



**1.7+/- Acres on E. Mason Dr. – Zoned Industrial
Kechi, KS 67067**



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STANDARD



Aerial View

MLS # 661046
Class Land
Property Type Vacant Lot
County Sedgwick
Area SCKMLS
Address 1.7+/- Acres on E Mason Dr
Address 2
City Kechi
State KS
Zip 67067
Status Active
Contingency Reason
Asking Price \$150,000
For Sale/Auction/For Rent For Sale
Associated Document Count 3



GENERAL

List Agent Braden McCurdy
List Office McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent
Co-List Office
Showing Phone 1-888-874-0581
Zoning Usage Industrial
Parcel ID see remarks
Number of Acres 1.700000
Price Per Acre 88,235.29
Lot Size/SqFt 74,052
School District Wichita School District (USD 259)
Elementary School Chisholm Trail
Middle School Stucky
High School Heights
Subdivision INDUSTRIAL
Legal Long Legal, see remarks
Original Price \$249,669
CRP Years Left
CRP Acres
Virtual Tour 2 Label
Virtual Tour 4 Label
Owner Name
Number of Water Wells 0
Sign On Property YN y
Range
Level of Service Full Service
On Market Date
Doc Manager 0
Geocode Quality Manually Placed Pin
Price Per SQFT
Mapping
Township
Update Date 8/28/2026 10:28 AM
Unique Property Identifier
Showing Start Date
Floor Plans Update Date

List Date 8/29/2025
Expiration Date 12/31/2027
Realtor.com Y/N Yes
Display on Public Websites Yes
Display Address Yes
VOW: Allow AVM Yes
VOW: Allow 3rd Party Comm Yes
Virtual Tour Y/N
Days On Market 364
Cumulative DOM 364
Input Date 8/29/2025 7:43 PM
Update Date 8/28/2026
Off Market Date
Status Date 8/29/2025
HotSheet Date 5/27/2026
Price Date 5/27/2026
Apx Crop Acres
CRP Lease Amount
Term of Lease
Virtual Tour 3 Label
Previous Status
Owner Name 2
FIPS Code 20173
Taxes TBD Yes
Section
Great Plains Navica
COO Date
Listing Visibility Type MLS Listing
Picture Count 13
Sold Price Per SQFT
Tax ID
Input Date 8/29/2025 7:43 PM
RESO Universal Property Identifier
Floor Plans Count 0

DIRECTIONS

Directions From Hwy 254 & Woodlawn, N to Tigua St, S to Mason Dr

FEATURES

SHAPE / LOCATION	OUTBUILDINGS	FLOOD INSURANCE	OWNERSHIP
Rectangular	None	Unknown	Corporate
Corner	MISCELLANEOUS FEATURES	SALE OPTIONS	TYPE OF LISTING
TOPOGRAPHIC	None	Other/See Remarks	Excl Right w/o Reserve
Level	Other/See Remarks	PROPOSED FINANCING	BUILDER OPTIONS
Cleared	DOCUMENTS ON FILE	Conventional	Open Builder
PRESENT USAGE	Aerial Photos	POSSESSION	PONDS

FEATURES

None/Vacant	Documents Online	At Closing	None
ROAD FRONTAGE	Ground Water Addendum	SHOWING INSTRUCTIONS	PROPERTY USE
Paved	Photographs	Call Showing #	Commercial
UTILITIES AVAILABLE	Plat	LOCKBOX	Development
Unknown		None	Industrial
IMPROVEMENTS		AGENT TYPE	RESTRICTIONS / EASEMENTS
None		Sellers Agent	Recorded Plat

