

PROPERTY INFORMATION PACKET

THE DETAILS



412 S. 2nd Ave. & 0.11± Acre Lot. | Dodge City, KS 67801

AUCTION: BIDDING OPENS: Tues, Feb 24th @ 2:00 PM

BIDDING CLOSING: Wed, Mar 4th @ 3:00 PM

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



McCurdy
REAL ESTATE & AUCTION

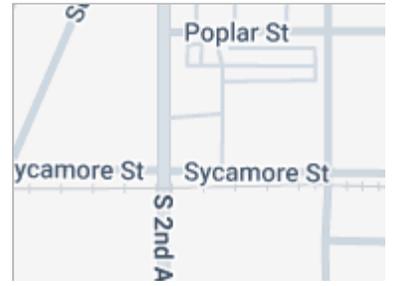


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STANDARD

MLS # 667808
Status Active
Contingency Reason
Property Type Commercial Service
Address 412 S 2nd Ave.
Address 2
City Dodge City
State KS
Zip 67801
County Ford
Asking Price \$0
Class Commercial/Ind/Bus
For Sale/Auction/For Rent Auction
Associated Document Count 0
Picture Count 36

**GENERAL**

List Agent - Agent Name and Phone	Braden McCurdy - OFF: 316-683-0612	List Date	2/2/2026
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	5/1/2026
Co-List Agent - Agent Name and Phone	Brittney Brouillard	Realtor.com Y/N	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
Showing Phone	888-874-0581	Display Address	Yes
Sale/Lease		VOW: Allow AVM	Yes
Building Size SqFt	2,001 - 3,000	VOW: Allow 3rd Party Comm	Yes
Number of Acres	0.32	Virtual Tour Y/N	
Zoning	General Comm	Days On Market	2
Parcel ID	029-087-35-0-40-03-006.00-0	Cumulative DOM	2
# of Stories	1	Cumulative DOMLS	
Apx Gross Building SqFt	2,813.00	Input Date	2/4/2026 11:47 AM
Apx Net Rentable SqFt		Update Date	2/4/2026
Apx Min Available SqFt	2,813.00	Off Market Date	
Apx Max Contiguous SqFt	2,813.00	Status Date	2/4/2026
Apx Vacant SqFt	0.00	HotSheet Date	2/4/2026
Land SqFt	14,071.00	Price Date	2/4/2026
Present Use of Bldg	Tire Shop		
Bldg on Leased Land			
Invest Package Available	No		
Year Built	1950		
Subdivision			
Legal	Please see private remarks		

DIRECTIONS

Directions (Dodge City) NE Corner of Sycamore & 2nd Ave.

FEATURES

LOADING DOCK	UTILITIES AVAILABLE	ELECTRICAL	SHOWING INSTRUCTIONS
None	Gas	220 Volt	Call Showing #
RAIL	Electric	Three Phase	LOCKBOX
None	City Water	MISCELLANEOUS FEATURES	None
OVERHEAD DOORS	City Sewer	None	TYPE OF LISTING
8 Ft Clearance	FLOORS	PROPOSED FINANCING	Excl Right w/o Reserve
Electric 1 or More	Concrete Slab	Sell in Entirety	AGENT TYPE
PARKING	HEATING	TERMS OF LEASE	Sellers Agent
Parking Area	Electric	1 Year or Less	FLOOD INSURANCE
ROAD FRONTAGE	Forced Air	Option to Renew	Unknown
City Arterial	Gas	DOCUMENTS ON FILE	POSSESSION
City Secondary	COOLING	Documents Online	At Closing
LOCATION	None	Lead Paint	SPECIAL FEATURES/HANDICAP
Corner Lot	TENANT PAID EXPENSES	Leases	Other
Freestanding	Electricity	Operating Statement	CEILING HEIGHT
CONSTRUCTION	Personal Property Tax	Sellers Prop. Disclosure	8-10 feet
Concrete-Block	Sewer	LOMA (Flood Report)	PRESENT USE
SIDEWALL HEIGHT	Trash	Legal Description	Auto Repair-Specialty

