

PROPERTY INFORMATION PACKET

THE DETAILS



15615 E. 21st St. N. /Wichita, KS 67230

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



 **McCurdy**
REAL ESTATE & AUCTION



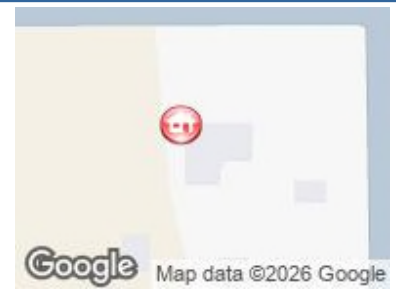
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STANDARD



MLS # 675332
Status Active
Contingency Reason
Property Type Commercial Service
Address 15615 E 21st St. N.
Address 2
City Wichita
State KS
Zip 67230
County Sedgwick
Area SCKMLS
Asking Price \$1,600,000
Class Commercial/Ind/Bus
For Sale/Auction/For Rent For Sale
Associated Document Count 0
Picture Count 36



GENERAL

List Agent	Megan Rae Niedens - OFF: 316-683-0612	List Date	6/15/2026
List Office	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	1/1/2027
Co-List Agent	Rick W Brock - Office: 316-867-3600	Realtor.com Y/N	Yes
Co-List Office	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
Showing Phone	1-888-874-0581	Display Address	Yes
Sale/Lease		VOW: Allow AVM	Yes
Building Size SqFt	2,000 or Less	VOW: Allow 3rd Party Comm	Yes
Number of Acres	5.00	Virtual Tour Y/N	
Zoning	Limited Comm	Days On Market	51
Parcel ID	111-12-0-11-00-002.00	Cumulative DOM	51
# of Stories	1	Input Date	7/1/2026 9:25 AM
Apx Gross Building SqFt	1,281.00	Update Date	8/24/2026
Apx Net Rentable SqFt		Off Market Date	
Apx Min Available SqFt	1,281.00	Status Date	8/24/2026
Apx Max Contiguous SqFt	1,281.00	HotSheet Date	8/24/2026
Apx Vacant SqFt	1,281.00	Price Date	8/24/2026
Land SqFt	206,038.80	BusinessName	
Present Use of Bldg	Farm	Virtual Tour 2 Label	
Bldg on Leased Land		Virtual Tour 4 Label	
Invest Package Available	No	Owner Name	
Year Built	1920	# of Restrooms	1
Subdivision		FIPS Code	20173
Legal	E 3/4 N 440 FT NE 1/4 EXC W 660 FT & EXC E 800 FT SEC 12-27-2E	Apx Industrial SqFt	1281.00
Original Price	\$1,600,000	Apx Retail SqFt	
Term of Lease		BasementYN	n
Virtual Tour 3 Label		Great Plains Navica	
Previous Status		Possible Use	
Owner Name 2		COO Date	
Tax Revitalization Project Y/N	n	Listing Visibility Type	MLS Listing
Sign On Property Y/N	n	Price Per SQFT	
Apx Office SqFt		Mapping	
Apx Warehouse SqFt		Input Date	7/1/2026 9:25 AM
Level of Service	Full Service	RESO Universal Property Identifier	
Present Use		Floor Plans Count	0
On Market Date			
Doc Manager	0		
Geocode Quality	Exact Match		
Sold Price Per SQFT			
Tax ID			
Update Date	8/24/2026 10:21 AM		
Unique Property Identifier			
Showing Start Date			
Floor Plans Update Date			

DIRECTIONS

Directions 21st & 143rd - East on 21st to Property

FEATURES

LOADING DOCK None	FLOORS Concrete Slab	ELECTRICAL Single Phase	LOCKBOX Combination
RAIL None	HEATING Propane Space Heater	MISCELLANEOUS FEATURES Fencing Security Systems	TYPE OF LISTING Excl Right w/o Reserve
OVERHEAD DOORS 11 Ft Clearance	COOLING Window Unit	PROPOSED FINANCING Other/See Remarks	AGENT TYPE Sellers Agent
PARKING Parking Area	TENANT PAID EXPENSES None	TERMS OF LEASE No Leases	FLOOD INSURANCE Unknown
ROAD FRONTAGE City Arterial	OWNER PAID EXPENSES External Building Repairs Electricity Gas Internal Building Repairs Janitorial Mechanical Repairs Personal Property Tax Property Insurance Real Estate Taxes Sewer Site Maintenance Trash Water	DOCUMENTS ON FILE Aerial Photos Ground Water Addendum Lead Paint Sellers Prop. Disclosure Average Utilities	POSSESSION At Closing
LOCATION Freestanding		OWNERSHIP Individual	SPECIAL FEATURES/HANDICAP Other
CONSTRUCTION Metal Fabricate		SHOWING INSTRUCTIONS Call Showing #	CEILING HEIGHT 8-10 feet 11-15 feet
SIDEWALL HEIGHT Less than 10 Ft 11 Ft to 13 Ft			PRESENT USE Retail Warehouse
ROOF Metal			
UTILITIES AVAILABLE Gas Electric Septic Tank Water Well Separate Meters			

FINANCIAL

Assumable Y/N	No
With Financing	
Value Land	
Value Improved	0
General Property Taxes	\$2,199.25
General Tax Year	2025
Special Taxes	4.00
Special Tax Year	2025
Special Balance	4.00
Gross Income	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Prime 5± Acre Redevelopment Opportunity! Limited Commercial Zoning | Premier Northeast Location | Andover School District! Discover an exceptional 5±-acre redevelopment opportunity in one of the area's most sought-after Northeast corridor locations. Zoned Limited Commercial, this unique property offers tremendous potential for commercial development, investment, or continued mixed-use operations. Known as Firefly Farm, this second-generation farmstead is nestled along 21st Street between 143rd and 159th Streets in the highly desirable Andover School District. With roots dating back more than 100 years, Firefly Farm, an eco farm, has long been a place of history, community, and environmental stewardship. Now, this remarkable property is ready for its next chapter. Outbuildings: Detached, three-car garage - 27 × 20 Concrete floor Propagation Tunnel (greenhouse next to home) - 24 x 14 Concrete floor Propane heater Overhead irrigation Pack House Shop/Outbuilding – 24 × 16 Concrete floor Mini-split heater/air conditioner Hot & cold running water Walk-in cooler Farm Shop/Outbuilding – 40 × 20 Concrete floor Farm Barn – 38 × 30 Concrete floor Tractor Shed Outbuilding – 38 × 20 Concrete floor Workshop/Garage metal building (Tan) – 75 × 40 Concrete floor Overhead door 2 Offices 2 Restrooms Home: 1 ,281± sq. ft. 2 bedrooms, 1 bathroom Inviting back porch Living room featuring a fireplace, wood-beamed vaulted ceilings, and luxury vinyl flooring Kitchen with stainless steel refrigerator, gas range/electric oven, dish drawer, and microwave Dining/Sun room with vintage cedar paneling and wrap around windows Laundry/mud room with washer, dryer, utility sink, and countertop workspace Property Features: Drinking/irrigation well Two owned propane tanks: 1,000-gallon tank for the home 500-gallon tank for the shop Two septic systems Fenced and Cross-fenced Mature crab apple trees on north fence line, sawtooth oaks on west, south, and north fence lines, mature pecan trees on interior fence lines Mature orchard with 80 pear, apple, tart cherry, and assorted other fruit trees This incredible property in a premier Northeast location offers a redevelopment opportunity that is limited solely by the new owner's imagination!!! Input fields are based on the 75 x 40 workshop/garage (Tan building). Farm infrastructure and personal property is not included but is negotiable for sale. The four greenhouses, small shed to the east, and market stand next to the front gate do not transfer; however the propagation tunnel next to the home does. Buyers and agents to verify all information pertinent to buyer.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks Input fields are based on the 75 x 40 workshop/garage (Tan building). Farm infrastructure and personal property is not included but is negotiable for sale. The four greenhouses, small shed to the east, and market stand next to the front gate do not transfer; however the propagation tunnel next to the home does. 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
Sale Price
Net Sold Price
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N
Selling Agent
Selling Office
Co-Selling Agent
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name

