



1 Acre Lot on Marcella & Huehl / Salina, KS 67401

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



 **McCurdy**
REAL ESTATE & AUCTION



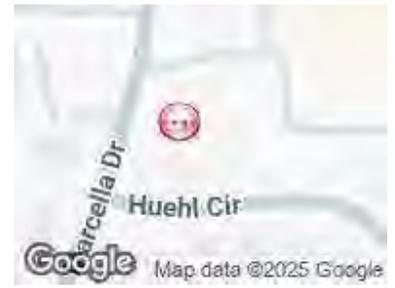
Table of Contents

PROPERTY DETAIL PAGE
PROPERTY TAXES
SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT
WATER WELL ORDINANCE
ZONING MAP
AERIAL MAP

STANDARD



MLS # 664725
Class Land
Property Type Vacant Lot
County Saline
Area SCKMLS
Address 1+/- Acre on Marcella & Huehl
Address 2
City Salina
State KS
Zip 67401
Status Active
Contingency Reason
Asking Price \$180,000
For Sale/Auction/For Rent For Sale
Associated Document Count 0



GENERAL

List Agent	Brittney Brouillard	List Date	11/7/2025
List Office	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	2/1/2026
Co-List Agent	Curtis Marshall - CELL: 785-826-0824	Realtor.com Y/N	Yes
Co-List Office	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
Showing Phone	1-888-874-0581	Display Address	Yes
Zoning Usage	Commercial	VOW: Allow AVM	Yes
Parcel ID	131-02-0-10-07-003-00-0	VOW: Allow 3rd Party Comm	Yes
Number of Acres	1.00	Virtual Tour Y/N	
Price Per Acre	180,000.00	Days On Market	40
Lot Size/SqFt	43560	Cumulative DOM	40
School District	Salina School District (USD 305)	Cumulative DOMLS	
Elementary School	Schilling	Input Date	11/11/2025 3:53 PM
Middle School	Salina South	Update Date	12/19/2025
High School	Salina South	Off Market Date	
Subdivision	NONE LISTED ON TAX RECORD	Status Date	12/19/2025
Legal		HotSheet Date	12/19/2025
Original Price	\$0	Price Date	12/19/2025
CRP Years Left		Apx Crop Acres	
CRP Acres		CRP Lease Amount	
Virtual Tour 2 Label		Term of Lease	
Virtual Tour 4 Label		Virtual Tour 3 Label	
Owner Name		Previous Status	
Number of Water Wells	0	Owner Name 2	
Sign On Property YN	n	FIPS Code	
Range		Taxes TBD	No
Level of Service	Full Service	Section	
On Market Date		Great Plains Navica	
Doc Manager	0	COO Date	
Geocode Quality	Manually Placed Pin	Listing Visibility Type	MLS Listing
Price Per SQFT		Picture Count	16
Mapping		Sold Price Per SQFT	
Township		Tax ID	
Update Date	12/19/2025 1:36 PM	Input Date	11/11/2025 3:53 PM
Unique Property Identifier		RESO Universal Property Identifier	
Showing Start Date		Floor Plans Count	0
Floor Plans Update Date			

DIRECTIONS

Directions (Salina) W. Schilling Rd. & I-135 - West to Marchella Dr., South to Lot. (Northeast corner of Marcella and Huehl Cir.

FEATURES

SHAPE / LOCATION	OUTBUILDINGS	PROPOSED FINANCING	TYPE OF LISTING
Irregular	None	Other/See Remarks	Excl Right w/o Reserve
TOPOGRAPHIC	MISCELLANEOUS FEATURES	POSSESSION	BUILDER OPTIONS
Level	None	At Closing	Open Builder
PRESENT USAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	PONDS
None/Vacant	Aerial Photos	Call Showing #	None

FEATURES**ROAD FRONTAGE**

Paved

UTILITIES AVAILABLEElectricity
Public Water**IMPROVEMENTS**

None

Photographs

FLOOD INSURANCE

Unknown

SALE OPTIONS

None

LOCKBOX

None

AGENT TYPE

Sellers Agent

OWNERSHIP

Corporate

PROPERTY USE

Commercial

RESTRICTIONS / EASEMENTS

Other

FINANCIAL**Assumable Y/N**

No

General Taxes

\$2,262.64

General Tax Year

2025

Yearly Specials

\$0.00

Total Specials

\$0.00

HOA Y/N

No

Yearly HOA Dues**HOA Initiation Fee****Earnest \$ Deposited With** Security 1st Title

PUBLIC REMARKS

Public Remarks Don't miss this fantastic opportunity to purchase a one-acre commercial lot in a prime Salina location! This property offers excellent potential for future development with easy access to I-135 and great visibility from the highway. 1± Acre Lot Zoned C-5 General Commercial Approximate daily traffic count of 16,000± Surrounded by active and established businesses Convenient interstate access Whether you're looking to expand your business or invest in Salina's growing commercial corridor, this property is full of potential! *Buyer should verify school assignments as they are subject to change. All information deemed reliable but not guaranteed.

MARKETING REMARKS**Marketing Remarks**

PRIVATE REMARKS**Private Remarks** All information deemed reliable but not guaranteed.