FINANCIAL

Assumable Y/N	No
General Taxes	\$2,438.55
General Tax Year	2025
Yearly Specials	\$13,745.80
Total Specials	\$333,392.70
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks High-Traffic Corner with Industrial Zoning! 1.7+/- acre Industrial Lot off Woodlawn and Hwy 235. Situated in Kechi, near Hwy 254 and K96, enjoy convenient location, easy paved access off Woodlawn with great accessibility on the paved corner of Tigua St and Mason Dr.! Daily Traffic count on Hwy 235 is 11,900 daily with 2,700 off nearby 61st and Woodlawn. Lot has been cleared and is adjacent to the common areas and facilities of Mammoth Storage Condominiums. The lot is approximately 400 ft by 190 ft at 74,052 square ft and is available to purchase stand-alone or offered with remaining for sale units of the Mammoth Storage Condominiums. This lot is priced at approximately \$2.02 per sq ft. The lot is offered subject to survey if split off, and square footage is approximate. Per Seller, annual special taxes are \$13,745.80 for Lots 2 and 3.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks Freestanding Industrial Lot 5 ft east of pavement, approximately 1.7 +/- Acres (74,052 Sq Ft) Subject to Survey, to include: LOT 2 EXC S 141 FT THEREOF BLOCK B YOUNG INDUSTRIAL 3RD ADDITION & LOT 3 EXC S 141 FT THEREOF BLOCK B YOUNG INDUSTRIAL 3RD ADDITION TO INCLUDE NEW SURVEYED BOUNDARY LINE. Condominium Association Declarations and Bylaws are included in documents online. Per section 10.16, this is an expandable condominium and the special assessments allocated to each unit may be adjusted or "respread" upon the development of the expansion property in order to fairly allocate the special assessments between phase 1 and subsequent phases.

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
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

ADDITIONAL PICTURES



Aerial View



Yard



Yard



Yard



Yard



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



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.

Exhibit A Continued:

1532 E. Mason Dr. Unit A109, Kechi, KS 67067

BUILDING A UNIT A109 & 8.39% UNDIVIDED INTEREST IN COMMON AREAS & FACILITIES APPURTENANT TO THE MAMMOTH STORAGE CONDOMINIUMS SITUATED ON S 141 FT LOTS 2 & 3 BLOCK B YOUNG INDUSTRIAL 3RD ADDITION DESCRIBED IN DECLARATION 30324272 TO INCLUDE NEW SURVEYED BOUNDARY LINE.

Freestanding Industrial Lot 5 ft east of pavement, approximately 1.7 +/- Acres (74,052 Sq Ft)

Subject to Survey, to include:

LOT 2 EXC S 141 FT THEREOF BLOCK B YOUNG INDUSTRIAL 3RD ADDITION & LOT 3 EXC S 141 FT THEREOF BLOCK B YOUNG INDUSTRIAL 3RD ADDITION TO INCLUDE NEW SURVEYED BOUNDARY LINE.





Authentisign
Jason Conrady

02/16/26

Authentisign
Tobias Conrady

03/11/26

Property Taxes and Appraisals

LOT 2 EXC S 141 FT THEREOF BLOCK B YOUNG INDUSTRIAL 3RD ADDITION

Property Description

Property Type	Commercial & Industrial
Legal Description	LOT 2 EXC S 141 FT THEREOF BLOCK B YOUNG INDUSTRIAL 3RD ADDITION
Property Address	
Owner	CONRADY INVESTMENTS LLC
Mailing Address	625 BRIARBROOK LN VALLEY CENTER KS 67147
Geo Code	PY KE00215
PIN	30012806
AIN	103070330300200
Quick Ref ID	R767387
Tax Unit	6102 196 KECHI U-259 PYKE
Land Use	1199 Accessory residential unit
2025 Market Land Square Feet	39,970
2025 Total Acres	0.92
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$77,400
2025 Assessment Value	\$8,901

Property Value Estimates

Final Value Section Explanation	
2025 Appraised Value	\$77,400
2025 Value Method	COST
Override Reason	

Method	Value
Cost Estimate	\$77,400
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

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03/11/26

Commercial Economic Unit Characteristics

[Commercial Economic Unit Characteristics Explanation](#)

Economic Class		
Economic Unit Name	3-MAMMOTH STORAGE COMMONS; PT- 1,2,2.01	
Primary AIN / PIN	103070330300201	30028302
Economic Unit Total Land Area	114,790	
Economic Unit Total Land Value	\$223,900	
Land \$ / Sq Ft	\$1.95	
Economic Unit Total Value	\$223,900	
Economic Unit Total Parcel Count	3	
Economic Unit Total Cost Value	\$223,900	
Economic Unit Total Income Value	\$0	
Economic Unit Total Market Value	\$0	

Associated Parcels with the Economic Unit

PIN	Quick Ref ID	AIN
30012806	R767387	087103070330300200
30012807	R767388	087103070330300100
30028302	R1006261	087103070330300201

