

PROPERTY INFORMATION PACKET | THE DETAILS



920 & 924 E. North St. | Salina, KS 67401

AUCTION: BIDDING OPENS: Tues, Jan 14th @ 2:00 PM

BIDDING CLOSING: Wed, Jan 21st @ 2:00 PM

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



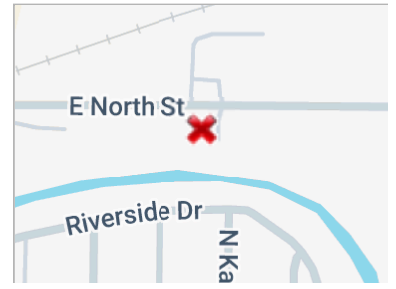


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MLS

MLS # 648692
Status Active
Contingency Reason
Property Type Industrial
Address 920 E North
Address 2
City Salina
State KS
Zip 67401
County Saline
Area SCKMLS
Asking Price \$0
Class Commercial/Ind/Bus
For Sale/Auction/For Rent Auction
Associated Document Count 2
Picture Count 36

**GENERAL**

List Agent - Agent Name and Phone	Curtis Marshall - CELL: 785-826-0824	List Date	11/20/2024
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	88-874-0581	VOW: Allow AVM	Yes
Sale/Lease		VOW: Allow 3rd Party Comm	Yes
Building Size SqFt	5,001 - 10,000	Virtual Tour Y/N	
Number of Acres	0,80	Days On Market	27
Zoning	Industrial Park	Cumulative DOM	27
Parcel ID	081-12-0-40-01-005.00-0	Cumulative DOMLS	
# of Stories	1	Input Date	12/17/2024 1:44 PM
Apx Gross Building SqFt	8,463.00	Update Date	12/17/2024
Apx Net Rentable SqFt		Off Market Date	
Apx Min Available SqFt	8,463.00	Status Date	12/17/2024
Apx Max Contiguous SqFt	8,463.00	HotSheet Date	12/17/2024
Apx Vacant SqFt	8,463.00	Price Date	12/17/2024
Land SqFt	34,404.00		
Present Use of Bldg	Storage		
Bldg on Leased Land			
Invest Package Available	No		
Year Built	1966		
Subdivision			
Legal	SURVEYORS PLAT G, S12, T14, R3, LT 6 & E 10.75 VAC ALLEY		

DIRECTIONS

Directions (Salina) North & Ohio - West on North to property

FEATURES

LOADING DOCK None	ROOF Metal	TENANT PAID EXPENSES None	PROPOSED FINANCING Other/See Remarks
RAIL None	UTILITIES AVAILABLE Gas	OWNER PAID EXPENSES External Building Repairs	TERMS OF LEASE No Leases
OVERHEAD DOORS 4 or More 10 Ft Clearance 12 Ft or More Clearance	Electric City Water City Sewer Separate Meters	Electricity Gas Internal Building Repairs	DOCUMENTS ON FILE Aerial Photos
PARKING Parking Area	FLOORS Concrete Slab	Janitorial Mechanical Repairs	OWNERSHIP Trust
ROAD FRONTAGE City Secondary	HEATING Forced Air Gas	Property Insurance Real Estate Taxes Sewer Site Maintenance	SHOWING INSTRUCTIONS Call Showing #
LOCATION Freestanding	COOLING Central Air	Trash Water	LOCKBOX Combination
CONSTRUCTION Metal Fabricate	Electric	ELECTRICAL	TYPE OF LISTING Excl Right w/o Reserve
			AGENT TYPE Sellers Agent

FEATURES**SIDEWALL HEIGHT**

Less than 10 Ft
14 Ft to 16 Ft

Three Phase
MISCELLANEOUS FEATURES
Security Lights

FLOOD INSURANCE

Unknown
POSSESSION
At Closing

FINANCIAL

Assumable Y/N No
With Financing Value Land
Value Improved 0
General Property Taxes \$2,642.14
General Tax Year 2023
Special Taxes 0.00
Special Tax Year 2023
Special Balance 0.00
Gross Income
Earnest \$ Deposited With Security 1st Title

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, January 14th, 2025 at 2 PM (cst) | BIDDING CLOSING: Wednesday, January 22nd, 2025 at 2 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! Two office /warehouse buildings, sitting on 0.80+/- acres, located in the industrial park area of central Salina! Totaling 8,463+/- sq ft between the two buildings, this lot has so much to offer! Two Buildings, 8,463 Gross Sq. Ft. 0.80+/- Acre Lot Zoned I-2 Industrial Offices and Warehouse Parking Area Terrific Location 920 E. North St. 50' x 80' Remodeled in 2021 New Insulation New Electric - Three Phase New Metal Skin on Interior Walls Radiant Heat 12' x 10' and 12' x 12' Garage Doors Office Space and 2 Restrooms 924 E. North St. Multiple Offices w/ CH/CA Kitchenette One Restroom Sizable Warehouse w/ Skylights Two 10 ft. Garage Doors Carport *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount of \$25,000.

