



PROPERTY INFORMATION PACKET

Weigand Real Estate

ONLINE AUCTION • BIDDING OPENS AUGUST 12, 2026 •

ENDS SEPTEMBER 3, 2026 AT 2:00 PM CT

1230 S. Reece Rd., Goddard, KS 67052



Front exterior view of the subject property, a brick ranch home on a 2.08± acre corner lot.

5 Bedroom, 3.5 Bath Brick Ranch on 2.08± Acres — with In-Ground Pool

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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	1230 S. Reece Rd., Goddard, KS 67052
MLS #	677105
Parcel ID / PIN	148270420101000 (PIN 00252554, Quick Ref R160461)
Acreage	2.08± acres (90,616 SF, per Sedgwick County records)
Above-Grade Living Area	3,137± SF (Main 2,444 SF / Upper 693 SF), per Sedgwick County records
Year Built	1964
Style	1.5-Story Conventional / Ranch
Bedrooms / Bathrooms	5 bedrooms; 3 full baths, 1 half bath
Basement	Partial, unfinished (759 SF)
Construction	Brick veneer with wood shake accents
Roof	See Roof Report
Garage	Detached 2-car garage, built 1994 (396 SF)
Other Improvements	In-ground Gunite pool (2000, 648 SF); two prefabricated storage sheds (1962 & 2023); site improvements
Lot Features	Corner lot; unpaved frontage; in-ground pool; fenced
Present Owner	Leroy J. Neises
School District	USD 265 Goddard — Explorer Elementary / Eisenhower Middle / Eisenhower High
Auction Type	Online Only — Bidding opens Wed., Aug. 12, 2026 at 12:00 PM CT; ends Thu., Sep. 3, 2026 at 2:00 PM CT
Buyer's Premium	10% of final bid price

This 5-bedroom, 3.5-bath brick ranch home sits on a 2.08± acre corner lot in Goddard, offering 3,137± SF of above-grade living area plus a partial basement, an in-ground gunite pool, a detached 2-car garage, and two storage sheds. Built in 1964, the home features a traditional ranch layout with a family room, formal dining, loft, and recreation room, along with wood-beamed ceilings and two fireplaces. The property is being offered at online auction, sold absolute, for an owner-user, investor, or someone looking to update a spacious brick ranch on acreage within the Goddard school district.

Property Photos



Aerial view — gated driveway and front approach



Aerial view — pool, pavilion, and garage



Aerial close-up — garage, pavilion, sheds



In-ground gunite pool and rear yard



Front elevation from the entry gate



Detached garage/carriage house exterior



Vaulted great room



Kitchen



Living room with brick fireplace

Property Photos (Continued)



View up to loft and brick chimney



Upstairs loft



Kitchen/dining with spiral staircase



Kitchen counter and spiral staircase



Dining area with fireplace/wood stove



Bedroom

Site Plat



Aerial parcel map — subject property outlined in red. Property outlines are estimated.

Building & County Appraisal Data

Source: Sedgwick County, KS Appraiser's Office

Improvement	Year Built	Area (SF)	Stories
Residence (Res Dwelling 1)	1964	3,137	1.5-Story
Detached Garage	1994	396	1
Prefabricated Storage Shed	1962	660	1
Prefabricated Storage Shed	2023	384	1
In-Ground Gunite Pool	2000	648	—
Site Improvements	2000	—	—

Legal Description: BEG 320 FT E NW COR SE1/4 S 323.5 FT E 280 FT N 323.5 FT W 280 FT TO BEG, SEC 27-27-2W (a tract in the Southeast Quarter of Section 27, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas).

Appraised Valuation History (Land / Building / Total)

Year	Land	Building	Total
2026	\$59,500	\$210,750	\$270,250
2025	\$57,300	\$180,500	\$237,800
2024	\$35,600	\$202,200	\$237,800
2023	\$35,600	\$161,100	\$196,700
2022	\$33,600	\$151,700	\$185,300

Current Tax Information (2025)

Item	Amount
General Property Taxes	\$2,792.31
Special Taxes	\$4.00
Total (Paid)	\$2,796.31

The 2026 Notice of Value (mailed 3/1/2026) set the appraised value at \$270,250 (assessed \$31,079 at the 11.5% residential rate), up from \$237,800 appraised in 2025.

Inspection Reports Summary

A home inspection, termite inspection, and roof inspection were completed ahead of the auction. Full reports are available as part of the due-diligence documents; the items below are a high-level summary only. Bidders should read the complete reports and rely on their own inspection of the property.

