

# PROPERTY INFORMATION PACKET | THE DETAILS



## **920 Millington St. | Winfield, KS 67156**

AUCTION: BIDDING OPENS: Tues, June 16<sup>th</sup> @ 2:00 PM

BIDDING CLOSING: Thurs, June 25<sup>th</sup> @ 2:00 PM

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



**McCurdy**  
REAL ESTATE & AUCTION



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**MLS**



**MLS #** 673226  
**Status** Active  
**Contingency Reason**  
**Property Type** Retail  
**Address** 920 Millington  
**Address 2**  
**City** Winfield  
**State** KS  
**Zip** 67156  
**County** Cowley  
**Area** SCKMLS  
**Asking Price** \$0  
**Class** Commercial/Ind/Bus  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 1  
**Picture Count** 36



**GENERAL**

<b>List Agent - Agent Name and Phone</b>	Tonya Wituk	<b>List Date</b>	4/20/2026
<b>List Office - Office Name and Phone</b>	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	<b>Realtor.com Y/N</b>	Yes
<b>Co-List Agent - Agent Name and Phone</b>		<b>Display on Public Websites</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>Display Address</b>	Yes
<b>Showing Phone</b>	888-874-0581	<b>VOW: Allow AVM</b>	Yes
<b>Sale/Lease</b>		<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Building Size SqFt</b>	5,001 - 10,000	<b>Virtual Tour Y/N</b>	
<b>Number of Acres</b>	0.18	<b>Days On Market</b>	28
<b>Zoning</b>	Central Bus Dis	<b>Cumulative DOM</b>	28
<b>Parcel ID</b>	178-28-0-10-38-007.00-0	<b>Cumulative DOMLS</b>	
<b># of Stories</b>	1.5	<b>Input Date</b>	5/18/2026 11:23 AM
<b>Apx Gross Building SqFt</b>	6,982.00	<b>Update Date</b>	5/18/2026
<b>Apx Net Rentable SqFt</b>		<b>Off Market Date</b>	
<b>Apx Min Available SqFt</b>	6,982.00	<b>Status Date</b>	5/18/2026
<b>Apx Max Contiguous SqFt</b>	6,982.00	<b>HotSheet Date</b>	5/18/2026
<b>Apx Vacant SqFt</b>	6,982.00	<b>Price Date</b>	5/18/2026
<b>Land SqFt</b>	7,840.00		
<b>Present Use of Bldg</b>	Retail/Apt		
<b>Bldg on Leased Land</b>			
<b>Invest Package Available</b>	No		
<b>Year Built</b>	1914		
<b>Subdivision</b>			
<b>Legal</b>	WINFIELD, TOWNSITE OF , BLOCK 149 , LT 13-14 & W10 LT 15		

**DIRECTIONS**

**Directions** (Winfield) 9th & Main - East on 9th, South on Millington

**FEATURES**

<p><b>LOADING DOCK</b> None</p> <p><b>RAIL</b> None</p> <p><b>OVERHEAD DOORS</b> None</p> <p><b>PARKING</b> Parking Lot Paved</p> <p><b>ROAD FRONTAGE</b> City Secondary</p> <p><b>LOCATION</b> Corner Lot Freestanding</p> <p><b>CONSTRUCTION</b> All Brick</p> <p><b>SIDEWALL HEIGHT</b></p>	<p><b>FLOORS</b> Carpet Concrete Slab</p> <p><b>HEATING</b> Forced Air Gas</p> <p><b>COOLING</b> Central Air Electric Window Unit</p> <p><b>TENANT PAID EXPENSES</b> None</p> <p><b>OWNER PAID EXPENSES</b> External Building Repairs Electricity Gas Internal Building Repairs</p>	<p><b>ELECTRICAL</b> 220 Volt Single Phase Three Phase</p> <p><b>MISCELLANEOUS FEATURES</b> Other/See Remarks</p> <p><b>PROPOSED FINANCING</b> Other/See Remarks</p> <p><b>TERMS OF LEASE</b> No Leases</p> <p><b>DOCUMENTS ON FILE</b> Aerial Photos Other/See Remarks</p> <p><b>OWNERSHIP</b> Individual</p>	<p><b>SHOWING INSTRUCTIONS</b> Call Showing #</p> <p><b>LOCKBOX</b> Combination</p> <p><b>TYPE OF LISTING</b> Excl Right w/o Reserve</p> <p><b>AGENT TYPE</b> Sellers Agent</p> <p><b>FLOOD INSURANCE</b> Unknown</p> <p><b>POSSESSION</b> At Closing</p> <p><b>SPECIAL FEATURES/HANDICAP</b> Ramp</p> <p><b>CEILING HEIGHT</b> 8-10 feet 16-20 feet</p>
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## FEATURES