ADDITIONAL PICTURES





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 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



Property Taxes and Appraisals

15615 E 21ST ST N

Property Description

Property Type	Farm Homesite
Legal Description	E 3/4 N 440 FT NE 1/4 EXC W 660 FT & EXC E 800 FT SEC 12-27-2E
Property Address	15615 E 21ST ST N, , KS 67230
Owner	GARCIA RONALD W
Mailing Address	15615 E 21ST ST N WICHITA KS 67230-7205
Geo Code	MI 00063
PIN	00276458
AIN	111120110000200
Quick Ref ID	R37249
Tax Unit	1412 600 MINNEHA TWP U-385-MWW MI
Land Use	9050 Farming/ranching operation (with improve
2026 Market Land Square Feet	0
2026 Total Acres	4.73
2026 Total Ag Acres	4.73
2026 Appraisal Value	\$111,050
2026 Assessment Value	\$17,692

Residential Structure Characteristics

Year Built	1920
Architectural Style	Bungalow
Main Floor Area	1,281
Upper Floor Area	0

2025-2026
Reed Kumar Garcia
10/15/26

Ronald W Garcia
10/15/26

Above Ground Living Area	1,281
Bedrooms	2
Full Bathrooms	1
Half Bathrooms	0
Basement Type	Crawl - 2
Total Basement Area	0
Recreation Room Basement Finished Area	0
Basement Finished Living Area	0
Condition/Desirability/Utility	AV-
Physical Condition	AV-
More Details	Documents/Reports

Property Value Estimates

Final Value Section Explanation

2026 Appraised Value	\$111,050
2026 Value Method	OVR
Override Reason	Cost Override
Method	Value
Cost Estimate	\$116,890
Market Estimate	\$82,760
MRA Estimate	\$61,060
Weighted Estimate	\$92,360
Indexed Estimate	\$0

Agricultural Land Characteristics

Total Ag Acres (All Types)	4.73
Total Dry Crop Acres	0.00
Total Irrigated Acres	0.00
Total Native Grass Acres	4.73

Leah Danner-Garcia
6/15/26 Revalued 10/15/26

Total Tame Grass Acres

0.00

Total Ag Value (All)

\$260

\$13,800

Dry Crop

\$0

\$0

Irrigated

\$0

\$0

Native Grass

\$260

\$13,800

Tame Grass

\$0

\$0

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

Appraisal Values

Year	Class	Values
2026	Agricultural	\$260 Land
		\$36,090 Improvements
		\$36,350 Total (-3%)
	Farmstead	\$0 Land
2025	Agricultural	\$74,700 Improvements
		\$74,700 Total (-4%)
		\$250 Land
		\$37,340 Improvements
2024	Agricultural	\$37,590 Total (-7%)
		\$0 Land
		\$78,110 Improvements
		\$78,110 Total (-43%)
2023	Agricultural	\$340 Land
		\$40,290 Improvements
		\$40,630 Total (+4%)
	Farmstead	\$29,700 Land
		\$106,280 Improvements
		\$135,980 Total (+9%)
		\$330 Land
		\$38,820 Improvements
		\$39,150 Total (+19%)
		\$29,700 Land
		\$95,560 Improvements
		\$125,260 Total (+13%)

Assessment Values

Year	Class	Values
2026	Agricultural	\$78 Land
		\$9,023 Improvements
		\$9,101 Total (-3%)
	Farmstead	\$0 Land
2025	Agricultural	\$8,591 Improvements
		\$8,591 Total (-4%)
		\$75 Land
		\$9,335 Improvements
2024	Agricultural	\$9,410 Total (-8%)
		\$0 Land
		\$8,983 Improvements
		\$8,983 Total (-43%)
2023	Agricultural	\$102 Land
		\$10,073 Improvements
		\$10,175 Total (+4%)
	Farmstead	\$3,416 Land
		\$12,222 Improvements
		\$15,638 Total (+9%)
		\$99 Land
		\$9,705 Improvements
		\$9,804 Total (+19%)
		\$3,416 Land
		\$10,989 Improvements
		\$14,405 Total (+13%)

Lyle Dammaz-Davis
1/15/26 D. Dammaz-Davis 1/15/26

Year	Class	Values
2022	Agricultural	\$290 Land
		\$32,730 Improvements
		\$33,020 Total (+9%)
	Farmstead	\$28,000 Land
		\$82,560 Improvements
		\$110,560 Total (+18%)
2021	Agricultural	\$260 Land
		\$29,950 Improvements
		\$30,210 Total (-3%)
	Farmstead	\$17,100 Land
		\$76,200 Improvements
		\$93,300 Total (+1%)
2020	Agricultural	\$220 Land
		\$30,910 Improvements
		\$31,130 Total (+2%)
	Farmstead	\$17,100 Land
		\$74,860 Improvements
		\$91,960 Total (+6%)
2019	Agricultural	\$140 Land
		\$30,320 Improvements
		\$30,460 Total (+8%)
	Farmstead	\$19,000 Land
		\$67,570 Improvements
		\$86,570 Total (+12%)
2018	Agricultural	\$470 Land
		\$27,840 Improvements
		\$28,310 Total (+14800%)
	Farmstead	\$12,900 Land
		\$64,630 Improvements
		\$77,530 Total (-28%)
2017	Agricultural	\$190 Land
		\$0 Improvements
		\$190 Total
	Farmstead	\$15,900 Land
		\$92,460 Improvements
		\$108,360 Total

