000 (Quick Ref R20642)
Acreage	2.21± acres (96,267.60 SF, per Reno County records)
Gross Building Size	35,006± SF
Year Built	1962, with additions in 1970 and 1974
Stories	2 (plus basement)
Construction	All brick, flat roof
Zoning	(I-3) Heavy Industrial District — City of Hutchinson
Property Class	Commercial & Industrial
Present Owner	906 Hutch, LLC
Electrical Service	New 2026 service — 800A/600A/400A, three-phase available
Auction Type	Online Only — Bidding ends Tuesday, August 18, 2026 at 2:00 PM CT
Buyer's Premium	10% of final bid price

This 35,006± SF flex office/warehouse/storage building sits on approximately 2.21± acres in Hutchinson's established industrial corridor along N. Halstead Street. Built in stages (1962, 1970, and 1974) and recently upgraded with new heavy-power electrical service, the flexible layout suits a corporate headquarters, educational or training facility, government agency, warehousing/storage use, or other service use — for an owner-user or investor. The site offers ample parking and convenient access throughout Hutchinson and to major regional transportation routes, with neighbors including Evergy, ADM, Arconic, thyssenkrupp, and the Hutchinson Regional Airport.

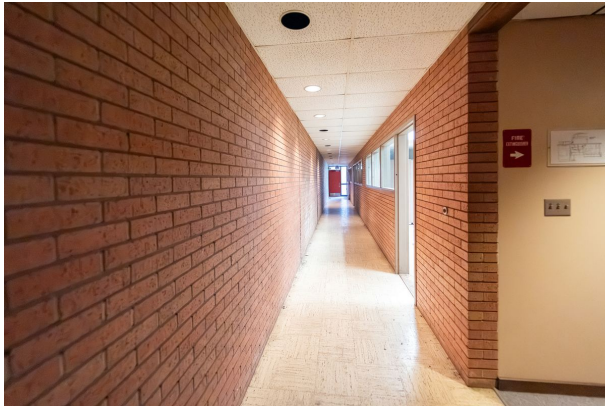


Property Photos



North/west exterior — two-story brick office section

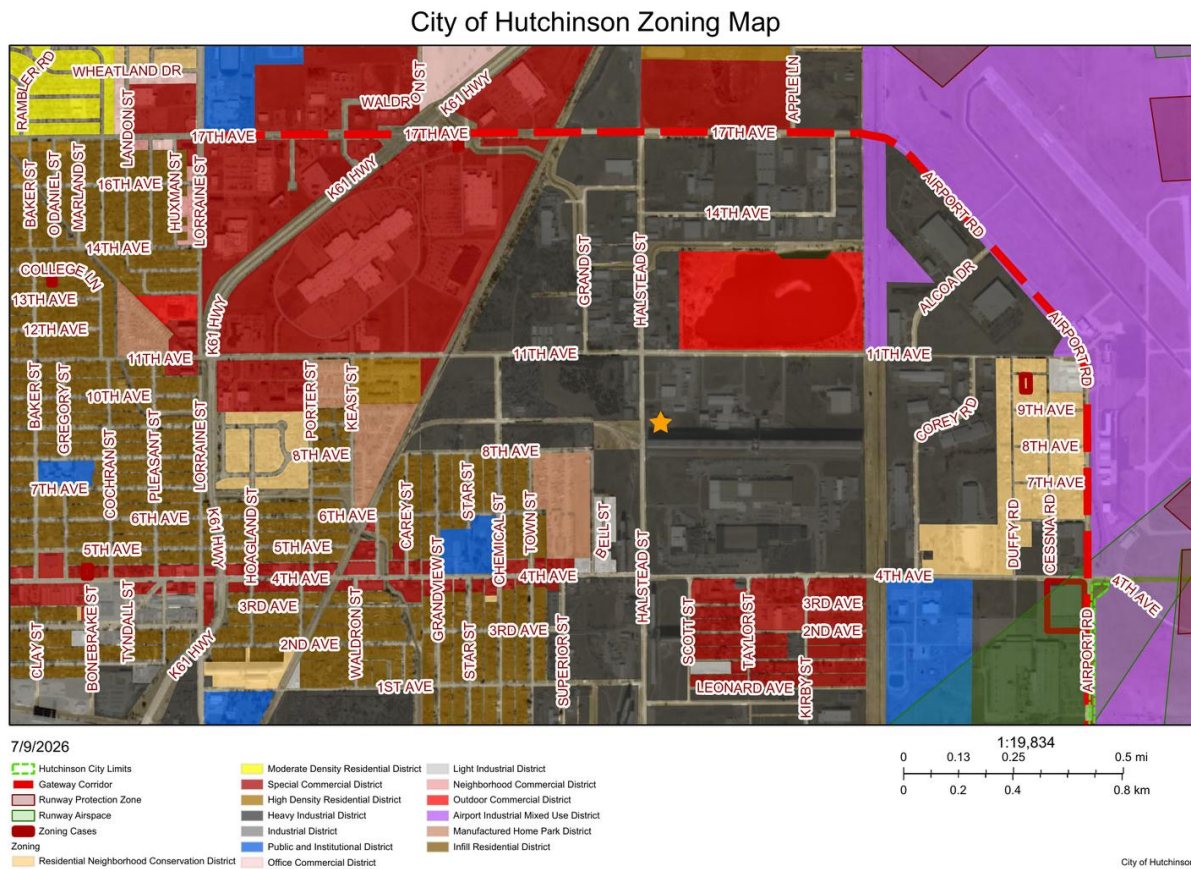






Interior and lower-level views — office, storage, and mechanical areas

Location & Zoning



City of Hutchinson Zoning Map — the subject property is located in the (I-3) Heavy Industrial District along N. Halstead St., within Hutchinson's established industrial corridor.