FEATURES

Less than 10 Ft
11 Ft to 13 Ft

Water

OWNER PAID EXPENSES

External Building Repairs
Property Insurance
Real Estate Taxes
Site Maintenance

Lease Agreements

OWNERSHIP

Corporate

ROOF

Metal

FINANCIAL

Assumable Y/N No
With Financing
Value Land
Value Improved 0
General Property Taxes \$2,442.04
General Tax Year 2025
Special Taxes 0.00
Special Tax Year 2025
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, February 24th, 2026 at 2 PM (cst) | BIDDING CLOSING: Wednesday, March 4th, 2026 at 3:00 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!!! PARCEL ONE OF SIX! This commercial property features a 2,800± sq. ft. building situated on a 14,000± sq. ft. lot located in Dodge City, offering strong visibility and versatility for a variety of commercial uses. 2,813 sq. ft. building 14,071 sq. ft. lot Zoned C2 - General Commercial Corner lot location Currently operating as a tire repair shop Currently rented for \$1,750/month This is a solid opportunity to acquire a well-located, income-producing commercial property in an established area of Dodge City. Ideal for investors or owner-users looking for flexible zoning and strong corner exposure. Do not miss this opportunity, selling to the highest bidder regardless of price! *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 \$10,000.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. BIDDING OPENS: Tuesday, February 24th, 2026 at 2 PM (cst) | BIDDING CLOSING: Wednesday, March 4th, 2026 at 3:00 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. | BIDDING OPENS: Tuesday, February 24th, 2026 at 2 PM (cst) | BIDDING BEGINS CLOSING: Wednesday, March 4th, 2026 at 3:00 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment PARCEL 1: 412 S. 2nd Ave. & 0.11 ± Acre Lot, Dodge City, KS 67801 BIDDING CLOSING: Wednesday, March 4th, 2026 at 3:00 PM (cst). Bidding will remain open on this property until 90 seconds has passed without receiving a bid. PARCEL 2: 410 Sunnyside Ave., Dodge City, KS 67801 BIDDING CLOSING: Wednesday, March 4th, 2026 and will close no earlier than 3:10 PM or 10 minutes immediately following the bidding close for the adjacent property located at 412 S. 2nd Ave. & 0.11 ± Acre Lot, Dodge City, KS 67801. The bidding will remain open until 90 seconds has passed without receiving a bid. PARCEL 3: 403 S. 2nd Ave., Dodge City, KS 67801 BIDDING CLOSING: Wednesday, March 4th, 2026 and will close no earlier than 3:20 PM or 10 minutes immediately following the bidding close for the adjacent property located at 410 Sunnyside Ave., Dodge City, KS 67801. The bidding will remain open until 90 seconds has passed without receiving a bid. PARCEL 4: 404 S. 2nd Ave., Dodge City, KS 67801 BIDDING CLOSING: Wednesday, March 4th, 2026 and will close no earlier than 3:30 PM or 10 minutes immediately following the bidding close for the adjacent property located at 403 S. 2nd Ave., Dodge City, KS 67801. The bidding will remain open until 90 seconds has passed without receiving a bid. PARCEL 5: 00000 S. 2nd Ave., Dodge City, KS 67801 BIDDING CLOSING: Wednesday, March 4th, 2026 and will close no earlier than 3:40 PM or 10 minutes immediately following the bidding close for the adjacent property located at 404 S. 2nd Ave., Dodge City, KS 67801. The bidding will remain open until 90 seconds has passed without receiving a bid. PARCEL 6: 104 Sycamore St., Dodge City, KS 67801 BIDDING CLOSING: Wednesday, March 4th, 2026 and will close no earlier than 3:50 PM or 10 minutes immediately following the bidding close for the adjacent property located at 00000 S. 2nd Ave., Dodge City, KS 67801. The bidding will remain open until 90 seconds has passed without receiving a bid. Legal Description: CRAWFORDS SUPP BLK 8, S35, T26, R25, W 91.15' OF S 30' LT 10; W 91. 15' LTS 11 12 BLK 8; EXC TR BE G SW COR LT 12; TH N 20'; SELY 28.32'; W 20' TO POB; E 10' VAC ST ADJ W Plat Book/Page B /34 Lot Width: 086.0 Lot Depth: 091.1 & CRAWFORDS SUPP BLK 8, S35, T26, R25, E 43.85' OF S 30' LT 10; E 43, 85' LTS 11 12 BLK 8 Plat Book/Page B /34 Lot Width: 043.8 Lot Depth: 106.0