Year	Class	Values
2022	Agricultural	\$87 Land
		\$8,183 Improvements
		\$8,270 Total (+9%)
	Farmstead	\$3,220 Land
		\$9,494 Improvements
		\$12,714 Total (+18%)
2021	Agricultural	\$78 Land
		\$7,488 Improvements
		\$7,566 Total (-3%)
	Farmstead	\$1,967 Land
		\$8,763 Improvements
		\$10,730 Total (+1%)
2020	Agricultural	\$66 Land
		\$7,728 Improvements
		\$7,794 Total (+2%)
	Farmstead	\$1,967 Land
		\$8,609 Improvements
		\$10,576 Total (+6%)
2019	Agricultural	\$42 Land
		\$7,580 Improvements
		\$7,622 Total (+7%)
	Farmstead	\$2,185 Land
		\$7,771 Improvements
		\$9,956 Total (+12%)
2018	Agricultural	\$141 Land
		\$6,960 Improvements
		\$7,101 Total (+12358%)
	Farmstead	\$1,484 Land
		\$7,432 Improvements
		\$8,916 Total (-28%)
2017	Agricultural	\$57 Land
		\$0 Improvements
		\$57 Total
	Farmstead	\$1,829 Land
		\$10,633 Improvements
		\$12,462 Total

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00

Leah Darnat-Garcia 6/15/26 Ronald W Garcia 6/15/26

Totals: \$0.00 \$0.00 \$4.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	128.949000	\$2,199.25	\$4.00	\$0.00	\$0.00	\$2,203.25	\$2,203.25	\$0.00
2024	131.180000	\$3,213.70	\$5.00	\$33.53	\$0.00	\$3,252.23	\$3,252.23	\$0.00
2023	133.428000	\$3,133.42	\$8.38	\$26.18	\$0.00	\$3,167.98	\$3,167.98	\$0.00
2022	134.652000	\$2,733.53	\$8.38	\$0.00	\$0.00	\$2,741.91	\$2,741.91	\$0.00
2021	131.411000	\$2,358.31	\$7.90	\$0.00	\$0.00	\$2,366.21	\$2,366.21	\$0.00
2020	131.602000	\$2,371.54	\$7.80	\$0.00	\$0.00	\$2,379.34	\$2,379.34	\$0.00
2019	131.592136	\$2,267.13	\$7.80	\$0.00	\$0.00	\$2,274.93	\$2,274.93	\$0.00
2018	131.375000	\$2,058.25	\$5.88	\$0.00	\$0.00	\$2,064.13	\$2,064.13	\$0.00
2017	129.719000	\$1,577.96	\$5.88	\$0.00	\$0.00	\$1,583.84	\$1,583.84	\$0.00
2016	126.597000	\$1,463.91	\$4.88	\$0.00	\$0.00	\$1,468.79	\$1,468.79	\$0.00

Tax Authorities

Tax Authority	Tax Rate	% of Total	\$ Allocation
0101 STATE	1.500000	1.16 %	\$25.58
0201 COUNTY	27.567000	21.38 %	\$470.16
0433 MINNEHA TOWNSHIP	16.627000	12.89 %	\$283.58
0617 USD 385	11.239000	8.72 %	\$191.68
0617 USD 385 SC	7.940000	6.16 %	\$135.42
0617 USD 385 SG	20.000000	15.51 %	\$341.10
0733 USD 385 BOND	26.162000	20.29 %	\$446.20
1108 SEDG CO FIRE DISTRICT #1	16.754000	12.99 %	\$285.74
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160000	0.90 %	\$19.78
1706 MIDDLE WALNUT RIVER WATERSHED 60	0.000000	0.00 %	\$0.00
Total: 128.949000		100%	\$2,199.25

Leah Dunmore Garcia 6/15/26 Ronald W Garcia 6/15/26

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 15615 E. 21st St. N. - Wichita, KS 67230

Seller: Ronald W. Garcia and Leah Dannar-Garcia

Date of Purchase

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES						ELECTRICAL					
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking the appropriate boxes.			TRANSFERS TO BUYER			Indicate the condition of the following items by marking the appropriate boxes.
None Does Not Transfer	Working	Not Working	Don't Know	Smart Device		None Does Not Transfer	Working	Not Working	Don't Know	Smart Device	
☒	☐	☐	☐	☐	Disposal	☐	☐	☒	☐	☐	Smoke/Fire Detectors
☐	☐	☒	☐	☐	Dishwasher	☐	☐	☒	☐	☐	Light Fixtures
☐	☐	☒	☐	☐	Oven	☐	☐	☒	☐	☐	Switches/Outlets
☐	☐	☒	☐	☐	Range (Circle One) Gas Electric	☐	☐	☒	☐	☐	Ceiling Fan(s)
☐	☐	☒	☐	☐	Microwave	☐	☐	☒	☐	☐	Bathroom Vent Fan(s)
					Built in (Circle One) YES NO	☐	☐	☒	☐	☐	Telephone Wiring/Blocks/Jacks
☒	☐	☐	☐	☐	Range Hood	☐	☐	☐	☒	☐	Door Bell
					Vented Outside (Circle One) YES NO	☒	☐	☐	☐	☐	Intercom
☐	☐	☒	☐	☐	Kitchen Refrigerator	☒	☐	☐	☐	☐	Garage Door Opener
☐	☐	☒	☐	☐	Clothes Washer	# of Remotes:					Keypad Entry: (Circle One) YES NO
☐	☐	☒	☐	☐	Clothes Dryer	☒	☐	☐	☐		Aluminum Wiring
☒	☐	☐	☐	☐	Trash Compactor	☐	☐	☒	☐		Copper Wiring
☒	☐	☐	☐	☐	Central Vacuum	☐	☐	☒	☐		220 Volt
☒	☐	☐	☐	☐	Exterior Attached Gas Grill		100	☐			Service Panel Total Amps
☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease Company
☐	☐	☐	☐	☐	Other: _____						Wind - (Circle One) Own Rent/Lease
☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	Hydroelectric - (Circle One) Own Rent/Lease
☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	Security System - (Circle One) Own Rent/Lease Company
Comments:											Audio/Video Surveillance System

