

# PROPERTY INFORMATION PACKET

## THE DETAILS



### **403 S. 2<sup>nd</sup> Ave. | Dodge City, KS 67801**

AUCTION: BIDDING OPENS: Tues, Feb 24<sup>th</sup> @ 2:00 PM

BIDDING CLOSING: Wed, Mar 4<sup>th</sup> @ 3:20 PM

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



**McCurdy**  
REAL ESTATE & AUCTION



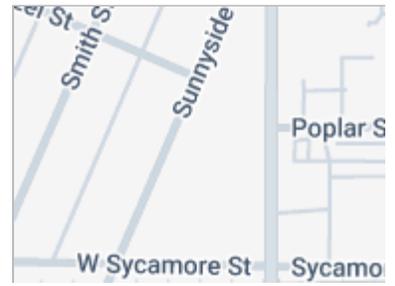
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## STANDARD



**MLS #** 667824  
**Status** Active  
**Contingency Reason**  
**Property Type** Commercial Service  
**Address** 403 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

<b>List Agent - Agent Name and Phone</b>	Braden McCurdy - OFF: 316-683-0612	<b>List Date</b>	2/2/2026
<b>List Office - Office Name and Phone</b>	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	<b>Expiration Date</b>	5/1/2026
<b>Co-List Agent - Agent Name and Phone</b>	Brittney Brouillard	<b>Realtor.com Y/N</b>	Yes
<b>Co-List Office - Office Name and Phone</b>	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	<b>Display on Public Websites</b>	Yes
<b>Showing Phone</b>	888-874-0581	<b>Display Address</b>	Yes
<b>Sale/Lease</b>		<b>VOW: Allow AVM</b>	Yes
<b>Building Size SqFt</b>	5,001 - 10,000	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Number of Acres</b>	0,89	<b>Virtual Tour Y/N</b>	
<b>Zoning</b>	General Comm	<b>Days On Market</b>	2
<b>Parcel ID</b>	029-087-35-0-40-04-001.00-0	<b>Cumulative DOM</b>	2
<b># of Stories</b>	1	<b>Cumulative DOMLS</b>	
<b>Apx Gross Building SqFt</b>	5,630.00	<b>Input Date</b>	2/4/2026 3:54 PM
<b>Apx Net Rentable SqFt</b>		<b>Update Date</b>	2/4/2026
<b>Apx Min Available SqFt</b>	5,630.00	<b>Off Market Date</b>	
<b>Apx Max Contiguous SqFt</b>	5,630.00	<b>Status Date</b>	2/4/2026
<b>Apx Vacant SqFt</b>	5,630.00	<b>HotSheet Date</b>	2/4/2026
<b>Land SqFt</b>	38,962.00	<b>Price Date</b>	2/4/2026
<b>Present Use of Bldg</b>	Detailing		
<b>Bldg on Leased Land</b>			
<b>Invest Package Available</b>	No		
<b>Year Built</b>	1968		
<b>Subdivision</b>			
<b>Legal</b>	Please see private remarks.		

## DIRECTIONS

**Directions** (Dodge City) Wyatt Earp Blvd. & 2nd Ave. - South on 2nd Ave. to Property

## FEATURES

<b>LOADING DOCK</b> None	<b>ROOF</b> Flat Roof	<b>ELECTRICAL</b> 220 Volt	<b>LOCKBOX</b> None
<b>RAIL</b> None	<b>UTILITIES AVAILABLE</b> Gas Electric City Water	<b>MISCELLANEOUS FEATURES</b> None	<b>TYPE OF LISTING</b> Excl Right w/o Reserve
<b>OVERHEAD DOORS</b> 1 8 Ft Clearance 10 Ft Clearance	<b>FLOORS</b> Concrete Slab	<b>PROPOSED FINANCING</b> Sell in Entirety	<b>AGENT TYPE</b> Sellers Agent
<b>PARKING</b> Parking Area	<b>HEATING</b> Forced Air Gas	<b>TERMS OF LEASE</b> No Leases	<b>FLOOD INSURANCE</b> Unknown
<b>ROAD FRONTAGE</b> City Arterial	<b>COOLING</b> Central Air Electric	<b>DOCUMENTS ON FILE</b> Aerial Photos Documents Online Photographs Sellers Prop. Disclosure LOMA (Flood Report)	<b>POSSESSION</b> At Closing
<b>LOCATION</b> Freestanding	<b>TENANT PAID EXPENSES</b> None	<b>OWNERSHIP</b> Corporate	<b>SPECIAL FEATURES/HANDICAP</b> Other
<b>CONSTRUCTION</b> Concrete-Block Metal Fabricate	<b>OWNER PAID EXPENSES</b> None	<b>SHOWING INSTRUCTIONS</b> Call Showing #	<b>CEILING HEIGHT</b> 8-10 feet 11-15 feet
<b>SIDEWALL HEIGHT</b>			<b>PRESENT USE</b> Auto Repair-Specialty