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values

Assessment Values

Year	Class	Values

Year	Class	Values
2025	Residential	\$77,400 Land
		\$0 Improvements
		\$77,400 Total (-38%)
2024	Residential	\$124,000 Land
		\$0 Improvements
		\$124,000 Total
2023	Agricultural	\$70 Land
		\$0 Improvements
		\$70 Total
2022	Agricultural	\$70 Land
		\$0 Improvements
		\$70 Total
2021	Agricultural	\$70 Land
		\$0 Improvements
		\$70 Total (+17%)
2020	Agricultural	\$60 Land
		\$0 Improvements
		\$60 Total
2019	Agricultural	\$0 Land
		\$0 Improvements
		\$0 Total

Year	Class	Values
2025	Residential	\$8,901 Land
		\$0 Improvements
		\$8,901 Total (-38%)
2024	Residential	\$14,260 Land
		\$0 Improvements
		\$14,260 Total
2023	Agricultural	\$21 Land
		\$0 Improvements
		\$21 Total
2022	Agricultural	\$21 Land
		\$0 Improvements
		\$21 Total
2021	Agricultural	\$21 Land
		\$0 Improvements
		\$21 Total (+17%)
2020	Agricultural	\$18 Land
		\$0 Improvements
		\$18 Total (-18%)
2019	Agricultural	\$22 Land
		\$0 Improvements
		\$22 Total

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 1 PAVING IMP RES 16-661	\$174.37	\$111.66	\$286.03
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 2 PAVING IMP RES 16-662	\$310.98	\$157.53	\$468.51
CITY OF KECHI	YOUNG IND 2ND/3RD SUB GAS DISTRIBUTION PET PROJ 1 RES # 20-716	\$370.94	\$173.95	\$544.89
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB PAVING PETITION PROJ #2 RES 20-716	\$3,261.61	\$1,529.50	\$4,791.11
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB SANITARY SEWER PROJ #3 RES 20-716	\$1,029.60	\$482.82	\$1,512.42
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB WATER DISTRIBUTION PROJ #4 RES 20-7	\$1,658.14	\$777.57	\$2,435.71
Totals:		\$6,805.64	\$3,233.03	\$10,042.67

2026 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 1 PAVING IMP RES 16-661	\$182.35	\$103.69	\$286.04
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 2 PAVING IMP RES 16-662	\$318.96	\$149.55	\$468.51
CITY OF KECHI	YOUNG IND 2ND/3RD SUB GAS DISTRIBUTION PET PROJ 1 RES # 20-716	\$370.94	\$173.95	\$544.89
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB PAVING PETITION PROJ #2 RES 20-716	\$3,261.61	\$1,529.50	\$4,791.11
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB SANITARY SEWER PROJ #3 RES 20-716	\$1,029.60	\$482.82	\$1,512.42
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB WATER DISTRIBUTION PROJ #4 RES 20-7	\$1,658.14	\$777.57	\$2,435.71
Totals:		\$6,821.60	\$3,217.08	\$10,038.68

Authentisign
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Tobias Conrady 03/11/26

2026 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 1 PAVING IMP RES 16-661	2018	2037	\$2,737.16	\$695.24	\$3,432.40
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 2 PAVING IMP RES 16-662	2018	2037	\$4,466.86	\$1,155.17	\$5,622.03
CITY OF KECHI	YOUNG IND 2ND/3RD SUB GAS DISTRIBUTION PET PROJ 1 RES # 20-716	2023	2042	\$6,305.98	\$2,957.15	\$9,263.13
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB PAVING PETITION PROJ #2 RES 20-716	2023	2042	\$55,447.37	\$26,001.50	\$81,448.87
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB SANITARY SEWER PROJ #3 RES 20-716	2023	2042	\$17,503.20	\$8,207.94	\$25,711.14
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB WATER DISTRIBUTION PROJ #4 RES 20-7	2023	2042	\$28,188.38	\$13,218.69	\$41,407.07
Totals:				\$114,648.95	\$52,235.69	\$166,884.64

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	136.889000	\$1,218.45	\$10,042.67	\$0.00	\$0.00	\$11,261.12	\$5,630.56	\$5,630.56
2024	138.293000	\$1,799.57	\$10,038.67	\$530.81	\$16.00	\$12,385.05	\$12,385.05	\$0.00
2023	139.438000	\$2.93	\$10,038.66	\$83.68	\$0.00	\$10,125.27	\$10,125.27	\$0.00
2022	139.625000	\$2.92	\$754.54	\$0.00	\$0.00	\$757.46	\$757.46	\$0.00
2021	140.769000	\$2.94	\$754.53	\$2.84	\$0.00	\$760.31	\$760.31	\$0.00
2020	139.895000	\$2.51	\$754.54	\$0.00	\$0.00	\$757.05	\$757.05	\$0.00