Rev 12/23

SELLER'S INITIALS: *AWJ RCOH*

Pg 1 of 7

BUYER'S INITIALS: _____

#1004

WATER/SEWAGE SYSTEMS (See Part II Also)						HEATING & COOLING SYSTEMS										
TRANSFERS TO BUYER					Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	TRANSFERS TO BUYER					Smart Device	Indicate the condition of the following items by marking the appropriate boxes.			
None	Does Not Transfer	Working	Not Working	Don't Know			None	Does Not Transfer	Working	Not Working	Don't Know					
						Sewage Systems									Cooling System	
						Sump Pump									Type	
						Backup Sump Pump/Battery									Age	
						Plumbing									Heating System	
						Type									Type	
						Water Heater (Circle One) <u>Elect</u> Gas									Age	
						Size & Age									Window/Wall Air Conditioning Units	
						Instant Hot Water									Electronic Air Filter	
						Water Softener									Humidifier	
						(Circle One) Own Rent/Lease Company									Fireplace	
						Water Purifier/Reverse Osmosis									Fireplace Insert <u>No</u>	
						Underground Sprinkler System									Wood burning Stove	
						Backflow Device (Circle One) YES NO									Chimney/Flue - Date Last Cleaned	
						Date Last Tested or Inspected									Gas Log Lighter	
						Pool Equipment									Whole House Attic Fan	
						Hot Tub/Spa									Solar Equipment - (Circle One) Own Rent/Lease Company	
Comments:															Geothermal	
															Propane Tank - (Circle One) <u>Own</u> Rent/Lease Company	
						Comments:										
MEDIA						SMART DEVICES										
TRANSFERS TO BUYER					Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	Any additional smart technology devices not covered in this form to transfer with the property, and any additional comments. Please list below:									
None	Does Not Transfer	Working	Not Working	Don't Know												
						Satellite Dish										
						# of Rcvrs/Remotes										
						Attached Antennas										
						Cable TV Wiring/Jacks										
						Attached Television Mount(s) <u>3</u>										
						Projector(s)										
						Projector Screen(s)										
						Surround Sound Speakers										
						Wired for Surround Sound										
Comments:						Any Additional Comments For Part I.										

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
☐	☒	☐	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: ☐ Basement ☒ Crawl Space ☐ Slab
☐	☐	☐	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☒ NO
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
☒	☐	☐	Movement, shifting, deterioration or other problems with walls or foundation?
☒	☐	☐	Cracks or flaws in the walls, floors or foundation?
☐	☒	☐	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☒	☐	Problems with operation of windows or doors, or broken seals?
☐	☒	☐	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Is there insulation in the walls?
☐	☒	☐	Is there insulation in the floors?
Additional Comments:			

House built in 1916 with additions added through the years. So there will always be shifting

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
	☒	☐	Age: <u>16 yrs.</u> Type: <u>composite shingles</u>
☐	☒	☐	To your knowledge, are there any ☐ PAST ☐ PRESENT roof leaks? (Mark One) If any, identify details below.
☐	☐	☐	During your ownership, has the roof ever been ☒ REPLACED? ☒ REPAIRED? (Mark One) If YES, Date: <u>16 yrs.</u> <u>2 yrs.</u> (Identify details below.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☒	☐	Do you know of any problems with chimneys or chases? (If YES, explain below.)
☐	☒	☐	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☒	☐	☐	Is there insulation in the ceiling/attic?
Additional Comments:			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
☐	☒	☐	Presence of any mold/mildew in the property?
☐	☒	☐	Any problems created by mold or mildew for occupants of the structure during your ownership?
☐	☒	☐	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
☐	☒	☐	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☐	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS	
☐	☒	☐	Is the property connected to City Water?	
☐	☒	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____	
☒	☐	☐	Is the property connected to any private water systems? (Mark all that apply.)	
			☒ Drinking Well	☒ Irrigation Well
			☐ Geo-Thermal Well	
☒	☐	☐	Working? Type: <u>Submersible</u>	Location: <u>South of House</u> Depth: <u>125'</u>
☐	☐	☐	Working? Type: _____	Location: _____ Depth: _____
☐	☐	☐	Working? Type: _____	Location: _____ Depth: _____
☒	☒	☐	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
☒	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.	
☒	☐	☐	Is the property connected to a septic system? Date Last Pumped: <u>3 yr.</u>	
			Tank Size: <u>House 4K</u>	Location: <u>East of House</u>
			# feet laterals: <u>4K</u>	# Feet infiltrators: _____ Location: <u>shop S.E. of Building</u>
☐	☒	☐	Is the property connected to a lagoon system? Location: _____	
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
☐	☐	☒	Has the main waste disposal line ever been snaked or scoped?	
☐	☒	☐	To your knowledge, is there any problem relating to the waste disposal system?	
Additional Comments:				
YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS	
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)				
☐	☒	☐	Any water leakage in or around the fireplace or chimney?	
☐	☒	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?	
☐	☒	☐	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
☐	☒	☐	Any leaks caused by appliances?	
☐	☒	☐	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
☒	☐	☐	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☒ CRAWL SPACE	
☒	☐	☐	Any accumulation of water within the basement/crawl space?	
☒	☐	☐	Sump Pump(s) Location(s): <u>in pump house</u>	
☐	☒	☐	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☐ EXTERIOR	
Additional Comments:				
<u>water can accumulate in pump house under extreme amount of rain. Portable sump pump in area</u>				
YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT	
☒	☐	☐	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)	
			☒ WOOD DESTROYING INSECTS	☐ DRY ROT
			☐ OTHER WOOD INFESTATION	
☒	☐	☐	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)	
			☒ WOOD DESTROYING INSECTS	☐ DRY ROT
			☐ OTHER WOOD INFESTATION	
☒	☐	☐	Have there been any repairs of such damage? (If YES, explain below.)	
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____	Warranty Expiration Date: _____
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	
Additional Comments:				
<u>termites in small areas of Barn + garage -> Damage was repaired</u>				

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Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

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Attach all relevant documentation for further explanation, including any and all repair reports.