Home Inspection

Central Home Inspections LLC — inspected 08/06/2026

- Driveway/walks settled and cracked; grading flat to negative toward foundation in some areas
- Foundation stress cracking and inward movement noted in basement — structural engineer evaluation recommended
- Exterior mortar deterioration and moisture damage in several areas; exterior due for cleaning/sealing
- No gutters present; main chimney flue cap rusting/missing; wood shake over garage recommended for replacement
- Mold noted in south attic sheathing; bathroom ventilation improperly terminated into HVAC duct
- Electrical: ungrounded three-wire outlets, missing GFCI protection in kitchen/baths, wasp nesting in panels, damaged wire sheathing in basement, missing fire stops in garage subpanel
- Plumbing: leaking connections in mechanical room, corrosion at sink shutoffs, missing TPRV discharge pipe at water heater
- Interior: loose carpet (trip hazard), missing closet door, missing smoke detectors, inoperative bath ventilation fans

Wood Destroying Insect (Termite) Report

Heartland Pest Control, Inc. — inspected 08/06/2026

- Visible evidence of a prior wood-destroying insect infestation was observed: dead insects/frass consistent with carpenter ants on the W side ceiling board in the living room closet
- No live insects observed; evidence appears inactive and no treatment is currently recommended
- Both sheds were not accessible at time of inspection and are pending re-inspection

Roof Inspection

Guardian Roofing & Construction — inspected 08/07–08/2026

- Main residence: Presidential Shake shingles; detached garage: composition and wood shake; pool pavilion: composition shingles
- Roofs estimated at 5–10 years old and generally in good condition; very minor hail impact observed, not significant enough for replacement or an insurance claim
- Rusted exhaust pipe on the rear elevation of the main residence should be replaced
- Wood shake portions of the detached garage roof are aging and should be monitored, with maintenance or replacement likely needed in coming years

Utilities

Electric	200 Amp service, Cutler-Hammer panel (per Home Inspection)
Water	On at time of inspection
Water/Sewer Source	City Water & City Sewer — confirmed with seller; no well or septic on the property
Gas	Natural gas, on at time of inspection
Heating	Forced air, natural gas
Cooling	Central air

Utility information above is drawn from the Home Inspection Report, MLS listing, and Sedgwick County Appraiser's record. The water and sewer source was confirmed directly with the seller as City Water and City Sewer; there is no well or septic system on the property.

Title Summary

Source: ALTA Commitment for Title Insurance, Order No. 3200975, issued by Security 1st Title / First American Title Insurance Company. This is a summary only — the full commitment should be reviewed by bidders and their counsel prior to closing.

Order No. / Commitment No.	3200975 / SBR-TW3200975
Commitment Date	06/23/2026 at 7:00 AM
Estate to be Insured	Fee Simple
Title Vested In	Leroy J. Neises
Buyer / Proposed Insured	A legal entity, to be determined
Issuing Title Company	Security 1st Title / First American Title Insurance Company
2025 Taxes Referenced	\$2,796.31 total; PAID in full

Legal Description

A tract in the Southeast Quarter of Section 27, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the North line of said Quarter Section, which is 320 feet East of the Northwest corner thereof; thence South 323.51 feet; thence East 280 feet; thence North 323.51 feet; thence West 280 feet to the point of beginning.

Notable Schedule B, Part I — Requirements (summarized)

- 2025 general taxes and special assessments paid in full (\$2,796.31)
- File a release of Mortgage dated 08/24/2012 (Doc/Film-Pg 29315327), \$148,000, to Credit Union of America
- File a release of Mortgage dated 11/07/2020 (Doc/Film-Pg 30007275), \$30,000 (equity line/revolving credit), to Credit Union of America
- File a Warranty Deed from Leroy J. Neises, stating marital status and joined by spouse if any, to the buyer entity
- Provide a properly completed and executed Owner's Affidavit

Notable Schedule B, Part II — Exceptions (summarized)

- General taxes and special assessments for 2026 and subsequent years — none now due and payable
- Roadway easement, if any, over the West and South lines of the subject property
- Easement for electric distribution circuits in favor of Kansas Gas and Electric Company (Misc. Book 607, Page 225)
- Terms of an "Agreement" for sanitary sewage treatment (Film 1204, Page 1925)
- Subject property may become subject to special assessments for capital improvements per multiple recorded Resolutions (Film 976 Pg. 1048; Film 1200 Pgs. 140 & 144; Film 1382 Pg. 132; Film 1531 Pg. 1501; Film 1535 Pg. 496; Film 1728 Pgs. 2472 & 2476)
- Rights or claims of parties in possession not shown by the public records
- The application for title insurance does not name the prospective purchaser; additional requirements may apply once the buyer entity is identified

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

Auction Terms & Listing Details

Auctioneer	Kevin Howell — Weigand Real Estate
Auction Method	Online Only
Type of Sale	Subject to Seller's Confirmation
Bidding Opens	Wednesday, August 12, 2026 at 12:00 PM CT
Bidding Ends	Thursday, September 3, 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
Sale Prior to Auction	Property is subject to sale prior to auction, in Seller's sole discretion
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 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 combined amount of the Final Bid Price and Buyer's Premium if bidder opts for closing to occur thirty (30) days from full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the combined amount if bidder opts for closing to occur forty-five (45) days from full execution of the 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.

PROPERTY CONDITION AND CONVEYANCE: The property will be conveyed "As Is, Where Is," with no seller representation or warranty whatsoever, by Special Warranty Deed. There are no contingencies to the buyer's obligation to close.

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 thirty percent (30%) of the Buyer's Premium 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 Sedgwick County appraisal and tax records, the ALTA commitment for title insurance, a home inspection report, a wood destroying insect (termite) inspection report, a roof inspection report, and MLS listing data. 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, utilities, title status, and property condition, 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."