

## STANDARD



**MLS #** 677105  
**Status** Active  
**Contingency Reason**  
**Area** SCKMLS  
**Address** 1230 S Reece  
**Address 2**  
**City** Goddard  
**Zip** 67052  
**Asking Price** \$0  
**Original Price** \$0  
**Picture Count** 36



## KEYWORDS

|                         |                  |                        |             |
|-------------------------|------------------|------------------------|-------------|
| <b>AG Bedrooms</b>      | 5                | <b>Approx. AGLA</b>    | 3137        |
| <b>Total Bedrooms</b>   | 5.00             | <b>AGLA Source</b>     | Court House |
| <b>AG Full Baths</b>    | 2                | <b>Approx. BFA</b>     | 0.00        |
| <b>AG Half Baths</b>    | 2                | <b>BFA Source</b>      | Court House |
| <b>Total Full Baths</b> | 2                | <b>Approx. TFLA</b>    | 3,137       |
| <b>Total Half Baths</b> | 2                | <b>Lot Size/SqFt</b>   | 90,616      |
| <b>Total Baths</b>      | 4                | <b>Number of Acres</b> | 2.08        |
| <b>Old Total Baths</b>  |                  |                        |             |
| <b>Garage Size</b>      | 1                |                        |             |
| <b>Basement</b>         | Yes - Unfinished |                        |             |
| <b>Levels</b>           | 1 - 1/2 Story    |                        |             |
| <b>Approximate Age</b>  | 51 - 80 Years    |                        |             |
| <b>Acreage</b>          | 1.01 - 5 Acres   |                        |             |

## GENERAL

|                                   |                                                                                                      |                                  |                                         |
|-----------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------|
| <b>List Agent</b>                 | Kevin Howell                                                                                         | <b>List Office</b>               | J.P. Weigand & Sons - OFF: 316-262-6400 |
| <b>Co-List Agent</b>              |                                                                                                      | <b>Co-List Office</b>            |                                         |
| <b>Showing Phone</b>              | 888.874.0851                                                                                         | <b>Model Home Phone</b>          |                                         |
| <b>Year Built</b>                 | 1964                                                                                                 | <b>Builder</b>                   |                                         |
| <b>Est. Completion Date</b>       |                                                                                                      | <b>Building Permit Date</b>      |                                         |
| <b>Parcel ID</b>                  | 148270420101000                                                                                      | <b>School District</b>           | Goddard School District (USD 265)       |
| <b>Elementary School</b>          | Explorer                                                                                             | <b>Middle School</b>             | Eisenhower                              |
| <b>High School</b>                | Dwight D. Eisenhower                                                                                 | <b>Subdivision</b>               | NONE LISTED ON TAX RECORD               |
| <b>Legal</b>                      | A tract in the Southeast Quarter of Section 27, Township 27 South, Range 2 West of the 6th P.M., Sed | <b>List Date</b>                 | 8/6/2026                                |
| <b>Expiration Date</b>            | 3/3/2027                                                                                             | <b>Realtor.com Y/N</b>           | Yes                                     |
| <b>Display on Public Websites</b> | Yes                                                                                                  | <b>Display Address</b>           | Yes                                     |
| <b>VOW: Allow AVM</b>             | Yes                                                                                                  | <b>VOW: Allow 3rd Party Comm</b> | Yes                                     |
| <b>Virtual Tour Y/N</b>           |                                                                                                      | <b>Days On Market</b>            | 5                                       |
| <b>Cumulative DOM</b>             | 5                                                                                                    | <b>Input Date</b>                | 8/6/2026 10:38 AM                       |
| <b>Update Date</b>                | 8/7/2026                                                                                             | <b>Off Market Date</b>           |                                         |
| <b>Status Date</b>                | 8/6/2026                                                                                             | <b>HotSheet Date</b>             | 8/6/2026                                |
| <b>Price Date</b>                 | 8/6/2026                                                                                             | <b>Master Bedroom Level</b>      | Main                                    |
| <b>Master Bedroom Dimensions</b>  | 12'9" x 12'10"                                                                                       | <b>Master Bedroom Flooring</b>   | Carpet                                  |
| <b>Living Room Level</b>          | Main                                                                                                 | <b>Living Room Dimensions</b>    | 20'x16'11"                              |
| <b>Living Room Flooring</b>       | Carpet                                                                                               | <b>Kitchen Level</b>             | Main                                    |
| <b>Kitchen Dimensions</b>         | 12'9" x 13'10"                                                                                       | <b>Kitchen Flooring</b>          | Tile                                    |
| <b>Room 4 Type</b>                | Bedroom                                                                                              | <b>Room 4 Level</b>              | Main                                    |
| <b>Room 4 Dimensions</b>          | 11'10" x 12'8"                                                                                       | <b>Room 4 Flooring</b>           | Carpet                                  |
| <b>Room 5 Type</b>                | Bedroom                                                                                              | <b>Room 5 Level</b>              | Main                                    |
| <b>Room 5 Dimensions</b>          | 12'6" x 14'4"                                                                                        | <b>Room 5 Flooring</b>           | Carpet                                  |
| <b>Room 6 Type</b>                | Bedroom                                                                                              | <b>Room 6 Level</b>              | Main                                    |
| <b>Room 6 Dimensions</b>          | 12'5" x 12'10"                                                                                       | <b>Room 6 Flooring</b>           | Carpet                                  |
| <b>Room 7 Type</b>                | Family Room                                                                                          | <b>Room 7 Level</b>              | Main                                    |
| <b>Room 7 Dimensions</b>          | 24'9" x 21'11"                                                                                       | <b>Room 7 Flooring</b>           | Carpet                                  |
| <b>Room 8 Type</b>                | Laundry                                                                                              | <b>Room 8 Level</b>              | Main                                    |
| <b>Room 8 Dimensions</b>          | 10'7" x 12'10"                                                                                       | <b>Room 8 Flooring</b>           | Tile                                    |
| <b>Room 9 Type</b>                | Loft                                                                                                 | <b>Room 9 Level</b>              | Upper                                   |
| <b>Room 9 Dimensions</b>          | 24'5" x 14'4"                                                                                        | <b>Room 9 Flooring</b>           | Wood                                    |
| <b>Room 10 Type</b>               | Rec. Room                                                                                            | <b>Room 10 Level</b>             | Upper                                   |
| <b>Room 10 Dimensions</b>         | 16'8" x 10'11"                                                                                       | <b>Room 10 Flooring</b>          | Laminate - Other                        |