AUCTION

Type of Auction Sale Absolute
Method of Auction Online Only

1 - Open for Preview
1 - Open/Preview Date

Auction Location mcurdy.com
Auction Offering Real Estate Only
Auction Date 2/24/2026
Auction Start Time 2pm
Auction End Date 3/4/2026
Auction End Time 3pm
Broker Registration Req Yes
Broker Reg Deadline 03/03/2026 @ 5PM
Buyer Premium Y/N Yes
Premium Amount 0.10
Earnest Money Y/N Yes
Earnest Amount %/\$ 10,000.00

1 - Open Start Time
1 - Open End Time
2 - Open for Preview
2 - Open/Preview Date
2 - Open Start Time
2 - Open End Time
3 - Open for Preview
3 - Open/Preview Date
3 - Open Start Time
3 - Open End Time

TERMS OF SALE

Terms of Sale See Associated Documents. Broker Bay 888-874-0581

PERSONAL PROPERTY

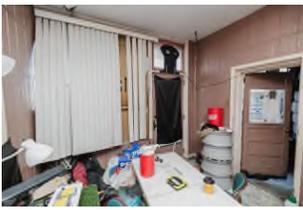
Personal Property

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.

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: 412 S. 2nd Ave. & 00000 Sycamore St. - Dodge City, KS 67801 (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: \$1,750.00 Tenant current on rent: Yes No

Deposit Amount: 1350.00

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>Victory Electric</u>	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water/Sewer:	<u>Dodge City Water Division</u>	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Gas:	<u>Black Hills</u>	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Propane:	<u>N/A</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"):
None

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

SELLER:

 <i>Chanh Nguyen</i>	02/02/2026
<hr/>	
Signature	Date
<hr/>	
Chanh Nguyen	
<hr/>	
Print	
Member of CTJ Auto Group LLC, Member	DC CTJ MCP RE LLC
<hr/>	
Title	Company

 <i>Patrick George</i>	01/26/2026
<hr/>	
Signature	Date
<hr/>	
Patrick George	
<hr/>	
Print	
Member of MPC DC LLC, Member	DC CTJ MCP RE LLC
<hr/>	
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:

<hr/>	<hr/>
Signature	Date

<hr/>	<hr/>
Signature	Date



WATER WELL INSPECTION REQUIREMENTS

Property Address: 412 S. 2nd Ave. & 00000 Sycamore St. - Dodge City, KS 67801

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: None

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

If yes, what type? Septic Lagoon _____

Location of Lagoon/Septic Access: N/A

Authentisign
Chanh Nguyen 02/02/2026

Owner/Seller _____ Date _____

Authentisign
Patrick George 01/26/2026

Owner/Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

LEASE ADDENDUM

This Lease Addendum ("Addendum") made on June 1st, 2025, is by and between:

Landlord: [REDACTED] ("Landlord") with a mailing address of [REDACTED]
[REDACTED] and

Tenant: [REDACTED] ("Tenant") with a mailing address of [REDACTED]
[REDACTED]

IT IS KNOWN that this Addendum shall be added to the lease agreement dated September 26th, 2023 for the property located at: 412 S 2nd Ave Dodge City, KS 67801

The aforementioned lease agreement is hereby amended as follows:
Landlord hereby lets and leases unto the Tenant the premises commonly known as 412 S 2nd Ave. Dodge City, KS 67801 on a month to month basis, commencing on the 1st day of June, 2025. Tenant shall use said leased premises for operating a tire shop company. Tenant agrees to take the property in it's "AS IS" condition.

As rent for said premises, payable One Thousand Seven Hundred Fifty and NO/100 Dollars (\$1,750) on the 1st day of the month beginning June 1st 2025, and each succeeding month thereafter.

We, Landlord and Tenant, agree to aforementioned amendments to the lease agreement. Any changes made are legally binding upon signature of both parties.