2019	141.866458	\$3.12	\$754.53	\$0.00	\$0.00	\$757.65	\$757.65	\$0.00
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Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	27.567000
0447 PAYNE TOWNSHIP	1.715000
0511 CITY OF KECHI	36.791000
0602 USD 259	17.898000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	5.504000
1108 SEDG CO FIRE DISTRICT #1	16.754000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160000
Total: 136.889000	

Authentisign
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Tobias Conrady

03/11/26



Authentisign
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02/16/26

Authentisign
Tobias Conrady

03/11/26

Property Taxes and Appraisals

1532 E MASON DR KECHI

Property Description

Property Type	Commercial & Industrial
Legal Description	LOT 3 EXC S 141 FT THEREOF BLOCK B YOUNG INDUSTRIAL 3RD ADDITION
Property Address	
Owner	CONRADY INVESTMENTS LLC
Mailing Address	625 BRIARBROOK LN VALLEY CENTER KS 67147
Geo Code	PY KE00216
PIN	30012807
AIN	103070330300100
Quick Ref ID	R767388
Tax Unit	6102 196 KECHI U-259 PYKE
Land Use	1199 Accessory residential unit
2025 Market Land Square Feet	39,981
2025 Total Acres	0.92
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$77,500
2025 Assessment Value	\$8,913

Property Value Estimates

Final Value Section Explanation	
2025 Appraised Value	\$77,500
2025 Value Method	COST
Override Reason	

Method	Value
Cost Estimate	\$77,500
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

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Commercial Economic Unit Characteristics

[Commercial Economic Unit Characteristics Explanation](#)

Economic Class		
Economic Unit Name	3-MAMMOTH STORAGE COMMONS; PT- 1,2,2.01	
Primary AIN / PIN	103070330300201	30028302
Economic Unit Total Land Area	114,790	
Economic Unit Total Land Value	\$223,900	
Land \$ / Sq Ft	\$1.95	
Economic Unit Total Value	\$223,900	
Economic Unit Total Parcel Count	3	
Economic Unit Total Cost Value	\$223,900	
Economic Unit Total Income Value	\$0	
Economic Unit Total Market Value	\$0	

Associated Parcels with the Economic Unit

PIN	Quick Ref ID	AIN
30012806	R767387	087103070330300200
30012807	R767388	087103070330300100
30028302	R1006261	087103070330300201

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values

Assessment Values

Year	Class	Values

Year	Class	Values	
2025	Residential	\$77,500	Land
		\$0	Improvements
		\$77,500	Total (-63%)
2024	Residential	\$118,700	Land
		\$92,700	Improvements
		\$211,400	Total
2023	Agricultural	\$70	Land
		\$0	Improvements
		\$70	Total
2022	Agricultural	\$70	Land
		\$0	Improvements
		\$70	Total (+17%)
2021	Agricultural	\$60	Land
		\$0	Improvements
		\$60	Total
2020	Agricultural	\$60	Land
		\$0	Improvements
		\$60	Total
2019	Agricultural	\$0	Land
		\$0	Improvements
		\$0	Total

Year	Class	Values	
2025	Residential	\$8,913	Land
		\$0	Improvements
		\$8,913	Total (-63%)
2024	Residential	\$13,651	Land
		\$10,661	Improvements
		\$24,312	Total
2023	Agricultural	\$21	Land
		\$0	Improvements
		\$21	Total
2022	Agricultural	\$21	Land
		\$0	Improvements
		\$21	Total (+17%)
2021	Agricultural	\$18	Land
		\$0	Improvements
		\$18	Total
2020	Agricultural	\$18	Land
		\$0	Improvements
		\$18	Total (-14%)
2019	Agricultural	\$21	Land
		\$0	Improvements
		\$21	Total

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 1 PAVING IMP RES 16-661	\$167.12	\$107.02	\$274.14
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 2 PAVING IMP RES 16-662	\$298.04	\$150.97	\$449.01
CITY OF KECHI	YOUNG IND 2ND/3RD SUB GAS DISTRIBUTION PET PROJ 1 RES # 20-716	\$370.94	\$173.95	\$544.89
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB PAVING PETITION PROJ #2 RES 20-716	\$3,261.61	\$1,529.50	\$4,791.11
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB SANITARY SEWER PROJ #3 RES 20-716	\$1,029.60	\$482.82	\$1,512.42
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB WATER DISTRIBUTION PROJ #4 RES 20-7	\$1,658.14	\$777.57	\$2,435.71
Totals:		\$6,785.45	\$3,221.83	\$10,011.28