## FEATURES

11 Ft to 13 Ft

## FINANCIAL

Assumable Y/N	No
With Financing	
Value Land	
Value Improved	0
General Property Taxes	\$10,693.26
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 3:20 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 THREE OUT OF SIX! This commercial property features a 5,000± sq. ft. building and a 630± sq. ft. building, situated on a 0.89± acre lot in Dodge City, offering flexibility for a variety of commercial or office uses. Total building square footage: 5,630± sq. ft. 0.89± acre lot Car Detailing Shop: Concrete exterior Overhead door with 8-10 ft. clearance Private office 1 bathroom Additional Vacant Building: 630± sq. ft. Excellent potential for office use 3 Office Spaces 2 half bathrooms This property presents a versatile opportunity for investors seeking flexible space in Dodge City. With existing shop infrastructure and an additional office building, this property offers multiple use options. Do not miss this great opportunity, selling to the highest bidder! \*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 \$15,000.

## 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 3:20 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 (VAC) #2, S35, T26, R25, 38962 SQUARE FEET, PT SE4 BEG 288' N OF NW COR INTER SYCAMORE ST/S 2ND AVE; TH W 280'(S); NELY 99'(S); E 242.9'; S 91.3' TO POB & TR BEG 168' N OF NW COR INTER S 2ND AVE & SYCAMORE ST; TH N 120'; W 125'; S 120'; E 125' TO POB Plat Book/Page A /1

## AUCTION

Type of Auction Sale	Absolute	
Method of Auction	Online Only	
Auction Location	mccurdy.com	
Auction Offering	Real Estate Only	1 - Open for Preview
Auction Date	2/24/2026	1 - Open/Preview Date
Auction Start Time	2pm	1 - Open Start Time
Auction End Date	3/4/2026	1 - Open End Time
Auction End Time	3:20pm	2 - Open for Preview
Broker Registration Req	Yes	2 - Open/Preview Date
Broker Reg Deadline	03/03/2026 @ 5pm	2 - Open Start Time
Buyer Premium Y/N	Yes	2 - Open End Time
		3 - Open for Preview
		3 - Open/Preview Date
		3 - Open Start Time

Premium Amount 0.10  
Earnest Money Y/N Yes  
Earnest Amount %/\$ 15,000.00

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](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.



# SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 403 S. 2nd Ave. - Dodge City, KS 67801 (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: \_\_\_\_\_

N/A  
\_\_\_\_\_  
\_\_\_\_\_

(Remainder of this page intentionally left blank)

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

**SELLER:**

 *Chanh Nguyen* 02/02/2026  
 \_\_\_\_\_  
 Signature Date  
 Chanh Nguyen  
 \_\_\_\_\_  
 Print  
 Member of CTJ Auto Group  
 LLC, Member DC HM RE LLC  
 \_\_\_\_\_  
 Title Company

 *Patrick George* 01/26/2026  
 \_\_\_\_\_  
 Signature Date  
 Patrick George  
 \_\_\_\_\_  
 Print  
 Member of MPC DC LLC,  
 Member DC HM RE LLC  
 \_\_\_\_\_  
 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 have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

**BUYER:**

\_\_\_\_\_  
 Signature Date  
 \_\_\_\_\_  
 Print  
 \_\_\_\_\_  
 Title Company

\_\_\_\_\_  
 Signature Date  
 \_\_\_\_\_  
 Print  
 \_\_\_\_\_  
 Title Company



# WATER WELL INSPECTION REQUIREMENTS

Property Address: 403 S. 2nd Ave. - 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: \_\_\_\_\_

**DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM?** YES \_\_\_\_\_ NO

If yes, what type? Septic \_\_\_\_\_ Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: \_\_\_\_\_