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SECTION 7

ENVIRONMENTAL CONDITIONS

YES	NO	DON'T KNOW	
☐	☒	☐	Is the property located in a subdivision with a master drainage plan?
☐	☐	☐	If YES, is the property in compliance?
☐	☒	☐	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☐	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☒	☐	☐	Do mineral rights convey to buyer? If NO, please define: _____
			Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☒	☐	Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☒	☐	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
☒	☐	☐	Asbestos
☐	☒	☐	Contaminated soil or water (including drinking water)
☐	☒	☐	Landfill or buried materials
☐	☐	☒	Lead-based paint (If YES, attach disclosure.)
☐	☒	☐	Radon gas in house or well Has a mitigation system been installed? (Mark One) ☐ YES ☐ NO
☐	☒	☐	Methane Gas
☐	☒	☐	Oil sheers in wet areas
☐	☒	☐	Radioactive material
☐	☒	☐	Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	Underground fuel or chemical storage tanks
☐	☒	☐	EMFs (Electro Magnetic Fields)
☐	☒	☐	Urea formaldehyde foam insulation (UFFI)
☐	☐	☐	Other: _____
☐	☒	☐	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☒	☐	To your knowledge, are any of the above conditions present near your property?
Comments:			

SECTION 8

BOUNDARIES/LAND

YES	NO	DON'T KNOW	
☐	☒	☐	Have you had a survey of the property? (If YES, attach copy if available.)
☒	☐	☐	Are the boundaries of your property marked in any way?
☒	☐	☐	Is there any fencing on the boundaries of the property?
☒	☐	☐	Does fencing belong to the property? If YES, which sides? <u>Fence is 6" inside Property lines</u>
☐	☒	☐	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
☐	☐	☐	Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☒	☐	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☐	☒	☐	To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☒	☐	Do you currently, or have you ever, paid flood insurance for the property?
☐	☒	☐	To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☒	☐	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			☐ EXPANSIVE SOIL ☐ EARTH MOVEMENT
			☐ FILL DIRT ☐ UPHEAVAL
			☐ SLIDING ☐ EARTH STABILITY PROBLEMS
			☐ SETTLING
Comments:			

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Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9
			SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
			The law requires that the Seller disclose the existence of special assessments against a property.
☐	☒	☐	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☒	☐	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
			☐ Owner ☐ County ☐ Public Record ☐ Other: _____
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
			Annual Dues? _____ Initiation Fee? _____
			Homeowner's Association contact information: _____
☐	☒	☐	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
			Comments:
YES	NO	DON'T KNOW	SECTION 10
			MISCELLANEOUS
☐	☒	☐	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?
☐	☒	☐	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☒	☐	Is the present use of the property a non-conforming use?
☒	☐	☐	Have there been any insurance claims during the seller's ownership?
☒	☐	☐	Were repairs made? If so, explain: <u>Three tree limbs fell on roof (damage repaired) 2 yrs ago</u>
☐	☒	☐	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☐	☒	☐	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
☒	☐	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☒	☐	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☒	☐	☐	Do all window and door treatments remain? If NO, please list: <u>curtains in livingroom and back bedroom</u>
☐	☒	☐	Does any other personal property remain? If YES, please list: <u>stereo system</u>
☐	☒	☐	Does the property contain any of the following? (Mark all that apply.)
			☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature
☐	☐	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____
☐	☐	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
			Explain: _____
☐	☒	☐	Is the property in a historic, holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☐	☐	☒	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☐	☒	☐	Are there any transferable warranties on the property or any of its components?
			Comments:
			Any Additional Comments For Part II:

SELLER'S ACKNOWLEDGEMENT

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288 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's
289 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the
290 Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and
291 releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with
292 the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other
293 real estate brokers and agents and prospective buyers of the property.

294 Seller is occupant: ☒ YES ☐ NO

295 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

296 SELLER: Ronald W Garcia SELLER: Lake Dammaz-Arcia
297 Date Date

298 BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

299 1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject
300 to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by
301 the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract
302 with the Seller.

303 2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical
304 defects in the property.

305 3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
306 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information
307 regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at
308 <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

309 4. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that
310 is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be
311 affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential
312 for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by
313 contacting the Metropolitan Area Planning Department.

314 BUYER: _____ BUYER: _____
315 Date Date

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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).

RJ
JCD (ii) ☒ 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).

RJ
JCD (ii) ☒ 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) *MEW* 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.

<i>Ronald W. Garcia</i>	<i>6/15/26</i>	<i>Leah Dammaz-Garcia</i>	<i>6/15/26</i>
Seller	Date	Seller	Date
<i>Megan E. Nien</i>	<i>6/15/26</i>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 15615 E. 21st St. N. - Wichita, KS 67230

2 Seller: Ron Garcia & Leah Danmar-Garcia

Date of Purchase: 1958 / 1978

3 Property currently zoned as: Light Commercial

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on
5 the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction,
6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know
7 something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the
8 form. Prospective Buyers may rely on the information you provide.

9 **Instructions:** (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available
10 supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a
11 question, use the comment lines to explain.

12 By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.

13 **Message to the Buyer:** Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material
14 (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is
15 important that you take an active role in obtaining the information about the Property.

16 **Instructions:** (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any
17 incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain
18 professional inspections of the Property. (6) Investigate the surrounding area.

19 THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

Indicate the condition of the following items by marking the appropriate box.
Check only one box for each item.

None
Does Not Transfer
Working
Not Working
Don't Know

WATER SYSTEMS

☐ ☐ ☒ ☐ ☐

Well/Pump

☐ ☐ ☒ ☐ ☐

Drinking

working

Irrigation

category 2 or 3 -> see addendum

☐ ☐ ☒ ☐ ☐

Location

SE of house

☐ ☐ ☒ ☐ ☐

Depth

125 feet

☐ ☐ ☒ ☐ ☐

Type

submersible pump

If on well water, has water ever shown test results of contamination? ☐ Yes ☒ No

Is the property connected to ☐ city ☐ rural water systems? ☒ No

Rural Water Transfer? ☐ Yes ☒ No Transfer Fee \$

☒ ☐ ☐ ☐ ☐

Cistern

☐ ☐ ☐ ☐ ☐

Other

Comments:

DRAINAGE/SEWAGE SYSTEMS

☐ ☐ ☒ ☐ ☐

Sewer Lines

☐ ☐ ☒ ☐ ☐

Septic/Laterals

☒ ☐ ☐ ☐ ☐

Lagoon

shop - 1000 gallons southeast of shop

☐ ☐ ☒ ☐ ☐

Tank Size

House -

Don't know

location EAST of house

☐ ☐ ☒ ☐ ☐

Feet of Laterals

Don't know

☐ ☐ ☐ ☐ ☒

Other

☐ ☐ ☐ ☐ ☐

Other

Comments: There is a gray water pit on the west side of house where kitchen & mudroom sinks drain

Seller's Initials RLG JCG

Buyer's Initials

PART II

Answer questions to the best of your (Seller's) knowledge.

None
Does Not Transfer
Working
Not Working
Don't Know

- 43 ☐ ☐ ☒ ☐ ☐ Is there a propane tank on the property? **GAS/ELECTRIC**
 44 If yes, is it ☒ owned ☐ leased?
 45 Company: _____
 46 ☒ ☐ ☐ ☐ ☐ Are there solar panels on the property?
 47 If yes, are they ☐ owned ☐ rented/leased?
 48 Company: _____
 49 ☒ ☐ ☐ ☐ ☐ Are there wind turbines on the property?
 50 If yes, are they ☐ owned ☐ rented/leased?
 51 Company: _____
 52 ☒ ☐ ☐ ☐ ☐ Is there hydroelectric on the property?