Landlord Signature [REDACTED] Date: _____

Print Name [REDACTED]

Tenant Signature [REDACTED] Date: _____

Print Name [REDACTED]

Tenant Signature _____ Date: _____

Print Name _____



LEASE AGREEMENT

This agreement is made and entered into this 26th day of September, 2023,

BY AND BETWEEN

[REDACTED]
Hereinafter called "Landlord"

AND

[REDACTED]
Hereinafter called "Tenant"

WITNESSETH:

Whereas, Landlord is the owner of certain real property, together with the improvements thereon and appurtenances thereto, hereinafter described, and Tenant desires to rent said real property and the said improvements and appurtenances.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, THE PARTIES HERETO AGREE AS FOLLOWS:

1. Landlord hereby lets and leases unto the Tenant the premises commonly known as **412 S 2nd Ave, Dodge City, KS 67801** for a period of One {1} year, commencing on the **October 1, 2023**, and terminating **September 30, 2024** at 11:59 p.m.
2. As rent for said premises, Tenant shall pay to Landlord the sum of Sixteen Thousand Two Hundred and NO/100 Dollars (**\$16,200**), payable One Thousand Three Hundred Fifty and NO/100 Dollars (**\$1,350**) on the 1st day of the month beginning October 1st 2023, and each succeeding month thereafter during the term of this lease. After the first year of the lease, the lease agreement will go month to month with rent increasing by Fifty Dollars (\$50) each year on the 1st of October.

A lease deposit of One Thousand Three Hundred Fifty and NO/100 Dollars (\$1350.00) is required with fully executed contract.

If any installment of rent is not received by Landlord within five (5) days after such amount shall be due, then, without any required notice to Tenant, Tenant shall pay to Landlord a late charge equal to 10% of the overdue amount. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

(a) Landlord shall pay all taxes and assessments levied against the leased property; Tenant shall pay all personal property taxes, if any, levied against Tenant's property as and when the same shall be due and payable.

(b) Landlord shall carry and pay for fire and extended insurance coverage on said leased property. Tenant shall not allow any act or business on the leased premises that will make void or voidable any fire insurance now on or hereafter obtained on said premises or building.

(c) Tenant shall secure and maintain public liability insurance under which the Landlord shall be named as an insured, properly protecting and indemnifying the Landlord in an amount not less than One Million and NO/100 Dollars (\$1,000,000) for injury or damage to any one person (including death), not less than One Million and NO/10 Dollars (\$1,000,000) for any one accident, and One Million and NO/100 Dollars (\$1,000,000) for property damage; or a One Million and NO/100 Dollars (\$1,000,000) combined single limit per occurrence. Tenant shall furnish to the Landlord a certificate or certificates of such insurance.

(d) Each party hereto hereby waives all claims for recovery from the other party for any losses or damage to any of its property insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance, subject, however, to the limitation that this waiver shall apply only when permitted by the applicable policy of insurance.

(e) Tenant shall maintain and pay for all light, heat, water, trash service and all other utilities used by it in, on, or about the leased premises and shall contract for the same in Tenant's own name. Tenant shall contract for services upon taking possession of the premises.

(f) Landlord covenants and agrees to maintain and repair the roof and outside structural walls of the improvements at Landlord's sole cost and expense. Tenant agrees that it will at its expense at all times during the term hereof keep and maintain all other parts of the present improvements and all fixtures on the premises, including all plate glass, lights, light bulbs, doors, overhead doors, door seals and docking systems (if any), in as good repair as the same now are, ordinary wear and tear excepted. For repairs requiring a licensed contractor, (electrical, plumbing, HVAC, etc.), Tenant further agrees that it will use qualified licensed contractors to maintain and make such repairs. Notwithstanding any such ordinary wear and tear, Tenant shall maintain and repair and keep in working order at all times, all furnaces, heating, air-conditioning (including normal annual servicing and filter replacements), electrical wiring, plumbing, sprinkler system(if any) or other equipment or fixtures constituting a part of the Leased Premises, this includes keeping all pipes from freezing, including any period of time that Tenant has vacated the premises and is still responsible under this lease. Repair and maintenance of the sidewalks, drives and parking areas, as well as snow and ice removal, will be Tenant's responsibility. Routine maintenance, utility service for and inspections of the sprinkler system, if any, will be Tenant's responsibility. Tenant will maintain lawn and landscaping.

