

PROPERTY INFORMATION PACKET

THE DETAILS



2000 E. 11th Ave. / Hutchinson, KS 67501

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com



McCurdy
REAL ESTATE & AUCTION



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STANDARD



MLS # 677920
Class Land
Property Type Vacant Lot
County Reno
Area SCKMLS
Address 2000 E 11th Ave.
Address 2
City Hutchinson
State KS
Zip 67501
Status Active
Contingency Reason
Asking Price \$97,500
For Sale/Auction/For Rent For Sale
Associated Document Count 0



GENERAL

List Agent Isaac Klingman
List Office McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent
Co-List Office
Showing Phone 888-874-0581
Zoning Usage Commercial
Parcel ID 133080100100600001
Number of Acres 7.600000
Price Per Acre
Lot Size/SqFt 331,056
School District Hutchinson Public Schools (USD 308)
Elementary School Faris
Middle School Hutchinson
High School Hutchinson
Subdivision NONE LISTED ON TAX RECORD
Legal
Original Price \$97,500
CRP Years Left
CRP Acres
Virtual Tour 2 Label
Virtual Tour 4 Label
Owner Name
Number of Water Wells 0
Sign On Property YN Y
Range
Level of Service Full Service
On Market Date
Doc Manager 0
Geocode Quality Exact Match
Price Per SQFT
Mapping
Township
Update Date 8/21/2026 5:10 PM
Unique Property Identifier
Showing Start Date
Floor Plans Update Date

List Date 8/21/2026
Expiration Date 11/20/2026
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 3
Cumulative DOM 3
Input Date 8/21/2026 5:10 PM
Update Date 8/21/2026
Off Market Date
Status Date 8/21/2026
HotSheet Date 8/21/2026
Price Date 8/21/2026
Apx Crop Acres
CRP Lease Amount
Term of Lease
Virtual Tour 3 Label
Previous Status
Owner Name 2
FIPS Code 20155
Taxes TBD No
Section
Great Plains Navica
COO Date
Listing Visibility Type MLS Listing
Picture Count 30
Sold Price Per SQFT
Tax ID
Input Date 8/21/2026 5:10 PM
RESO Universal Property Identifier
Floor Plans Count 0

DIRECTIONS

Directions From Hwy 50 and Hwy 60 / Ken Kennedy Fwy - N. on Hwy 60, E. on 11th Ave to property.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	OWNERSHIP
Irregular	None	None	Individual
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	TYPE OF LISTING
Rolling	None	Conventional	Excl Right w/o Reserve
Wooded	MISCELLANEOUS FEATURES	POSSESSION	BUILDER OPTIONS
PRESENT USAGE	Other/See Remarks	At Closing	Open Builder
None/Vacant	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	PONDS

FEATURES

ROAD FRONTAGE	Aerial Photos	Call Showing #	None
Paved	Ground Water Addendum	LOCKBOX	PROPERTY USE
City	Photographs	None	Commercial
UTILITIES AVAILABLE	FLOOD INSURANCE	AGENT TYPE	RESTRICTIONS / EASEMENTS
Other/See Remarks	Unknown	Sellers Agent	Other

FINANCIAL

Assumable Y/N	No
General Taxes	\$756.92
General Tax Year	2025
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	\$0.00
HOA Initiation Fee	0.00
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Prime 7.6± acre commercial development opportunity in a highly visible Hutchinson location! Zoned C-3 Commercial, this property offers excellent potential for a variety of commercial uses. Situated just off E. 11th Ave. and near US Highway 61, the site is positioned near major transportation routes and in close proximity to some of Hutchinson's major retail and commercial destinations, including Walmart, The Home Depot, Hutchinson Shopping Mall, Applebee's, Olive Garden and Chick-fil-A. The property features a combination of open and wooded acreage. • 7.+/- acres • Zoned C-3 Commercial • Convenient access from E. 11th Ave. • Near US Highway 61 • by major retail, restaurants and commercial development • Highly visible location with excellent future development potential • to railroad corridor Buyers and agents to verify all information pertinent to them.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks All information deemed reliable but not guaranteed.

AUCTION

Type of Auction Sale	1 - Open for Preview
Method of Auction	1 - Open/Preview Date
Auction Location	1 - Open Start Time
Auction Offering	1 - Open End Time
Auction Date	2 - Open for Preview
Auction Start Time	2 - Open/Preview Date
Auction End Date	2 - Open Start Time
Auction End Time	2 - Open End Time
Broker Registration Req	3 - Open for Preview
Broker Reg Deadline	3 - Open/Preview Date
Buyer Premium Y/N	3 - Open Start Time
Premium Amount	3 - Open End Time
Earnest Money Y/N	
Earnest Amount %/\$	