Authentisign  
Chanh Nguyen

02/02/2026

Owner/Seller

Date

Authentisign  
Patrick George

01/26/2026

Owner/Seller

Date

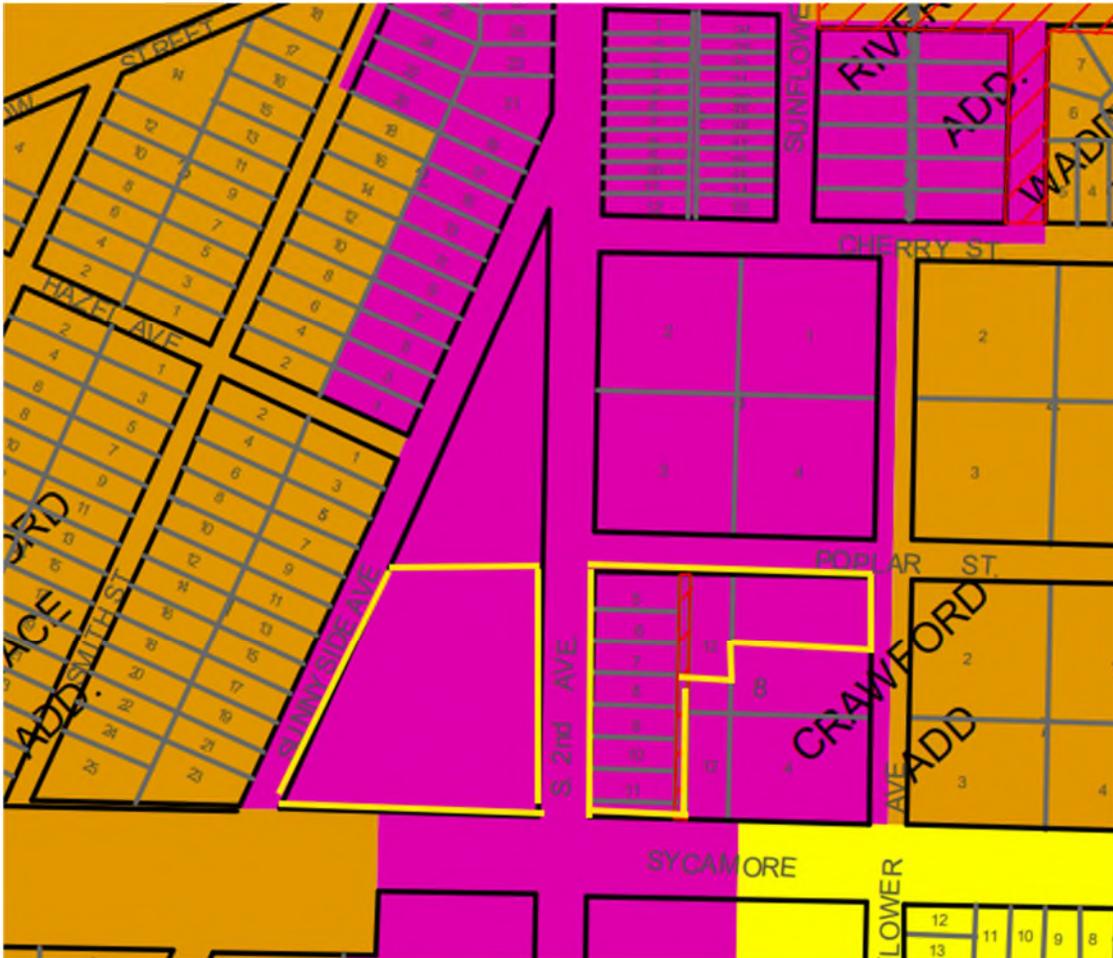
Buyer

Date

Buyer

Date

# 6 Commercial Properties in Dodge City – C2 General Commercial Zoning

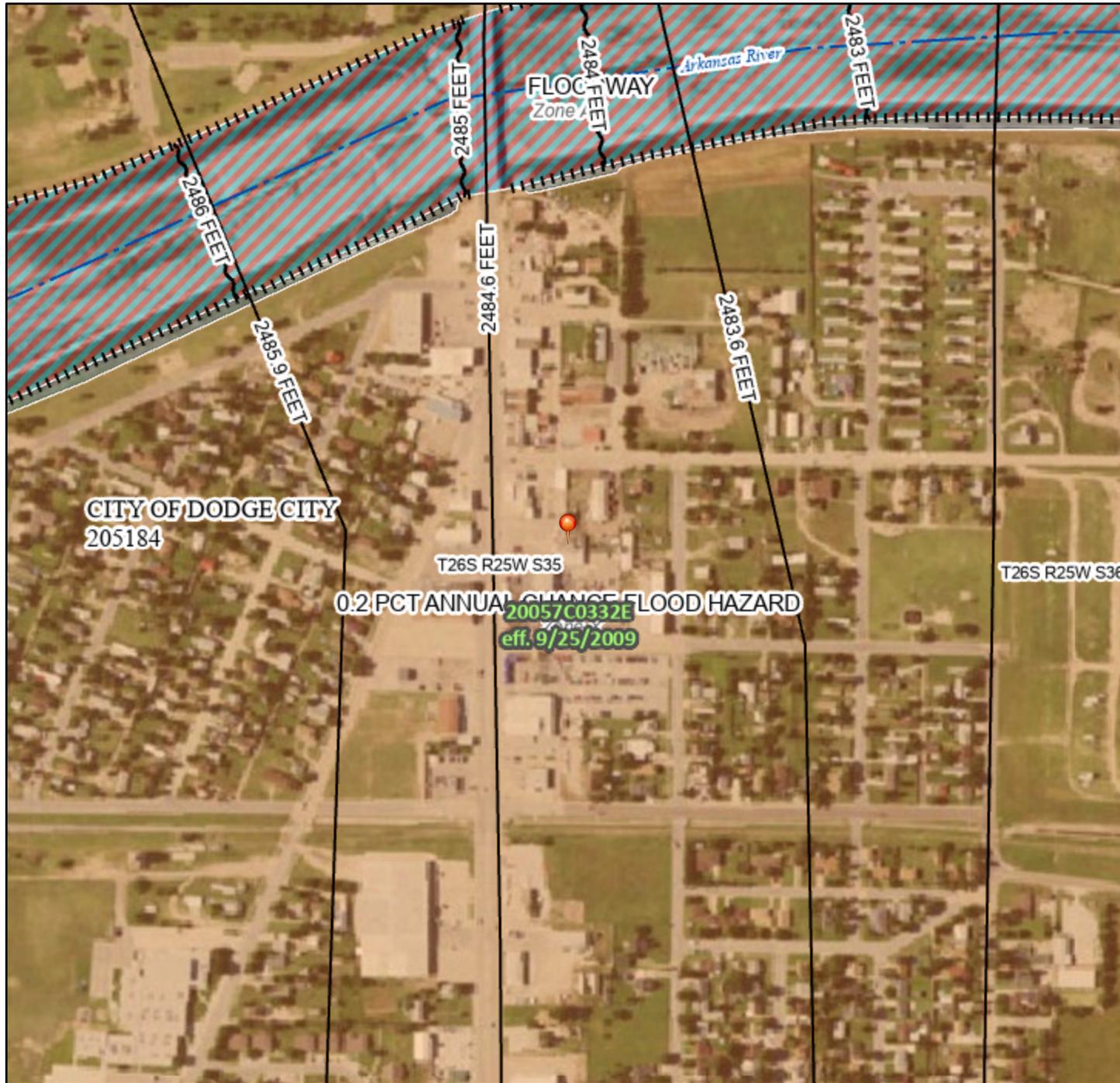


	Vacated Right of Way		RS		CO		I2
	City Limits		R1		C1		AG
			R2		C2		
			R3		I1		

# 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

<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		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
<b>OTHER AREAS</b>		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
<b>GENERAL STRUCTURES</b>		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
<b>OTHER FEATURES</b>		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance
<b>MAP PANELS</b>		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 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.



1:6,000

100°0'49"W 37°44'25"N

Basemap Imagery Source: USGS National Map 2023

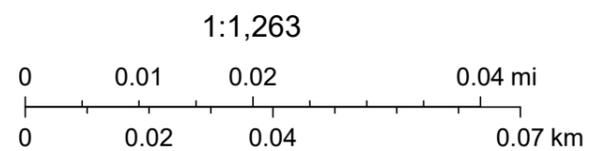
# 403 S. 2nd Ave, Dodge City, KS 67801 - Aerial



2/4/2026, 3:21:02 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
- 30cm Resolution Metadata



Microsoft, Vantor

## 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)*