The logo for Weigand Real Estate is an oval-shaped emblem. It features a red border with a white inner ring. The text "EST. 1902" is at the top, "WEIGAND" is in the center in large bold letters, and "REAL ESTATE" is at the bottom, all in a dark blue or black color.

906 N. Halstead St., Hutchinson, KS 67501



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Building & County Appraisal Data

Source: Reno County, KS Appraiser's Office (Beacon / Schneider Geospatial)

Sect.	Use	Year Built	Area (SF)	Level(s)
1	Office Building	1962	3,740	1
2	Office Building	1970	4,361	1
3	Warehouse / Shell Industrial	1970	4,031	1
4	Office Building	1974	5,339	1
5	Office Building	1974	5,339	2
—	Additional finished area (mezzanine/basement)	—	12,196	—
Total Gross Building Area			35,006	

Site improvements include concrete paving (±9,500 SF) and asphalt paving (±22,000 SF). Building permit history on file with the county includes two roof-replacement permits from 2015 totaling approximately \$120,800.

Appraised Valuation History (Land / Building / Total)

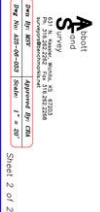
Year	Land	Building	Total
2026	\$21,870	\$111,590	\$133,460
2025	\$21,870	\$360,380	\$382,250
2024	\$21,870	\$499,440	\$521,310
2023	\$18,370	\$478,120	\$496,490
2022	\$18,320	\$462,960	\$481,280

Current Tax Information (2025)

Item	Amount
General Property Taxes	\$15,813.96
Special Taxes	\$106.00
Special Assessment Balance	\$5,300.00

The 2026 Valuation Notice (mailed 2/27/2026) reduced the appraised value to \$133,460 (assessed \$33,366 at the 25% commercial rate), down from \$382,250 appraised in 2025.