*House is 1000 gallons
Shop is 500 gallons*

Yes
No
Don't Know

- 53 ☐ ☒ ☐ ☐ Is gas connected to property? If not, distance to nearest source? don't know
 54 ☒ ☐ ☐ ☐ Is electricity connected to property? If not, distance to nearest source? _____
 55 ☐ ☐ ☒ ☐ To your knowledge, is there any additional costs to hook up utilities?
 56 If yes, please explain: _____

57
 58 Comments: House and shop electricity are on separate service
 59 \$ meters

DRAINAGE/SEWAGE SYSTEMS

- 60 ☐ ☒ ☐ Is property connected to a public sewer system?
 61 If yes, no explanation required.
 62 ☒ ☐ ☐ Is there a septic tank/lagoon system serving this property?
 63 If yes, when was it last serviced? Date 2025
 64 ☐ ☒ ☐ To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
 65 ☐ ☒ ☐ To your knowledge, is the property located in a federally designated flood plain or wetlands area?
 66 ☐ ☒ ☐ Is the property located in a subdivision with a master drainage plan?
 67 ☐ ☒ ☐ If so, is this property in compliance?
 68 ☐ ☒ ☐ Has the property ever had a drainage problem during your ownership?
 69 ☐ ☒ ☐ Do you currently pay flood insurance?
 70 ☐ ☐ ☐ Other drainage/sewage systems and their conditions: See answers on lines 34-42
 71 Comments: _____
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BOUNDARIES/LAND

- 73 ☐ ☒ ☐ Have you had a survey of your property?
 74 ☒ ☐ ☐ Are the boundaries of your property marked in any way?
 75 ☒ ☐ ☐ Is there any fencing on the boundary(ies) of the property?
 76 ☒ ☐ ☐ If yes, does the fencing belong to the property?
 77 ☐ ☒ ☐ To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
 78 ☐ ☒ ☐ Are there any features of the property shared in common with adjoining landowners, such as walls, fences,
 79 roads, driveways?
 80 ☐ ☒ ☐ Is this property owner responsible for maintenance of any such shared feature?
 81 ☐ ☒ ☐ Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability
 82 problems that have occurred on the property or in the immediate neighborhood?
 83 Comments: _____
 84

All fence lines are set back 6 inches from property lines

Seller's Initials RW 2024

Buyer's Initials _____

Yes No Don't Know

HOMEOWNER'S ASSOCIATION

Is the property subject to rules or regulations of any homeowner's association?

Annual dues \$ _____ Initiation Fee \$ _____

To your knowledge, are there any problems relating to any common area?

Have you been notified of any condition which may result in an increase in assessments?

Comments: _____

ENVIRONMENTAL CONDITIONS

To your knowledge, are any of the following substances, materials, or products present on the real property?

Asbestos siding on east wing of house & garage

Contaminated soil or water (including drinking water)

Landfill or buried materials

Methane gas

Oil sheers in wet areas

Radioactive material

Toxic material disposal (e.g., solvents, chemicals, etc.)

Underground fuel or chemical storage tanks

EMFs (Electro Magnetic Fields)

Gas or oil wells in area

Other

To your knowledge, are any of the above conditions present near your property?

Comments: _____

MISCELLANEOUS

To your knowledge:

Are there any gas/oil wells on the property or adjacent property?

Is the present use of the property a non-conforming use?

Are there any violations of local, state or federal government laws or regulations relating to this property?

Is there any existing or threatened legal or regulatory action affecting this property?

Are there any current special assessments or do you have knowledge of any future assessments?

Are there any proposed or pending zoning changes on this or adjacent property?

Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?

Are there any diseased or dead trees or shrubs?

Is the property located in an area where public authorities have or are contemplating condemnation proceedings?

Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.

Comments: _____

Seller Owns:

Mineral Rights:

100 % pass with the land to the Buyer _____ % remain with the Seller

_____ % are owned by third party _____ unknown

Are there any oil, gas, or wind leases of record or Other? Please explain: _____

Crops planted at the time of sale:

_____ pass with the land to the Buyer _____ remain with the Seller

_____ none X negotiable

_____ Other (please describe): _____

Seller's Initials RW G LCOA

Buyer's Initials _____

Tenant's rights apply to the subject property with lease or shares as follows: none

Water Rights:

_____ pass with the land to the Buyer - Permit # _____
_____ remain with the Seller - Permit # _____
_____ have been terminated

Comments: _____

SELLER'S ACKNOWLEDGMENT

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Ronald W Garcia 6/25/26
Seller Date

Leah Danner Garcia 6/25/26
Seller Date

OR

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller. I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

Seller Date Seller Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTOR® concerning the condition or value of the property.
2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: _____
4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

Buyer Date Buyer Date

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Seller's Initials

RWG LCG

Buyer's Initials



McCurdy
REAL ESTATE & AUCTION

WATER WELL INSPECTION REQUIREMENTS

Property Address: 15615 E. 21st St. N. - Wichita, KS 67230

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 X NO _____

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

Location of Well: Behind home (South)

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

If yes, what type? Septic X (2) Lagoon _____

Location of Lagoon/Septic Access: East of home. and SE of shop.

Ronald W. Garcia 6/15/26
Owner/Seller Date
Leah Dammaz-Garcia 6/15/26
Owner/Seller Date

Buyer Date

Buyer Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

The parties are proposing the sale and purchase of certain property, commonly known as:

15615 E. 21st St. N. - Wichita, KS 67230

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

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

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

X Seller has no knowledge of groundwater contamination or other environmental concerns;
or
____ Known groundwater contamination or other environmental concerns are:

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

X Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or
____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

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

CERTIFICATION

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

Ronald W Garcia 6/15/26
Seller Date

Leah Dammert-Garcia 6/15/26
Seller Date

Buyer Date

Buyer Date

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AVERAGE MONTHLY UTILITIES MISCELLANEOUS INFORMATION

Property Address: 15615 E. 21st St. N. - Wichita, KS 67230 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

	Utility Provider Company	12 Month Avg
Electric:	<u>Every House & Shop</u>	<u>\$218 & \$83</u>
Water & Sewer:	<u>Wet Water & Septic</u>	<u>N/A</u>
Gas Propane:	<u>House & Shop</u>	<u>\$50 & \$110</u>

If propane, is tank owned or leased? Owned ~~X2~~ Leased House is 1000 Gallons
Shop is 500 Gallons

If leased, please provide company name and monthly lease amount:

Appliances that Transfer:

Refrigerator?	<u>Yes</u>	No
Dishwasher?	<u>Yes</u>	No
Stove/Oven?	<u>Yes</u>	No
Microwave?	<u>Yes</u>	No