3. In the event of damage to said building or premises by casualty or otherwise, landlord shall not be liable for any damage to Tenant's merchandise or property.

4. Tenant shall at all times during the term of this lease indemnify, pay for, protect, defend and save harmless the landlord from and against any and all claims, costs, charges, liabilities or attorneys' fees arising from damage or injury, actual or claimed, of whatsoever kind, or character, to persons or property, occurring in, on, or about the leased premises.

5. Tenant is given the right to make such additions, alterations, changes, and improvements in and to the leased premises as from time to time Tenant may deem necessary or advisable; provided that such additions, alterations, changes, or improvements do not adversely affect the structural strength of any building or improvement then upon the leased premises.

All additions, alterations, changes, improvements, and repairs made by the Tenant shall be made at the sole cost and expense of the Tenant in a good and workmanlike manner and in accordance with all building laws and ordinances and other valid regulations, ordinances and laws then in force relating thereto; and all such additions, alterations, changes, improvements, and repairs made by the Tenant in and to the premises hereby leased shall, when made, become a part of the leased premises and upon the termination of this lease shall remain with and be surrendered except as hereinafter stated in respect to trade fixtures.

Tenant is hereby granted permission to affix building signage on the door of the leased Premises and on the sign pole of the Property at Tenant's sole cost and expense after providing landlord detailed drawings of its signs. All signs must comply with applicable ordinances and other governmental restrictions and with the prior written consent and approval of the landlord. Determination of signage requirements and prompt compliance therewith shall be the responsibility of the Tenant. Placement will be determined and subject to applicable regulations and landlord's prior approval. Tenant shall repair in a good and workmanlike manner any damage caused by the affixing of such signs, displays and advertising material or the removal thereof.

6. Tenant shall not do or suffer anything to be done whereby the leased premises or any part thereof may be encumbered by a mechanic's or similar lien and if, whenever and as often as any mechanic's or similar lien is filed against the leased premises or any part thereof purporting to be for or on account of any labor, material or services furnished in connection with any work in or about the leased premises done by, for or under the authority of the Tenant or anyone claiming by, through or under the Tenant, the Tenant shall secure the discharge thereof within thirty (30) days after the date of filing; provided, however, that the Tenant shall have the right to contest any such mechanic's or notifies the Landlord of its intention so to do, diligently prosecutes any such contest, at all times effectually prevents any official or judicial sale of the leased premises under execution or otherwise, pays or otherwise satisfies any final judgement rendered on said contested lien claim and thereafter promptly procures record satisfaction or release thereof.

7. If said building shall become damaged during the term of the lease, by reason of fire or other casualty, so damaged that the Landlord shall decline to recondition, either temporarily or permanently, then the term shall cease, and the accrued rent shall be paid up to the time of the fire or other casualty with no further obligation of either party hereunder to recognize this lease if the building be later rebuilt. In the event, however, Landlord shall decide to rebuild, recondition, or repair said building immediately, the rent during the restoration period shall abate in proportion to the damage sustained to the leased premises.

8. Landlord and its agents shall have the right to enter upon leased premises at all reasonable times during the term hereof for the purpose of examining and inspecting the same, it being understood that Landlord assumes no obligations by reason of such inspection.

9. Tenant shall have the right to sublease the Leased Premises subject to Landlord's prior written approval, which shall not be unreasonably withheld.

10. In the event of the failure of the Tenant to pay rent promptly when due or if the Tenant shall fail to comply with or perform any of the other terms, covenants, or conditions of this lease for a period of fifteen (15) days after notice by the Landlord, or if Tenant shall abandon or vacate the leased premises or any part thereof before the end of said term, or if the Tenant shall be adjudicated bankrupt or insolvent according to law or shall make an assignment for the benefit of creditors, or in the event of an involuntary assignment or attachment of or levy on Tenant's interest herein, or if Tenant or the business of the Tenant shall be placed in the hands of a receiver or trustee appointed by the court or otherwise, then and in any of said cases the Landlord may lawfully enter into and upon the said premises or any part thereof in the name of the whole and prepossess the same as of the former estate of the Landlord and expel the Tenant and those claiming under and through it and remove their effects, without being deemed guilty of any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or breach of covenants; and upon entry as aforesaid this lease shall terminate, and the Tenant covenants that in case of such termination Tenant will indemnify the Landlord against all loss of rent which the Landlord may incur by reason of such termination, during the residue of the term above specified.