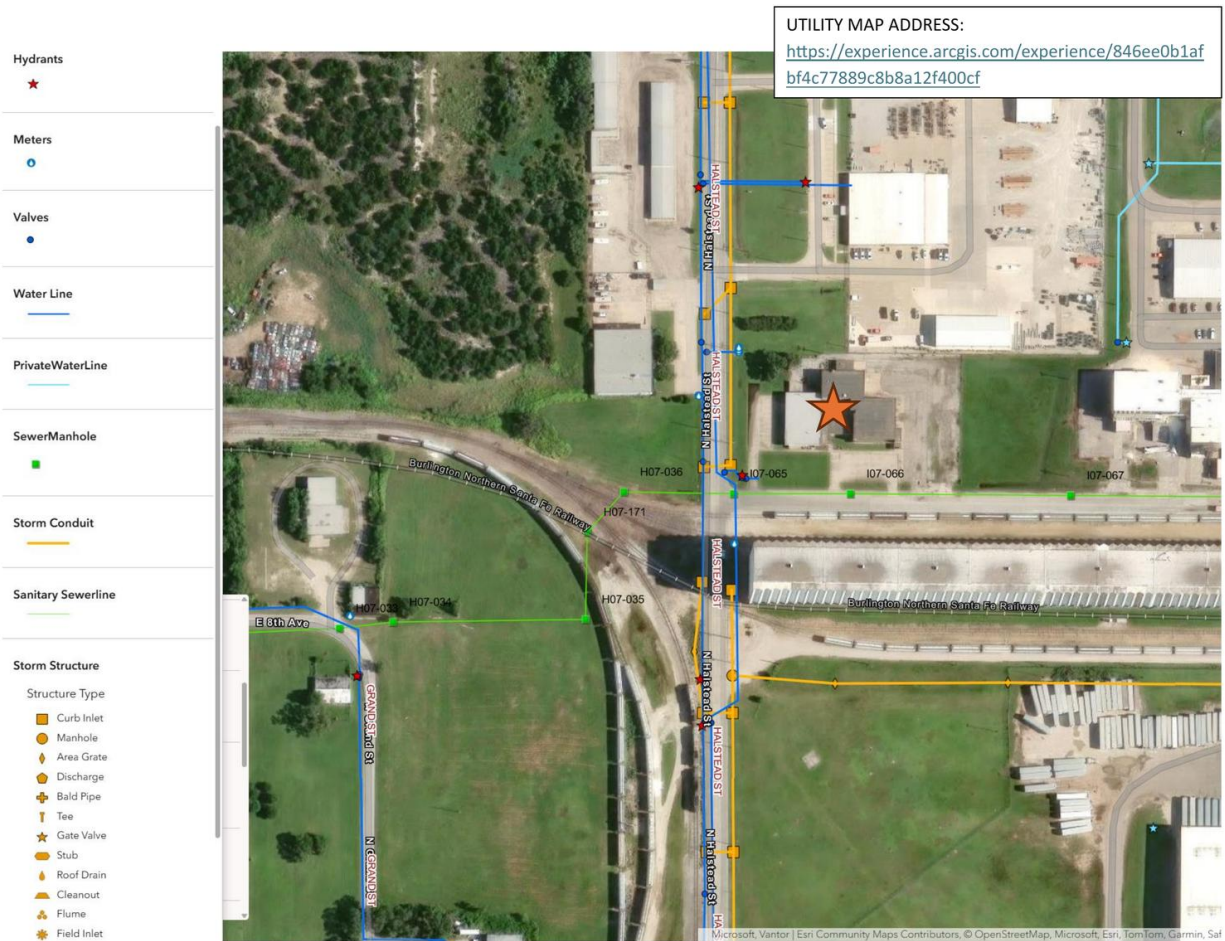




Final ALTA/NSPS Land Title Survey, prepared by Abbott Land Survey (dated 09/10/2025). The survey confirms a 2-story brick building with a ground-floor footprint of 17,479.75 SF, along with site utilities (overhead electric, gas, sanitary sewer, storm, water), parking, and boundary/easement lines consistent with the recorded legal description and title commitment.