2026 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 1 PAVING IMP RES 16-661	\$174.76	\$99.37	\$274.13
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 2 PAVING IMP RES 16-662	\$305.69	\$143.33	\$449.02
CITY OF KECHI	YOUNG IND 2ND/3RD SUB GAS DISTRIBUTION PET PROJ 1 RES # 20-716	\$370.94	\$173.95	\$544.89
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB PAVING PETITION PROJ #2 RES 20-716	\$3,261.61	\$1,529.50	\$4,791.11
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB SANITARY SEWER PROJ #3 RES 20-716	\$1,029.60	\$482.82	\$1,512.42
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB WATER DISTRIBUTION PROJ #4 RES 20-7	\$1,658.14	\$777.57	\$2,435.71
Totals:		\$6,800.74	\$3,206.54	\$10,007.28

2026 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 1 PAVING IMP RES 16-661	2018	2037	\$2,623.31	\$666.32	\$3,289.63
CITY OF KECHI	CITY OF KECHI TIGUA STREET PHASE 2 PAVING IMP RES 16-662	2018	2037	\$4,281.08	\$1,107.14	\$5,388.22
CITY OF KECHI	YOUNG IND 2ND/3RD SUB GAS DISTRIBUTION PET PROJ 1 RES # 20-716	2023	2042	\$6,305.98	\$2,957.15	\$9,263.13
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB PAVING PETITION PROJ #2 RES 20-716	2023	2042	\$55,447.37	\$26,001.50	\$81,448.87
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB SANITARY SEWER PROJ #3 RES 20-716	2023	2042	\$17,503.20	\$8,207.94	\$25,711.14
CITY OF KECHI	YOUNG INDUSTRIAL 2ND/3RD SUB WATER DISTRIBUTION PROJ #4 RES 20-7	2023	2042	\$28,188.38	\$13,218.69	\$41,407.07
Totals:				\$114,349.32	\$52,158.74	\$166,508.06

Authentisign
Jason Conrady
Tax Billings

02/16/26

Authentisign
Tobias Conrady

03/11/26

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	136.889000	\$1,220.10	\$10,011.28	\$0.00	\$0.00	\$11,231.38	\$5,615.69	\$5,615.69
2024	138.293000	\$3,189.69	\$10,007.29	\$180.79	\$0.00	\$13,377.77	\$13,377.77	\$0.00
2023	139.438000	\$2.93	\$10,007.28	\$83.42	\$0.00	\$10,093.63	\$10,093.63	\$0.00
2022	139.625000	\$2.92	\$723.15	\$0.00	\$0.00	\$726.07	\$726.07	\$0.00
2021	140.769000	\$2.53	\$723.15	\$2.72	\$0.00	\$728.40	\$728.40	\$0.00
2020	139.895000	\$2.51	\$723.14	\$0.00	\$0.00	\$725.65	\$725.65	\$0.00

2019	141.866458	\$2.98	\$723.15	\$0.00	\$0.00	\$726.13	\$726.13	\$0.00
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Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	27.567000
0447 PAYNE TOWNSHIP	1.715000
0511 CITY OF KECHI	36.791000
0602 USD 259	17.898000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	5.504000
1108 SEDG CO FIRE DISTRICT #1	16.754000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160000
Total: 136.889000	

Authentisign
Jason Conrady

02/16/26

Authentisign
Tobias Conrady

03/11/26



WATER WELL INSPECTION REQUIREMENTS

Property Address: 1532 E. Mason Dr. - Kechi, KS 67067

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: _____

 Jason Conrady 08/25/2025
Owner/Seller _____ Date

 Tobias Conrady 08/25/2025
Owner/Seller _____ Date

Buyer _____ Date

Buyer _____ Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:

6 1532 E. Mason Dr. - Kechi, KS 67067

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 **(a)** Presence of groundwater contamination or other environmental concerns **(initial one):**

10  Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or

12 _____ Known groundwater contamination or other environmental concerns are:
13
14

15 **(b)** Records and reports in possession of Seller **(initial one):**

16  Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or

18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 **(c)** _____ Buyer has received copies of all information, if any, listed above. **(initial)**