TERMS OF SALE

Terms of Sale

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	

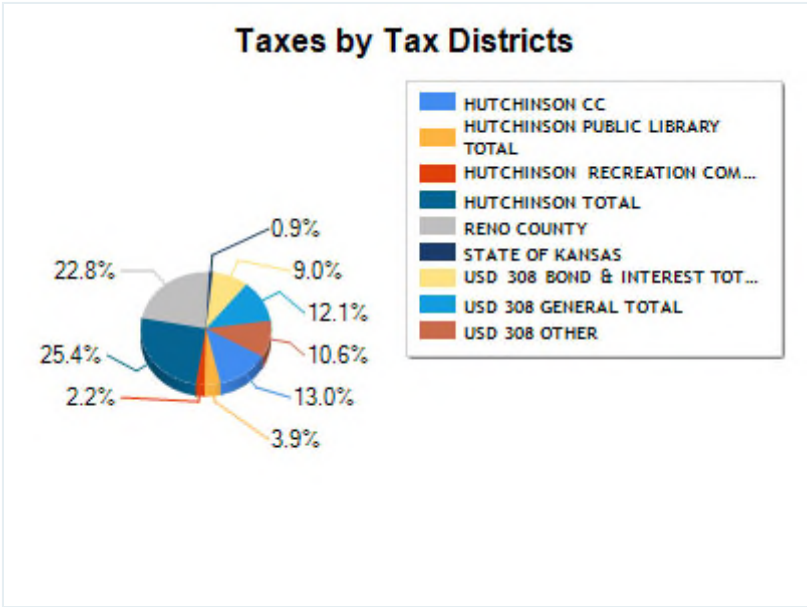
ADDITIONAL PICTURES





DISCLAIMER

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Receipt Information

Receipt #	Date	Tax Year	Tax	Int/Fee
38452	1/23/2026	2025	\$378.46	\$4.41

For delinquent tax pay off amount contact Reno County Treasurer 206 W 1st Ave, Hutchinson, KS 67501, (620) 694-2938.

[Back To Search Results](#) [Back To Search Criteria](#)

Authentisign

John Paul Perry

08/14/2026

PROPERTY TAX INFORMATION



Statement # 0105141	
Details	Amount
Total Assessed Value	\$4,574.00
Total Mill Levy	165.48200
General Tax	\$756.92
Specials	\$0.00
Total Tax	\$756.92
Received To Date	\$378.46
Balance	\$378.46
Interest To Date	\$0.00
Fees	\$0.00
Total Due	\$378.46

Reno County, KS

Summary

Parcel ID	1330801001006000
Quick Ref ID	R24024
Property Address	2000 E 11TH AVE HUTCHINSON, KS 67501
Brief	TRACTS, S08, T23, R05W, *TR 580 X 1130 TR COM SE COR OF NE 1/4 SEC 8 W
Tax Description	1578.3 FT FOR POB N TO RR R/W SWLY ALG RR R/W TO S LI OF NE 1/4 SEC 8 E TO POB EXC S 40 FT (Note: Not to be used on legal documents)
Taxing Unit	005
Group	
Lot Size (SF)	N/A
Acreage	7.6
Property Class	Vacant
Zoning	I3
Lot Block	--- TRACTS
Subdivision	
S-T-R	08-23-05W
Deed Book &	685 - 268;
Page	
Neighborhood	511



Owner

Primary Owner
[Perry, John Paul](#)
709 N Adams St
Hutchinson, KS 67501

Market Land Info

Method	Type	AC/SF	Class
Acre	Primary Site - 1	7.60	

Building Permits

Note: Permits with a 99999 permit number are discovery permits used by the Appraiser's Office only, please contact the appropriate zoning office to acquire the required permits.

Number	Amount	Type	Issue Date	Status	% Comp
21437	\$5,000		11/14/1995	C	100
21660	\$2,500		11/1/1995	C	100

Valuation

2026 Appraised Value			
Class	Land	Building	Total
V	\$38,120	\$0	\$38,120
Total	\$38,120	\$0	\$38,120

2025 Appraised Value			
Class	Land	Building	Total
V	\$38,120	\$0	\$38,120
Total	\$38,120	\$0	\$38,120

Historical Valuations

2024 Appraised Value			
Class	Land	Building	Total
V	\$38,120	\$0	\$38,120
Total	\$38,120	\$0	\$38,120

2023 Appraised Value			
Class	Land	Building	Total
V	\$35,780	\$0	\$35,780
Total	\$35,780	\$0	\$35,780

Historical Valuations (Con't)

2022 Appraised Value			
Class	Land	Building	Total
V	\$35,740	\$0	\$35,740
Total	\$35,740	\$0	\$35,740

Photos



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SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 2000 E. 11th Ave. - Hutchinson, KS 67501 (the "Real Estate")

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, Seller has been advised and understands that the law requires **disclosure of any actual known material defect** in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

NONE

Special Assessments or Fees:

Is the Real Estate located in an improvement district? ☐ Yes ☐ No ☒ Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of? ☐ Yes ☐ No ☒ Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): 0

Explanation of Assessment or Fee: _____

Appliances Transferring with the Real Estate:

Do any appliances present at the property transfer with the real estate?

- ☒ No appliances transfer
☐ All appliances present at the property transfer
☐ Some appliances transfer

*If you marked some appliances transfer, please give a detailed explanation of which appliances transfer: _____

(Remainder of this page intentionally left blank)

By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

SELLER:

 *John Paul Perry* 08/14/2026

Signature Date

John Paul Perry

Print

Title Company

Signature Date

Print

Title Company

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

BUYER:

Signature Date

Print

Title Company

Signature Date

Print

Title Company



WATER WELL INSPECTION REQUIREMENTS

Property Address: 2000 E. 11th Ave. - Hutchinson, KS 67501

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES _____ NO ☒

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES _____ NO ☒

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

 *John Paul Perry*

08/14/2026

Owner/Seller

Date

Owner/Seller

Date

Buyer

Date

Buyer

Date



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 2000 E. 11th Ave Hutchinson KS 67501

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 JPP 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 JPP 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  John Paul Perry 08/14/2026
29 Seller John Paul Perry Date

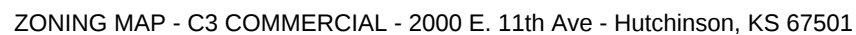
29	Seller	John Paul Perry	Date
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30		
31	Seller	Date

Buyer	Date
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Buyer	Date
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FLOOD MAP - 2000 E. 11th Ave. - Hutchinson, KS 67501



AERIAL MAP - 2000 E. 11th Ave. - Hutchinson, KS 67501