GENERAL

|                                    |                  |                            |                          |
|------------------------------------|------------------|----------------------------|--------------------------|
| Room 11 Type                       |                  | 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  | 1                        |
| Doc Manager                        | 0                | Listing Visibility Type    | MLS Listing              |
| Geocode Quality                    | Exact Match      | Price Per SQFT             |                          |
| Sold Price Per SQFT                |                  | Mapping                    |                          |
| Tax ID                             |                  | Input Date                 | 8/6/2026 10:38 AM        |
| Update Date                        | 8/7/2026 4:22 PM | Unique Property Identifier |                          |
| RESO Universal Property Identifier |                  | Showing Start Date         |                          |
| Floor Plans Count                  | 0                | Floor Plans Update Date    |                          |

DIRECTIONS

**Directions** From Hwy 400, turn north on S Reece Rd. Travel north to the intersection of S. Reece Rd. and Moscelyn Lane, house is located on the corner intersection.

FEATURES

|                                               |                                         |                                                    |                                                        |
|-----------------------------------------------|-----------------------------------------|----------------------------------------------------|--------------------------------------------------------|
| <b>ARCHITECTURE</b><br>Ranch                  | <b>BASEMENT / FOUNDATION</b><br>Partial | <b>KITCHEN FEATURES</b><br>Eating Bar              | <b>POSSESSION</b><br>At Closing                        |
| <b>EXTERIOR CONSTRUCTION</b><br>Masonry-Brick | No Basement Windows                     | Electric Hookup                                    | <b>PROPOSED FINANCING</b><br>Conventional              |
| <b>ROOF</b><br>Composition                    | Concrete                                | <b>APPLIANCES</b><br>Microwave                     | <b>WARRANTY</b><br>No Warranty Provided                |
| <b>LOT DESCRIPTION</b><br>Corner              | <b>BASEMENT FINISH</b><br>None          | Refrigerator                                       | <b>OWNERSHIP</b><br>Individual                         |
| <b>FRONTAGE</b><br>Unpaved Frontage           | <b>COOLING</b><br>Central               | Range/Oven                                         | <b>PROPERTY CONDITION REPORT</b><br>Yes                |
| <b>EXTERIOR AMENITIES</b><br>In Ground Pool   | <b>HEATING</b><br>Forced Air            | Washer                                             | <b>SHOWING INSTRUCTIONS</b><br>Appt Req-Call Showing # |
| Patio                                         | Fireplace/Ducted                        | Dryer                                              | <b>LOCKBOX</b><br>Combination                          |
| Fence-Other/See Remarks                       | Gas                                     | <b>MASTER BEDROOM</b><br>Master Bdrm on Main Level | <b>TYPE OF LISTING</b><br>Excl Agency w/Reserve        |
| Storage Building(s)                           | <b>DINING AREA</b><br>Eating Bar        | Master Bedroom Bath                                | <b>AGENT TYPE</b><br>Designated Sell Agent             |
| <b>GARAGE</b><br>Detached                     | Formal                                  | <b>AG OTHER ROOMS</b><br>Family Room-Main Level    |                                                        |
| <b>FLOOD INSURANCE</b><br>Unknown             | <b>FIREPLACE</b><br>Two                 | Loft                                               |                                                        |