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

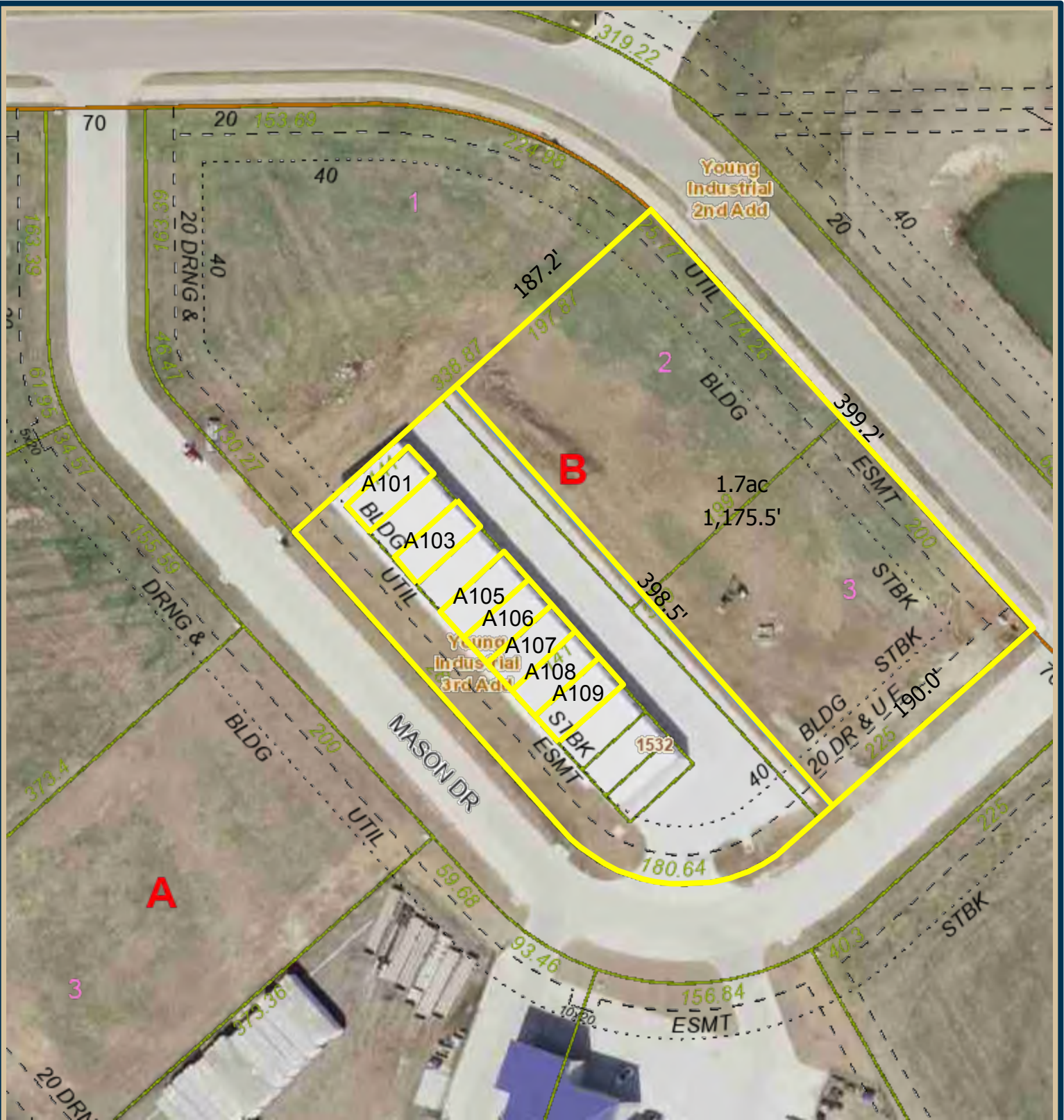
28  08/25/2025
29 Seller _____ Date

Buyer _____ Date

30  08/25/2025
31 Seller _____ Date

Buyer _____ Date

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Geographic Information Services
Sedgwick County...
working for you

Date: 9/2/2025

1532 E Mason Dr #101, 103, 105, 106, 107, 108, 109 & 1.7 Acre Industrial Lot - INDUSTRIAL i1

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

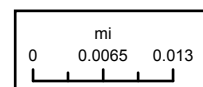
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Sedgwick County, Kansas