17 Ft to 20 Ft	Janitorial	<b>PRESENT USE</b>
<b>ROOF</b>	Mechanical Repairs	Retail
Flat Roof	Personal Property Tax	Other
<b>UTILITIES AVAILABLE</b>	Property Insurance	
Gas	Real Estate Taxes	
Electric	Sewer	
City Water	Site Maintenance	
City Sewer	Trash	
	Water	
	Other/See Remarks	

## FINANCIAL

<b>Assumable Y/N With Financing</b>	No
<b>Value Land</b>	
<b>Value Improved</b>	0
<b>General Property Taxes</b>	\$3,365.74
<b>General Tax Year</b>	2025
<b>Special Taxes</b>	0.00
<b>Special Tax Year</b>	2025
<b>Special Balance</b>	0.00
<b>Gross Income</b>	
<b>Earnest \$ Deposited With</b>	Security 1st Title

## PUBLIC REMARKS

**Public Remarks** Property offered at ONLINE ONLY auction. **BIDDING OPENS:** Tuesday, June 16th, 2026 at 2 PM (cst) | **BIDDING CLOSING:** Thursday, June 25th, 2026 at 2:00 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. **CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! NO MINIMUM, NO RESERVE!!! WOW!!!** This remarkable historic property, originally serving as the City of Winfield's post office, offers 6,892± square feet filled with character, nostalgia, and endless opportunity, and is selling to the highest bidder, regardless of price! Most recently utilized as both a residence and antique store, the building blends historic charm with flexible functionality for future use. Inside, you'll find multiple offices, conference areas, and a private one-bedroom apartment complete with kitchen, laundry room, and living space. Whether envisioned as a unique residence, boutique retail destination, bed & breakfast, event venue, or multi-unit apartment conversion, the possibilities are extensive. 6,892± sf Zoned C-4 Central Business District Corner lot 18" exterior walls Paved parking area Retail space & office space Conference areas 1-bedroom apartment 9 offices 6 restrooms Full basement w/exterior access Updates per seller: New electric added to include multiple circuits in basement (2008) 1,100± sf loft apartment (2008) 1-bedroom, 1-bathroom New electric circuits Double-pane Pella windows Forced heat and cooling 220-volt circuit added to the basement (2009) 18 main floor windows replaced - Champion double-pane (2010) Forced heat and cooling added to main floor (2012) Basement floor drain and sump added Freight lift & safes stay with property A rare opportunity to own a piece of Winfield history with incredible potential for redevelopment or continued mixed-use living and business operation. Don't miss this beautiful building, selling regardless of price! Per seller, all personal property will be removed prior to closing. \*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 check, or immediately available, certified funds in the amount of \$[].

## MARKETING REMARKS

Marketing Remarks

## AUCTION

<b>Type of Auction Sale</b>	Absolute	<b>1 - Open for Preview</b>
<b>Method of Auction</b>	Online Only	<b>1 - Open/Preview Date</b>
<b>Auction Location</b>	mccurdy.com	<b>1 - Open Start Time</b>
<b>Auction Offering</b>	Real Estate Only	<b>1 - Open End Time</b>
<b>Auction Date</b>	6/16/2026	<b>2 - Open for Preview</b>
<b>Auction Start Time</b>	2pm	<b>2 - Open/Preview Date</b>
<b>Broker Registration Req</b>	Yes	<b>2 - Open Start Time</b>
<b>Broker Reg Deadline</b>	06/24/2026 @ 5pm	<b>2 - Open End Time</b>
<b>Buyer Premium Y/N</b>	Yes	<b>3 - Open for Preview</b>
<b>Premium Amount</b>	0.10	<b>3 - Open/Preview Date</b>
<b>Earnest Money Y/N</b>	Yes	<b>3 - Open Start Time</b>
<b>Earnest Amount %/\$</b>	7,500.00	<b>3 - Open End Time</b>

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

## TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; easements; covenants; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing or appraisal.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.

8. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
13. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at [auctions@mccurdy.com](mailto:auctions@mccurdy.com).

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
30. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.



**McCurdy**  
REAL ESTATE & AUCTION

**LIMITED-KNOWLEDGE SELLER'S DISCLOSURE**

Property Address: 920 Millington St. - Winfield, KS 67153 (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>City of Winfield</u>	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water/Sewer:	<u>City of Winfield</u>	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Gas:	<u>City of Winfield</u>	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Propane:	<u>NA</u>	<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"):

1/2 bath on 2nd floor is inoperable, two 1/2 baths on 1st floor are out of order, kitchen faucet drips. 2nd floor ceilings show evidence of water damage - unknown origin  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**SELLER:**

 <i>John S. Daniel II</i>	05/01/2026
_____ Signature	_____ Date
John S. Daniel II	
_____ Print	
_____ POA	Patricia Lynn Daniel
_____ Title	_____ Company

 <i>John S. Daniel II</i>	05/01/2026
_____ Signature	_____ Date
John S. Daniel II	
_____ Print	
_____ POA	John S. Daniel
_____ 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 review the above-provided information and to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer has either reviewed the above-provided information and performed all desired inspections or accepts the risk of not having done so.

**BUYER:**

_____ Signature	_____ Date
--------------------	---------------

_____ Signature	_____ Date
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Property Address: 920 Millington St. - Winfield, KS 67156

**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).
  - (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).
  - (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)  TW 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.

<div style="display: flex; justify-content: space-between;"> <div style="text-align: left;"> <small>Authentisign</small>  <u>John S. Daniel II</u>            Seller         </div> <div style="text-align: left;"> <u>04/20/2026</u>            Date         </div> </div>	<div style="display: flex; justify-content: space-between;"> <div style="text-align: left;"> <small>Authentisign</small>  <u>John S. Daniel II</u>            Seller         </div> <div style="text-align: left;"> <u>04/20/2026</u>            Date         </div> </div>
<div style="display: flex; justify-content: space-between;"> <div style="text-align: left;"> <small>Authentisign</small>  <u>Tonya Wituk</u>            Purchaser         </div> <div style="text-align: left;"> <u>04/20/2026</u>            Date         </div> </div>	<div style="display: flex; justify-content: space-between;"> <div style="text-align: left;"> <small>Authentisign</small>  <u>Tonya Wituk</u>            Agent         </div> <div style="text-align: left;"> <u>04/20/2026</u>            Date         </div> </div>



# WATER WELL INSPECTION REQUIREMENTS

Property Address: 920 Millington St. - Winfield, KS 67156

**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  
John S. Daniel II      04/20/2026  
Owner/Seller \_\_\_\_\_ Date

Authentisign  
John S. Daniel II      04/20/2026  
Owner/Seller \_\_\_\_\_ Date

\_\_\_\_\_  
Buyer \_\_\_\_\_ Date

\_\_\_\_\_  
Buyer \_\_\_\_\_ Date

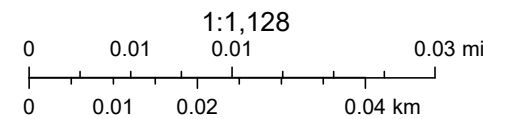
# 920 Millington St., Winfield, KS 67156 - Zoning C-4 Central Business District