Any failure or neglect by the Landlord at any time to declare forfeiture of this lease or any breach or default thereof or thereunder shall not be taken or considered as a waiver of the right to thereafter declare forfeiture for other or like or succeeding default or breach.

11. Landlord warrants that it is the owner of the premises as hereinabove set out and that it has full authority to lease the same to the Tenant for the term herein set out.

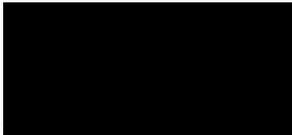
12. Tenant may, provided it is not in default in the performance of any of its obligations hereunder, remove from the leased premises at the termination of this lease any and all furniture and trade fixtures it may have installed in or placed upon the leased premises; provided, however, that Tenant shall make all necessary repairs to the premises occasioned by such removal.

13. This lease, or any renewals thereof, may be terminated by the Landlord by giving to the Tenant sixty (60) days written notice of intention to terminate the same in the event of the taking of said premises or any part thereof under eminent domain proceedings or other lawful taking; and in such event Tenant shall give up said premises at the expiration of said sixty (60) days, Tenant shall not have any claim for remuneration of any kind or nature from Landlord arising out of such termination, and hereby releases and discharges Landlord and any proceeds of such condemnation payable to Landlord; however, Tenant reserves the right to any claim against any condemning authority arising out of the termination of Tenant's leasehold estate, including, but not limited to, any fixtures and improvements Tenant may have installed in or made on the demised premises.

Tenant further reserves the right to occupy said premises until the entry of a final award by the condemning authority.

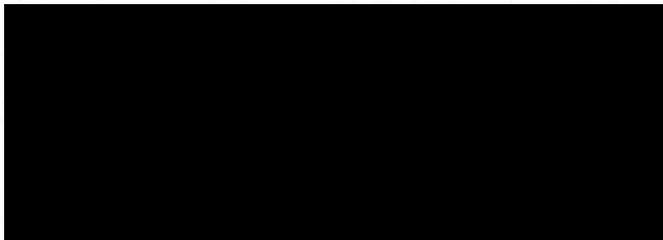
14. All notices required or desired to be given hereunder shall be deemed duly served for all purposes by mailing a copy thereof certified or registered mail, postage prepaid, addressed to

LANDLORD:



Or at such other place or places as Landlord may designate in writing, or, as the case may be, to

TENANT:



Or at such other place or places as Tenant may from time to time designate in writing.

15. The rentals herein provided shall be paid to:



Or at such other place or places as Landlord from time to time may designate in writing.

16. Environmental Compliance.

a. Landlord states that Landlord hereby gives or has given to Tenant any and all information Landlord has personally, or Landlord has received from State or Local governmental units and/or from EPA or from any private individual or entity concerning the premises' compliance with Federal, State and Municipal environmental regulations, laws or ordinances.

b. Tenant may conduct an Environmental Site Assessment at Tenant's expense prior to taking occupancy of the premises. In the event Tenant does take occupancy of the premises, Tenant shall be deemed to accept the premises in their then condition without regard to any findings which an Environmental Site Assessment might disclose.

c. Tenant covenants that Tenant will not cause or permit the premises to contravene any applicable environmental or hazardous material statute, ordinance, or regulation during the lease term or any renewal or holding-over period.

17. The covenant and agreements herein contained shall run with the property and premises hereby leased and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and month, and year below written.