1:1,128



Flood Zone

Sedgwick County, Kansas



Legend

Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A

A

AE

AE

AE, FLOODWAY

AE, FLOODWAY

AH

AH

AO

AO

X - Area of Special Consideration

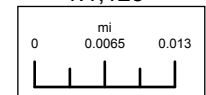
X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X

X

Area Not Included

1:1,128



Date: 9/2/2025

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<https://msc.fema.gov/>

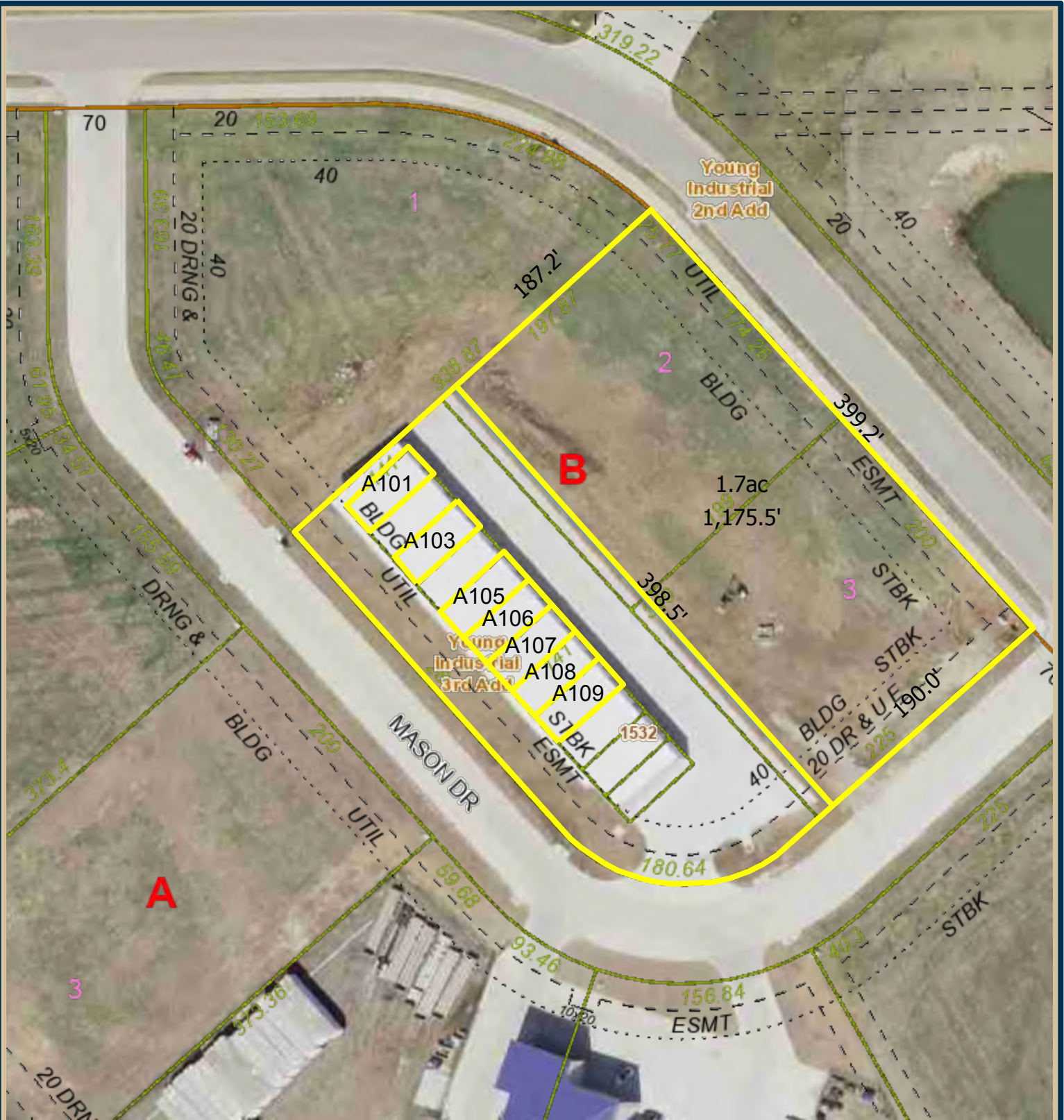


Geographic Information Services

Sedgwick County...
working for you

1532 E Mason Dr #101, 103, 105, 106, 107, 108, 109 & 1.7 Acre Industrial Lot - Flood Plain

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Geographic Information Services
Sedgwick County...
working for you