Utilities



Utility	Availability
Electric	New 2026 service — three-phase available (800A/600A/400A, Evergy pad-mount transformer)
Water	City water
Sewer	City sewer
Gas	Kansas Gas Service (historical seller-era service)
Cooling	Central air

Environmental

A Phase I Environmental Site Assessment (Allied Environmental Consultants, completed 07/16/2025) identified two Recognized Environmental Conditions: (1) oil staining and a bulging 55-gallon drum near the building's northwest corner, and (2) potential PFAS impact from two up-gradient facilities (Far-Mar and Ritchie Construction). A follow-up Limited Phase II ESA (completed 08/20/2025) performed soil and groundwater sampling, including PFAS analysis, to evaluate these conditions.

The matter has since been resolved. The Kansas Department of Health and Environment (KDHE) issued a Certificate of Environmental Liability Release (CELR) to 906 Hutch, LLC on 08/28/2025 (Certificate No. 2025037) under the Kansas Contaminated Property Redevelopment Act, releasing the certificate holder from liability for contamination identified on the property, conditioned on ongoing compliance with the terms of the certificate. The KDHE letter and signed certificate are reproduced below.



Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 410
Topeka, KS 66612-1367



Phone: 785-296-1660
Fax: 785-559-4261
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

FED EX REQUESTED

August 28, 2025

Jeffrey Krumsick
906 Hutch, LLC
400 N Woodlawn St, Ste 210
Wichita, KS 67208-4332

**RE: Kansas Certificate of Environmental Liability Release (CELR)
Certified Property: 906 N Halstead St, Hutchinson, Reno County, Kansas**

Dear Jeffrey Krumsick:

The Kansas Department of Health and Environment (KDHE) has completed its review of the application for a Certificate of Environmental Liability Release (CELR) at the aforementioned property. Based on the information provided in the application, KDHE has determined 906 Hutch, LLC is eligible to receive environmental liability release for contamination identified on the property. Enclosed for your records, is a signed CELR issued by the KDHE Division of Environment.

As a Certificate Holder, you are required to provide notification to KDHE within 30 days of acquiring the property. KDHE appreciates your environmental stewardship and adaptive reuse of a contaminated property.

Should you have any questions, please contact me by telephone at (785) 296-1666 or by e-mail at Anser.Khan@ks.gov.

Sincerely,

Anser Khan
Environmental Specialist
Long-Term Stewardship & Brownfields Unit
Bureau of Environmental Remediation
Kansas Department of Health and Environment

Enclosure

cc: Dayton Allen → Anser Khan → 906 Hutch, LLC (C2-078-CELR25037) (w/o enclosures)



KANSAS CERTIFICATE OF ENVIRONMENTAL LIABILITY RELEASE

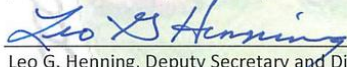
Based upon the representations and information provided in the Kansas Certificate of Environmental Liability Release Application, the Kansas Department of Health and Environment hereby releases the following person(s) from any liability for contribution, subrogation, or otherwise for any costs incurred for environmental response, investigation or remediation of the property specified below pursuant to the Contaminated Property Redevelopment Act ("ACT").

CERTIFICATE HOLDER: **906 HUTCH, LLC**
400 N WOODLAWN ST
WICHITA, KS 67208-4332

This Certificate of Environmental Liability Release is granted only in connection with the Certificate Holder's interest in the following legally described property and is not transferrable to any other person or property. This certificate may be filed with the Register of Deeds to reflect the Certificate of Environmental Liability Release granted hereby for the environmental condition of the property.