Washer?	<u>Yes</u>	No
Dryer?	<u>Yes</u>	No
Other?	_____	

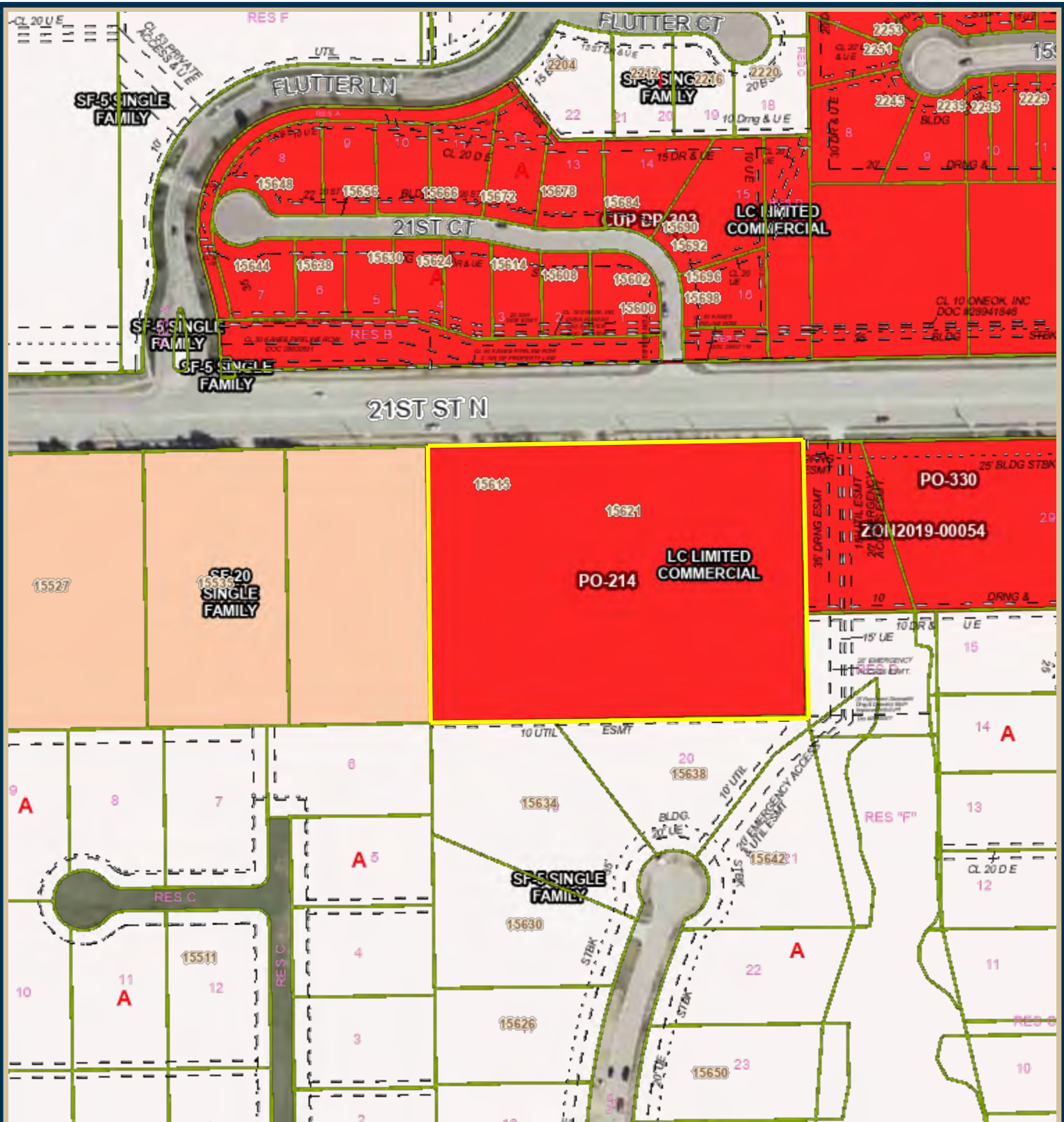
Homeowners Association: Yes No

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? See addendum

Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.



Geographic Information Services
Sedgwick County...
working for you

15615 E. 21st St. N., Wichita, KS 67230 - LC Limited Commercial Zoning

Date: 6/8/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

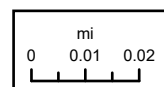
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

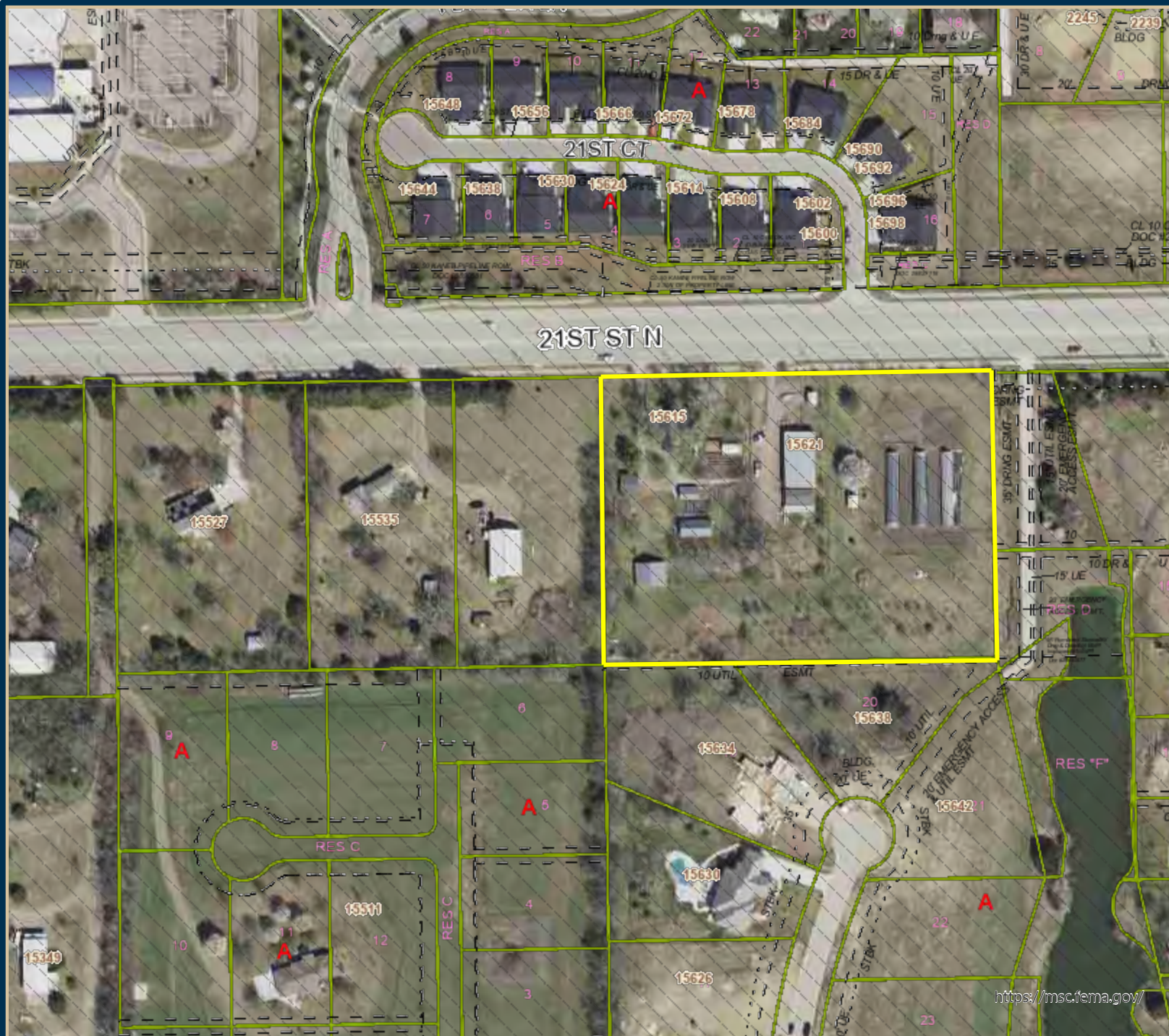
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Sedgwick County, Kansas