Date: 9/2/2025

1532 E Mason Dr #101, 103, 105, 106, 107, 108, 109 & 1.7 Acre Industrial Lot - Aerial

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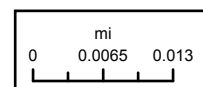
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Sedgwick County, Kansas

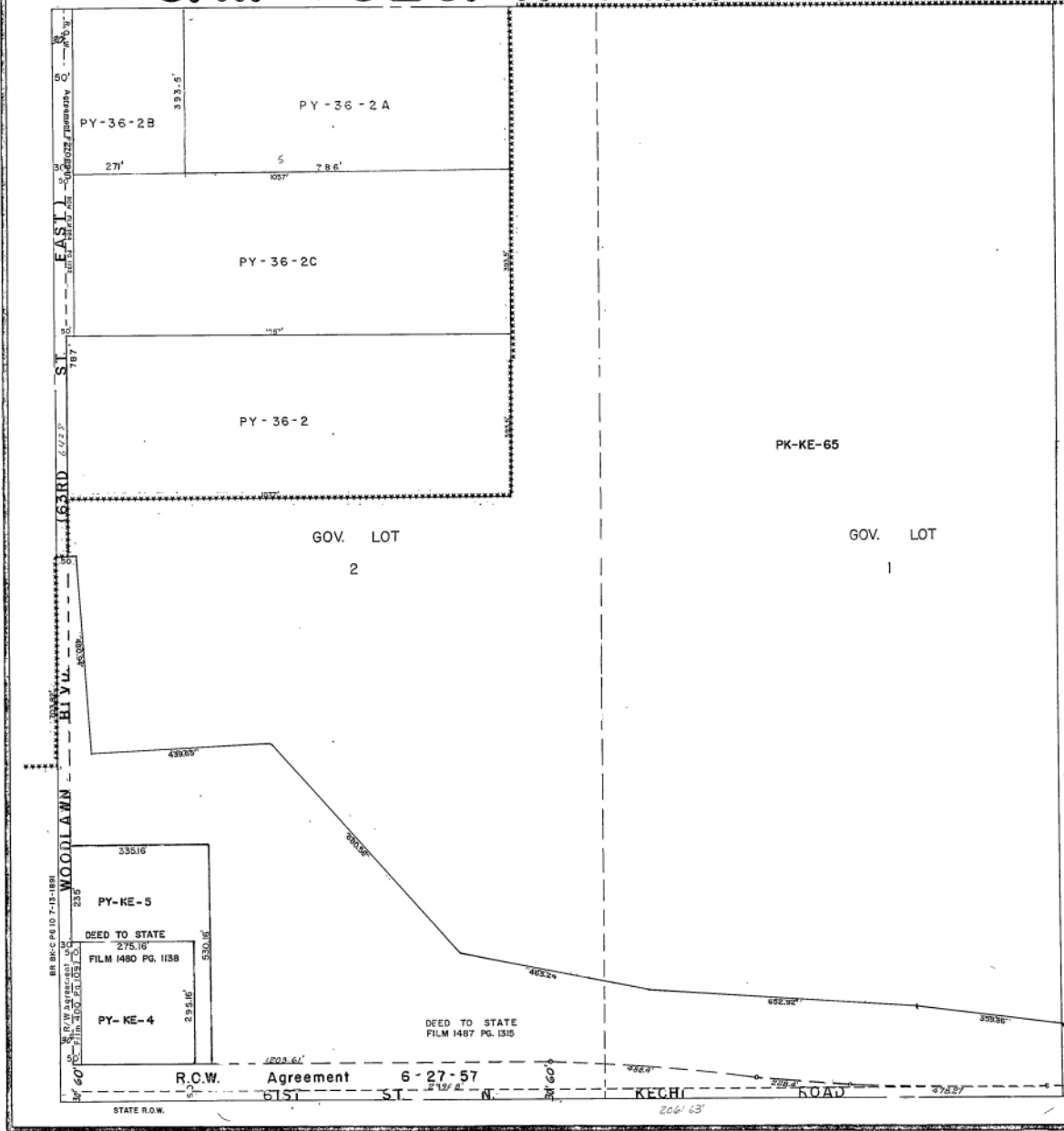


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S.W. ¼ SEC. 7. TWP. 26. R. 2 E.

PY
28



SEDGWICK COUNTY CLERK