CERTIFIED PROPERTY: **SEE ATTACHED PAGE**
906 N HALSTEAD ST
HUTCHINSON, RENO COUNTY, KANSAS

Issuance of this certificate is conditioned upon the Certificate Holder's ongoing compliance with the terms specified in the signed Application and the ACT. This Certificate of Environmental Liability Release may be revoked, the Certificate Holder may be subjected to administrative penalties, and the Secretary may take such actions necessary to protect human health or the environment if fraudulent information was provided to the Department by the Certificate Holder.


Leo G. Henning, Deputy Secretary and Director
Division of Environment
Kansas Department of Health and Environment

8-27-2025

Date



On this 27th day of August, 2025, before me the undersigned, a Notary Public for Shawnee County, Kansas, came Leo Henning, an authorized representative of KDHE, who executed this document on behalf of KDHE, and such person duly acknowledged the execution of the same to be his act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year written above.

(NOTARY SEAL)


Notary Public in and for said County and State

Certificate No: 2025037

KDHE Certificate of Environmental Liability Release, issued 08/28/2025 (Certificate No. 2025037).

Title Summary

Source: ALTA Commitment for Title Insurance, Order No. 3189473, issued by Security 1st Title / Westcor Land Title Insurance Company. This is a summary only — the full commitment should be reviewed by bidders and their counsel prior to closing.

Commitment Date	04/22/2026 at 7:00 AM
Estate to be Insured	Fee Simple
Title Vested In	906 Hutch, LLC, a Kansas limited liability company
Seller / Owner Address	400 N. Woodlawn, Ste 210, Wichita, KS 67208
Buyer / Proposed Insured	A legal entity, to be determined
2025 Taxes Referenced	\$15,919.96 total; first half paid

Legal Description

PARCEL 1: A tract in the Southwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th P.M., Reno County, Kansas, commencing at the Northwest corner of said Southwest Quarter; thence South along the West line of said Southwest Quarter 703.8 feet for the place of beginning; thence East parallel with the North line of said Southwest Quarter, 425.4 feet; thence South parallel with the West line of said Southwest Quarter, 235.5 feet; thence West parallel with the North line of said Southwest Quarter, 425.4 feet to the West line of said Southwest Quarter; thence North along the West line of said Southwest Quarter, 235.5 feet to the place of beginning.

PARCEL 1A: A non-exclusive easement for the benefit of the above described Parcel 1 as created by "Easement" recorded July 28, 1983 in Book 197, Page 194 for the right to use the present roadway located on the property described therein.

Notable Schedule B Exceptions (summarized)

- A non-exclusive roadway easement benefits the property (recorded 07/28/1983, Book 197, Pg. 194).
- An easement granted to The Kansas Power and Light Company (recorded 10/24/1983, Book 198, Pg. 214).
- Several recorded agreements and an assignment (1983–1987) tied to the shared roadway and site.
- A matter regarding the Equus Beds Groundwater Management District No. 2 boundary extension (1989).
- All oil, gas, and other mineral rights outstanding of record are excepted (not included in surface title).
- Tenancy rights, if any, of parties currently in possession are excepted.
- 2026 and subsequent-year general taxes are noted as none yet due and payable.

Bidders and their counsel should review the full ALTA commitment for complete, exact language on all requirements and exceptions.



Market Demographics

Source: SitesUSA / Applied Geographic Solutions, 2026 estimates, radius from 906 N. Halstead St., Hutchinson, KS 67501 (report dated 7/14/2026).

	1 mi	5 mi	10 mi	20 mi
2026 Est. Population	1,830	44,958	52,568	65,141
2026 Est. Households	779	18,997	21,995	26,903
2026 Est. Median Age	35.1	39.2	39.9	40.3
2026 Est. Median HH Income	\$40,861	\$65,821	\$68,153	\$69,447
2026 Est. Avg. HH Income	\$51,669	\$82,032	\$85,147	\$87,474
2026 Est. Total Businesses	177	1,545	1,739	2,020
2026 Est. Total Employees	4,111	22,184	24,228	26,294
2026 Median Home Value	\$87,339	\$146,094	\$154,227	\$158,411

Area neighbors include Evergy, ADM, Arconic, thyssenkrupp, Dillons, Lowen Sign Company, and the Hutchinson Regional Airport — a mix of utility, food processing, manufacturing, and logistics operations within Hutchinson's established industrial corridor.