1:2,257





Sedgwick County, Kansas



Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A
A

AE
AE,

AE, FLOODWAY

AE, FLOODWAY

AH
AH

AO
AO

X - Area of Special Consideration

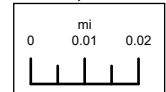
X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X
X,

Area Not Included



1:2,257



Date: 6/8/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.



Geographic Information Services
Sedgwick County...
working for you

15615 E. 21st St. N., Wichita, KS 67230 - Aerial

Date: 6/8/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

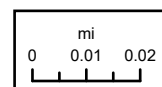
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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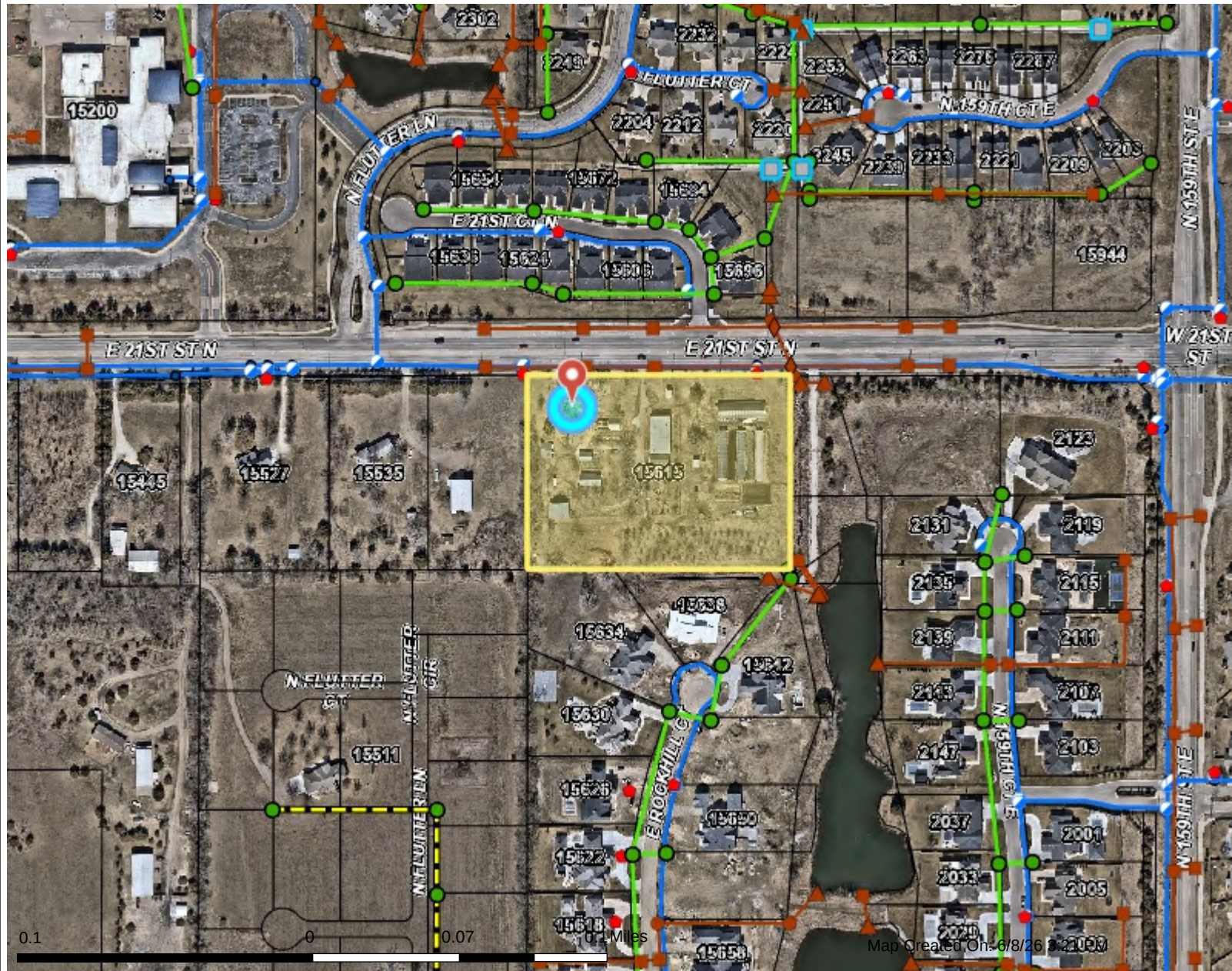
Sedgwick County, Kansas



1:2,257



15615 E. 21st St. N., Wichita, KS 67230 - Utilities



Legend

- Storm Structures**
 - Manhole
 - Inlet
 - Outfall
 - Other
- Headwalls
- City BMPs
- Private Non-City BMPs
- Storm Conduit
- Open Channel Structures
- Open Channel Conduit
- Sewer Manholes
- Sewer Mains**
 - Public
 - Private
 - Under Construction
- Water Sample Stations
- Water Hydrants
- Water Valves
- Backflow Devices
- Water Nodes
- Water Mains**
 - Private
 - <all other values>
- Parcels
- Mile Markers
- Address Labels Prime
- Andover Address Labels
- Roads
- Andover Roads
- Railroads

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 4,514