MARKETING REMARKS**Marketing Remarks****AUCTION**

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	1/14/2025	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	01/21/2025 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	25,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions

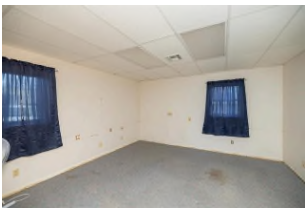
PERSONAL PROPERTY**Personal Property****SOLD**

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 - Agent Name and Phone
Selling Office - Office Name and Phone

Co-Selling Agent - Agent Name and Phone
Co-Selling Office - Office Name and Phone
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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



McCurdy
REAL ESTATE & AUCTION

LIMITED-KNOWLEDGE SELLER'S DISCLOSURE

Property Address: 920 E. North St. - Salina, KS 67401 (the "Real Estate")

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

Occupancy: Tenant-Occupied Owner-Occupied Vacant

Lease information (if applicable):

Written Lease: Yes No

Term of Lease: Month-to-Month Fixed Expiration Date (Please provide date): _____

Rent Amount: _____ Tenant current on rent: Yes No

Deposit Amount: _____

Appliances Transferring with the Real Estate:

Refrigerator: Yes No None/Unknown
Stove/Oven: Yes No None/Unknown
Dishwasher: Yes No None/Unknown

Microwave: Yes No None/Unknown
Washer: Yes No None/Unknown
Dryer: Yes No None/Unknown

Utilities:

	Utility Provider/Company	Utility On or Off	Utility Paid By
Electric:	<u>Everg</u>	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water/Sewer:	<u>City</u>	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Gas:	<u>Kansas gas</u>	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Propane:	_____	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner

Propane tank information (if applicable): Owned Leased

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

Other Utility: _____ On Off Tenant Owner

Have any utility meters been removed? Yes No Unknown

If yes, please provide details including type of meter and applicable address or unit:

Code Violations:

Does the property have any code violations? Yes No Unknown

If yes, please provide details: _____

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): _____

Explanation of Assessment or Fee: _____

Homeowners Association:

Is the property subject to HOA fees? Yes No Unknown

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

Property Disclosures:

Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.) (if none, write "none")?

None

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



WATER WELL INSPECTION REQUIREMENTS

Property Address: 920 E. North St. - Salina, KS 67401

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: _____

Authentisign
Kelly J. Balthazor

11/11/2024

Owner/Seller

Date

Owner/Seller

Date

Buyer

Date

Buyer

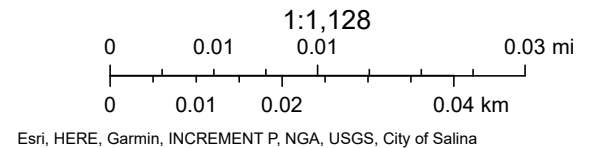
Date

920 E. North St., Salina, KS 67401 - Zoning I-2 Industrial



12/16/2024, 4:53:25 PM

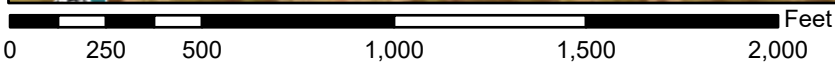
County Roads Names	14076E167640N.sid	14076E99000N.sid	13337E99000N.sid	13284E167640N.sid	Zoning
City Limits	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	I-2
Parks	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	R-1
Parcels	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	R-2



National Flood Hazard Layer FIRMMette



97°36'6"W 38°51'9"N



1:6,000

97°35'28"W 38°50'41"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/16/2024 at 10:56 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

920 E. North St., Salina, KS 67401 - Aerial



12/16/2024, 4:50:00 PM

County Roads Names	14076E167640N.sid	14076E99000N.sid	13337E99000N.sid	13284E167640N.sid
City Limits	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1
Parks	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2
Parcels	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3

1:1,128

0 0.01 0.01 0.03 mi
0 0.01 0.02 0.04 km

Esri, HERE, Garmin, INCREMENT P, NGA, USGS, City of Salina

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission *(If Applicable)*
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents *(If Applicable)*

THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium *(If Applicable)*
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee *(If Applicable)*
- All New Loan Charges *(If Obtaining Financing)*
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. *(If Applicable)*