City & Regional Development

The property's Heavy Industrial (I-3) zoning is consistent with the City of Hutchinson's designated industrial corridor along N. Halstead St. Beyond local zoning, several active initiatives point to continued investment in Hutchinson and Reno County's industrial and economic base.

Elevate Reno County Economic Development Strategic Plan (2026–2030)

Adopted October 2025 by the Hutchinson/Reno County Chamber of Commerce and Greater Hutch, with the City of Hutchinson and Reno County as funding partners. The plan targets Advanced Manufacturing and Aviation & Transportation / Warehousing & Logistics as priority industry clusters — a strong fit for this property's I-3 zoning and flex office/warehouse layout. One of its five core goals, Modern Sites and Infrastructure, commits the county to investing in water, power, and road infrastructure and preparing sites and buildings for these target industries.

Regional Infrastructure & Site Investment

- Evergy is building a new 705 MW high-efficiency natural gas plant in Reno County (at Morgan Ave. & McNew Road), expected in service in 2030, part of a multi-billion-dollar two-plant investment across Reno and Sumner counties bringing an estimated 500 construction jobs and \$500+ million in property tax revenue over the plant's service life.
- K-96 Industrial Park — an emerging 500-acre rail-served heavy industrial site along the K-96 corridor, served by Watco short line rail, with planned capacity of 2.5 MGD water and 650 MW of electric power.
- Kansas Enterprise Industrial Park (KEIP) — a 100-acre, city-owned, shovel-ready certified industrial site, home to Siemens Gamesa Renewable Energy, with a 57,600 SF spec building; National Modular MFG LLC signed a lease there with Salt City Investments in February 2026.

Broader Civic Investment

In January 2026, the Hutchinson City Council approved a STAR Bond project directing roughly \$5 million toward Cosmosphere renovations, along with upgrades to the historic Memorial Hall and a \$14 million redevelopment of the Landmark Building into 36 downtown apartments. While centered on the downtown core rather than the industrial corridor, the project reflects continued civic investment and momentum across the broader Hutchinson community.

Sources: Elevate Reno County Economic Development Strategic Plan (Oct. 2025); Reno County, KS (renocountyks.gov); Greater Hutch (greaterhutch.com); Evergy, Inc.; KWCH and KAKE news coverage, 2024–2026.

Auction Terms & Listing Details

Auctioneer	Kevin Howell — Weigand Real Estate
Auction Method	Online Only (bidding by approval only)
Bidding Ends	Tuesday, August 18, 2026 at 2:00 PM CT
Buyer's Premium	10% of final bid price
Earnest Money	10% of (Final Bid + Buyer's Premium) for a 30-day close, or 15% for a 45-day close
Broker Participation Fee	3% of final bid price, paid to a properly registering/representing broker
Possession	At closing

Full Terms and Conditions 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. Weigand Real Estate — Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding.

BUYER'S PREMIUMS: 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.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this packet 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. 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 of three percent (3%) of the final bid price will be paid by Weigand Real Estate to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for the complete listing and the most current Terms and Conditions.



Disclaimer

The information contained in this Property Information Packet was compiled from sources believed to be reliable, including Reno County appraisal and tax records, ALTA survey and title documents, environmental assessment reports, KDHE records, MLS listing data, and Weigand Real Estate marketing materials. Weigand Real Estate makes no warranty or guarantee, express or implied, as to the accuracy or completeness of this information.

Prospective bidders should independently verify all information, including square footage, acreage, zoning, utilities, title status, and environmental conditions, and should conduct their own inspection of the property and public records prior to bidding. This property is offered subject to seller confirmation and will be sold "as is, where is."