LANDLORD



TENANT:



By:



By:



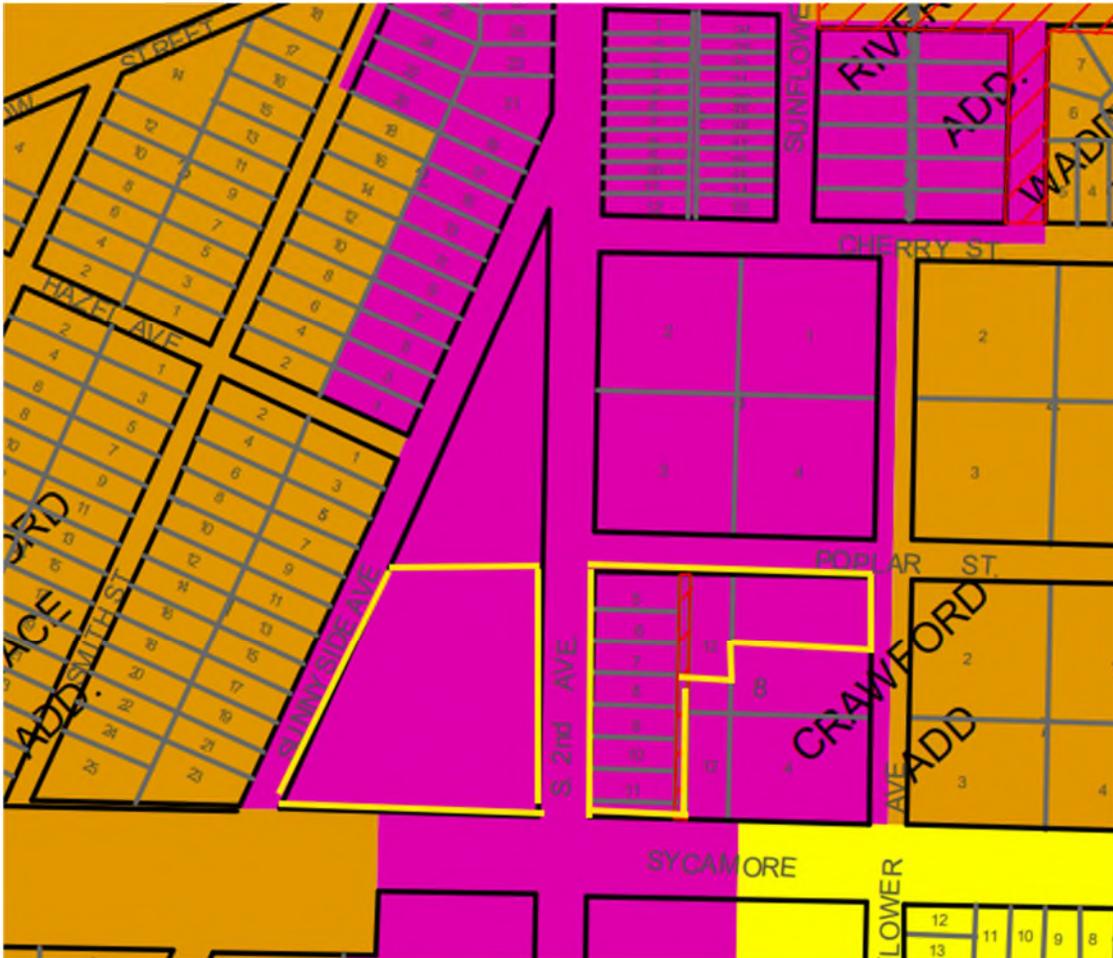
Date:



Date:



6 Commercial Properties in Dodge City – C2 General Commercial Zoning

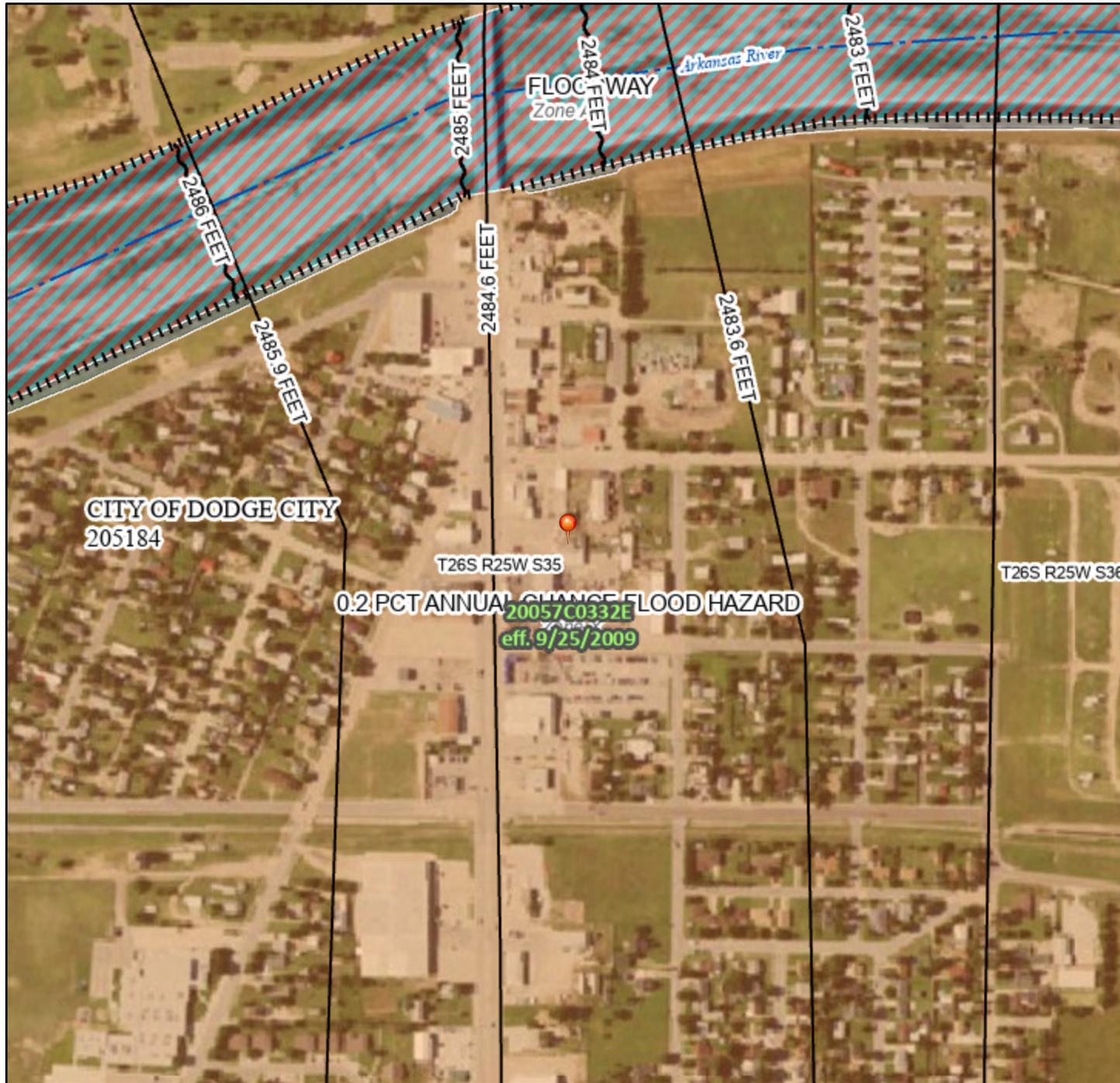


	Vacated Right of Way		RS		CO		I2
	City Limits		R1		C1		AG
			R2		C2		
			R3		I1		

National Flood Hazard Layer FIRMMette



100°1'26"W 37°44'53"N



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
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	
	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	
	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 **7/7/2025 at 5:03 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.

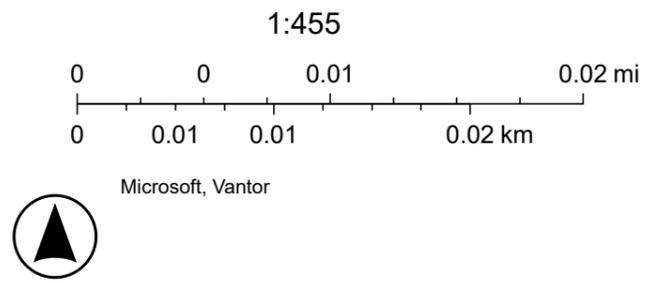
412 S. 2nd Ave. & 0.11± Acre Lot, Dodge City, KS 67801 - Aerial



2/4/2026, 12:02:50 PM

-  County Boundary
-  Municipal Boundary
-  Road Centerlines
-  FOCO Parcel Mosaic
-  Section Township Range

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



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)*