5/15/2026, 1:21:10 PM

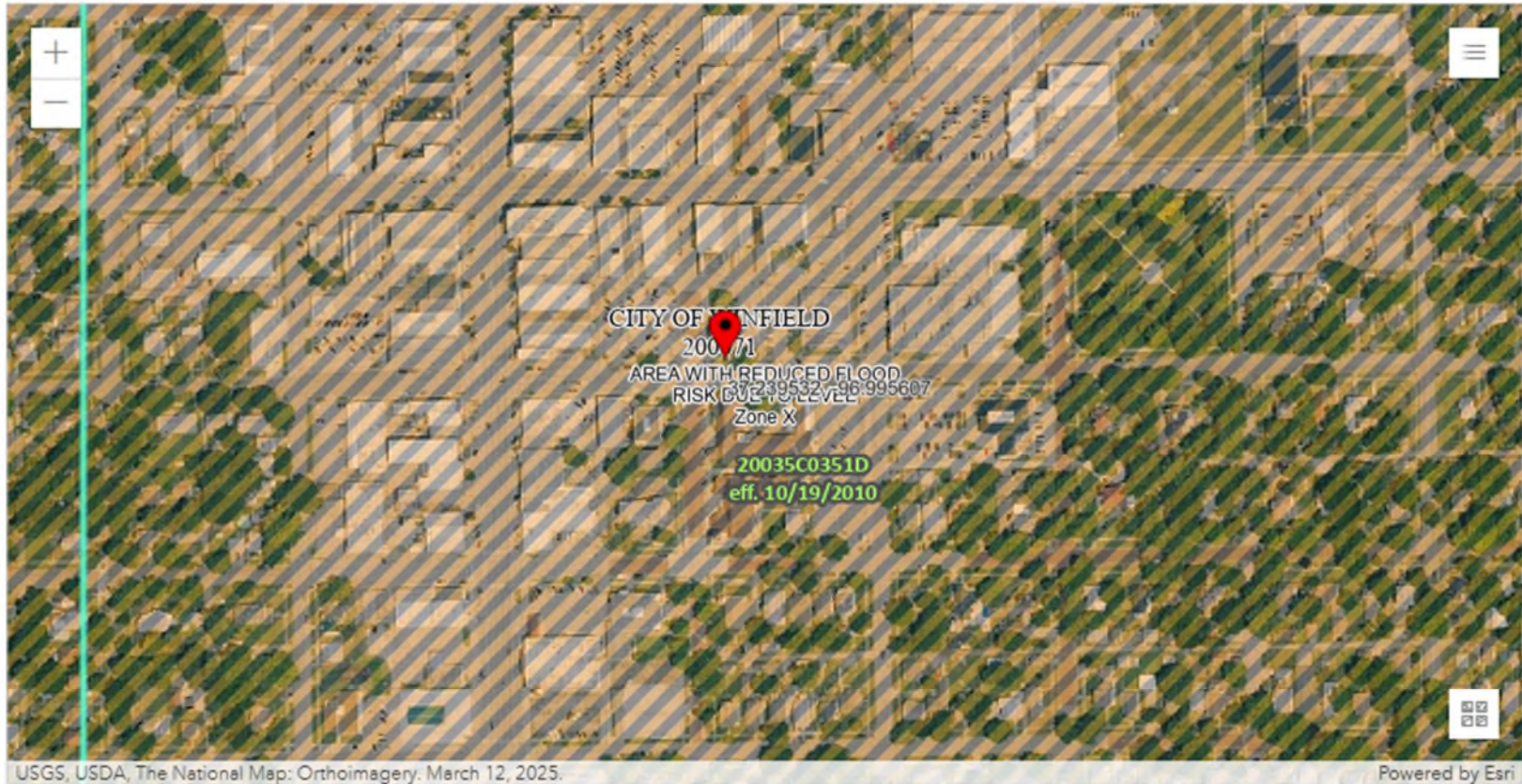
Winfield\_Zoning\_Codes - Zoning Code

 C-4 - CENTRAL BUSINESS DISTRICT



Esri, HERE, Garmin, iPC, Microsoft, Vantor

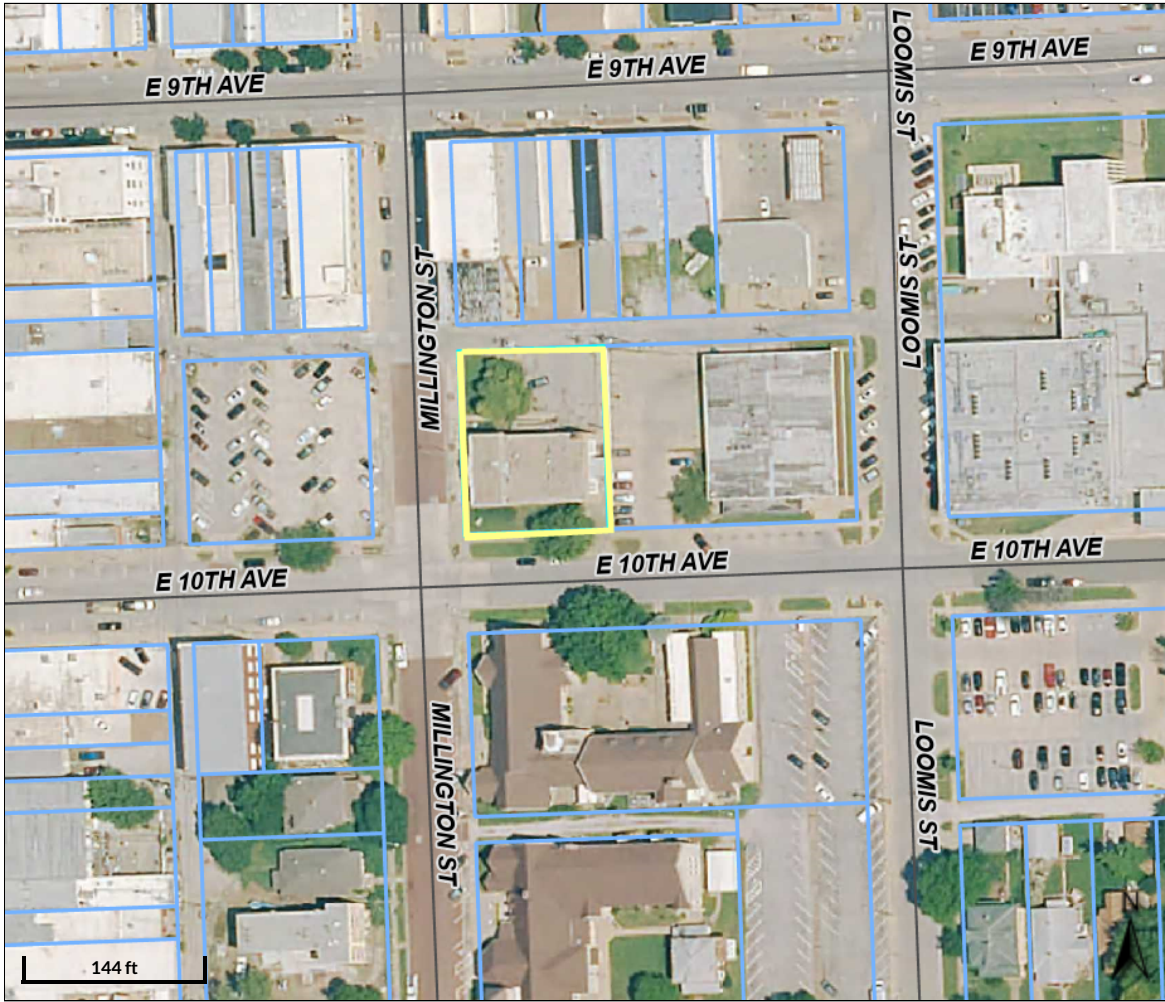
# 920 Millington St., Winfield, KS 67156 - Flood Map



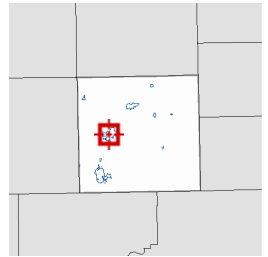
<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, X, AE</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 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</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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# Cowley County, KS



### Overview



### Legend

- Parcels
- Corporate Limits
- Roads

<b>Parcel ID</b>	1782801038007000	<b>Alternate ID</b>	R7542	<b>Owner Address</b>	[REDACTED]
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial & Industrial		[REDACTED]
<b>Property Address</b>	920 MILLINGTON	<b>Acreage</b>	n/a		[REDACTED]
	Winfield				
<b>District</b>	010				
<b>Brief Tax Description</b>	WINFIELD, TOWNSITE OF , BLOCK 149 , LT 13-14 & W10 LT 15				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/17/2026  
 Last Data Uploaded: 4/17/2026 8:37:24 AM

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 GEOSPATIAL

## 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)*