| <b>UTILITIES</b><br>Sewer                     | Living Room                             | Mud Room                                           |                                                        |
|                                               | Family Room                             | <b>LAUNDRY</b><br>Main Floor                       |                                                        |
|                                               | Woodburning                             |                                                    |                                                        |
|                                               | Recreation Room                         |                                                    |                                                        |

FINANCIAL

|                        |         |                           |                    |
|------------------------|---------|---------------------------|--------------------|
| Assumable Y/N          | No      | HOA Y/N                   | No                 |
| Currently Rented Y/N   | No      | Yearly HOA Dues           |                    |
| Rental Amount          |         | HOA Initiation Fee        |                    |
| General Property Taxes | 2792.31 | Home Warranty Purchased   | No                 |
| General Tax Year       | 2025    | Earnest \$ Deposited With | Security 1st Title |
| Yearly Specials        | \$4.00  |                           |                    |
| Total Specials         | \$4.00  |                           |                    |

PUBLIC REMARKS

Public Remarks

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks

## AUCTION

|                         |                  |                       |
|-------------------------|------------------|-----------------------|
| Type of Auction Sale    | Reserve          | 1 - Open for Preview  |
| Method of Auction       | Online Only      | 1 - Open/Preview Date |
| Auction Location        | N/A              | 1 - Open Start Time   |
| Auction Offering        | Real Estate Only | 1 - Open End Time     |
| Auction Date            | 8/12/2026        | 2 - Open for Preview  |
| Auction Start Time      | 12:00 PM         | 2 - Open/Preview Date |
| Auction End Date        | 9/3/2026         | 2 - Open Start Time   |
| Auction End Time        | 2:00 PM          | 2 - Open End Time     |
| Broker Registration Req | Yes              | 3 - Open for Preview  |
| Buyer Premium Y/N       | Yes              | 3 - Open/Preview Date |
| Premium Amount          | 10.00            | 3 - Open Start Time   |
| Earnest Money Y/N       | Yes              | 3 - Open End Time     |
| Earnest Amount %/\$     | 10.00            |                       |

## 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. IMPORTANT NOTICE TO ALL BIDDERS: 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. This property will be sold subject to any applicable Federal, State, and /or Local Government Regulations. Property is subject to sale prior to the completion of the auction. BROKER PARTICIPATION: At the completion of a successful closing, a fee of three percent (3%) of the final bid price 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.

## PERSONAL PROPERTY

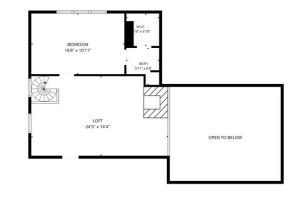
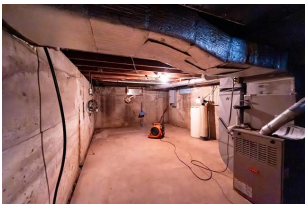
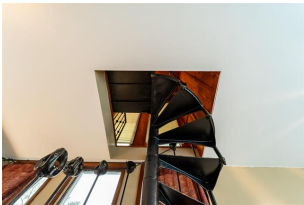
### Personal Property

## SOLD

|                        |                   |
|------------------------|-------------------|
| How Sold               | Selling Agent     |
| Sale Price             | Selling Office    |
| Net Sold Price         | Co-Selling Agent  |
| 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    |                   |

## ADDITIONAL PICTURES





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