AUCTION**Type of Auction Sale**

1 - Open for Preview

Method of Auction

1 - Open/Preview Date

Auction Location

1 - Open Start Time

Auction Offering

1 - Open End Time

Auction Date

2 - Open for Preview

Auction Start Time

2 - Open/Preview Date

Auction End Date

2 - Open Start Time

Auction End Time

2 - Open End Time

Broker Registration Req

3 - Open for Preview

Broker Reg Deadline

3 - Open/Preview Date

Buyer Premium Y/N

3 - Open Start Time

Premium Amount

3 - Open End Time

Earnest Money Y/N**Earnest Amount %/\$**

TERMS OF SALE**Terms of Sale**

PERSONAL PROPERTY**Personal Property**

SOLD**How Sold**

Selling Agent

Sale Price

Co-Selling Agent

Net Sold Price

Selling Office

Pending Date

Co-Selling Office

Closing Date

Appraiser Name

Short Sale Y/N

Non-Mbr Appr Name

Seller Paid Loan Asst.**Previously Listed Y/N****Includes Lot Y/N****Sold at Auction Y/N**

ADDITIONAL PICTURES



DISCLAIMER

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 2025 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

Tax Print

Authentisign
Riddish Bhakta

11/07/2025

Saline County Tax Search

Property Owner	Property Address	Parcel Number	Legal Description
BHAKTA CONSTRUCTION INC	0 MARCELLA DR	131-02-0-10-07-003- 00-0	COUNTRY OAK ESTATES RPLAT, S2, T15, R3, BLOCK 1, 44248 SQUARE FEET, LT 3 LESS PT THAT LIES E LI EXTD S BET LTS 1 & 2

Tax ID	Sec-Twp-Rng	Sub	Blk	Lot	Parcel Classes
26525	2 -15-3	COUNTRY OAK ESTATES REPLAT	1		

Year	Tax Unit	USD	Asd Value	MillLev y	Taxed	Paid	dlq	BookPa ge
2025	1	305	\$1622 5	\$139.4 5	\$2262. 64	\$0	0	0358/0 055
2024	1	305	\$1491 2	\$139.1 7	\$2075. 34	\$2075. 34	0	0358/0 055
2023	1	305	\$1491 2	\$138.3 1	\$2062. 4	\$2062. 4	0	0358/0 055
2022	1	305	\$1444 6	\$135.7 2	\$1960. 64	\$1960. 64	1	0358/0 055
2021	1	305	\$1112 0	\$138.7	\$1542. 34	\$1542. 34	0	0358/0 055

Year	Tax Unit	USD	Asd Value	MillLevy	Taxed	Paid	dlq	BookPage
2020	1	305	\$11120	\$140.33	\$1560.5	\$1560.5	0	0358/0055

Authentisign
Riddish Bhakta

11/07/2025

Property Details for PID: 0851310201007003000

Authenticated
Riddhish Bhakta 11/07/2025

Shareable link to Property Information : <https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0851310201007003000>

Shareable link to Map: <https://www.kansasgis.org/orka/permalink.cfm?parcelId=0851310201007003000>

QuickRef ID : R22798

Owner Name : BHAKTA CONSTRUCTION INC

Location: 00000 MARCELLA DR, Salina, KS 67401

Abbreviated Boundary Description: COUNTRY OAK ESTATES RPLAT, S2, T15, R3, BLOCK 1, 44248 SQUARE FEET, LT 3 LESS PT THAT LIES E LI EXTD S BET LTS 1 & 2

Owner Information:

Owner BHAKTA CONSTRUCTION INC

Mailing Address 1220 W NORTH ST SALINA, KS 67401-2032

Property Information:

Type Commercial & Industrial

Status Active

Taxing Unit 001

Neighborhood Code 511

No Secondary Address Details found

Market Land Details:

 Riddish Bhakta

11/07/2025

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	1
Square Feet	30,350
Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	0
Square Feet	13,898

No Permit Details found

Deed Book Page Details

Book	Page
1418	30

Additional Deed Book Page Details

Deed Book/Page 358/55

AuthenticSign
Riddhish Bhakta 11/07/2025

Value Details

	Year	2025
Current Final Value (Vacant)		
Land		\$135,210.00
Building		\$0.00
Total		\$135,210.00
Current Final Value (Vacant) Year	2024	
Land		\$124,270.00
Building		\$0.00

Total \$124,270.00

No Dwelling Details found

No Manufactured Home Details found

No Additional Dwelling Details found

No Other Improvements found

No Commercial Building Details found

No Commercial Building Section Details found

No Ag Land Details found

No Ag Building Details found

Authentication

Riddhish Bhakta

11/07/2025



SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 00000 MARCELLA DR - SALINA, KS 67401 (the "Real Estate")

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

None

Special Assessments or Fees:

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

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

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

Explanation of Assessment or Fee: _____

Appliances Transferring with the Real Estate:

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

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

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

(Remainder of this page intentionally left blank)



WATER WELL INSPECTION REQUIREMENTS

Property Address: 00000 MARCELLA DR - SALINA, KS 67401

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

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

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

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Riddhish Bhakta
Owner/Seller

11/07/2025

Date

Owner/Seller

Date

Buyer

Date

Buyer

Date



