Auction! 834 N Nims St, Wichita, KS 67203

Bidding Closes: 12/9/25 @ 3:15 PM

2 Bedrooms | 2 Bathrooms

DANIEL GUTIERREZ
REALTOR® - AUCTIONEER

kwhp KELLERWILLIAMS HOMETOWN PARTNERS, LLC | TurnKey Realtors - Auctioneers

316-364-7500 | dxgutierrez@kw.com | bidturnkey.com

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To bid, scan the QR Code

Property is selling in its “as-is” present condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer’s responsibility to have any and all inspections completed prior to bidding. The buyer and seller shall split equally in the cost of the title insurance and the closing fee. ALL taxes will be prorated to the day of closing. Bidding is not contingent upon financing. Closing to take place on or before 30 days from the auction closing date. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of $5,000

TERMS AND CONDITIONS
FOR BIDDING AT ON-LINE AUCTION
(Brokered by Keller Williams Hometown Partners, LLC)

1. If you register to bid at this on-line auction being conducted by Turnkey Auctions, LLC (brokered by Keller Williams Hometown Partners, LLC), you agree to be bound by these terms and conditions as well as any additional terms found at the website of the on-line auction at which you are bidding. These terms, together with any property specific terms found at the auction website, are referred to as the "Terms" and you are referred to as "You", "Your" or the "Bidder". Turnkey Auctions, LLC is referred to as "We", "Us", "Our" or the "Auctioneer".

2. You may not modify the Terms by any conversation, email, text or other communication, unless such communication is confirmed in writing by us as an amendment to these Terms.

3. Any property specific auction announcement takes precedence over these Terms. If there is a conflict between these terms and any auction announcement for a specific property, the auction announcement controls and is considered to be an amendment to these Terms.

4. ONCE YOU SUBMIT A BID, IT CANNOT BE WITHDRAWN OR RETRACTED.

5. The real estate that is being offered for sale at on-line auction is referred to as the "Property".

6. Unless otherwise noted or announced with respect to a particular Property, all auctions are conducted with reserve or subject to the confirmation of the seller.

7. The website listing for the Property contains a link to an auction packet. The auction packet contains, among other things, a real estate purchase agreement for the Property (the "Purchase Agreement"). The auction packet may be updated from time to time until the commencement of the auction. A preliminary title insurance commitment for the Property will be included as part of the auction packet no later than immediately prior to the commencement of the auction. You should read all items contained in the auction packet at the commencement of the auction, as You are bound by the contents and may not later object to anything found in the auction packet. If You have a question about anything contained in the auction packet, You are responsible for obtaining the answer or otherwise satisfying Yourself prior to the auction. If any provision or the Purchase Agreement or the preliminary title commitment is unacceptable to You, You should not bid on the Property as You will be unable to negotiate terms after the auction is closed.

8. THE PROPERTY IS NOT BEING SOLD CONTINGENT ON FINANCING. If You are the winning or successful bidder, You are bound to purchase the Property unless the seller cannot deliver marketable title as described in the Purchase Agreement, or the auction is with reserve and the seller does not accept the winning bid.

9. THE PROPERTY IS NOT BEING SOLD CONTINGENT ON ANY TYPE OF INSPECTION. If You desire any physical inspection or other due diligence with respect to the Property, You must complete this prior to the auction. If You desire to inspect the Property, You must make arrangements with Us to conduct such inspection. If You or Your representatives desire access to the Property for purposes of conducting a physical inspection, You may be required to sign a property access agreement as a condition to such access. Should You elect to view or inspect the Property, You assume all risk while on the Property and We have no liability for any injury or damage that may occur to You, Your agents or guests while on the Property.

10. Except as may be specifically contained in any property disclosure contained in the Auction Packet, neither We nor the seller makes any representation or warranty concerning the PROPERTY. The Property is offered at public auction, AS IS-WHERE IS AND WITH ALL FAULTS. You acknowledge that You have the opportunity, prior to the auction, to inspect and evaluate the Property. If You elect to bid on the Property, You acknowledge that You will have performed all such inspections and evaluations that You deem necessary. Without limiting the foregoing, no representation or warranty is made concerning the condition of the Property, the suitability of the Property for any particular use or purpose, the absence of lead paint at the Property, the Property's compliance with any laws or ordinances (including. without limitation, environmental laws, current building codes, and zoning ordinances), or the lack or any encroachment affecting the Property.

11. If any representation or warranty concerning the Property is contained in the auction packet or otherwise found to exist, such representation or warranty is between You and the seller. We are not responsible for any representation made by the seller or otherwise found to exist.

12. The auction packet for a particular Property may be modified or updated from time to time, including up to the commencement of the auction. You are responsible for monitoring the website to determine if updated information has been provided.

13. The legal description for the Property is found in the Purchase Agreement contained in the Auction Packet.

14. A BUYER'S PREMIUM OF THE GREATER OF (I) TEN PERCENT (10%) OF THE WINNING BID, OR (II) OR $2,000, WILL BE ADDED to the winning bid and this sum is the purchase price for the Property (the "Purchase Price").

15. If You are the high bidder at the auction, You must immediately sign the Purchase Agreement, and by 4:00 p.m. local time on the first business day after the auction, You must deliver the earnest money in immediately available funds. The balance of the Purchase Price will be due in immediately available funds at the closing date specified for the Property. The closing will occur no later than 30 days following the auction date unless otherwise agreed to by You and the seller. This is a firm closing date and YOU ARE NOT ENTITLED TO EXTEND THE CLOSING DATE WITHOUT THE SELLER'S WRITTEN AGREEMENT, which may be given or withheld by the seller in its discretion.

16. If You are the winning bidder, You have irrevocably agreed to purchase the Property for the Purchase Price, subject only to Seller's compliance with the Purchase Agreement. If, after being the winning bidder, You fail or refuse to execute the Purchase Agreement, You are still bound to purchase the Property. In such event, You agree that these Terms, together with the Purchase Agreement which will be deemed attached to these Terms as an exhibit, constitute Your written agreement to purchase the Property for the Purchase Price and is fully enforceable against You.

17. All bids are subject to acceptance by the Auctioneer. No bid is considered made by You until accepted by the Auctioneer. The Auctioneer may refuse or reject any bid that is suspected to by the Auctioneer to be fraudulent, which is not made in good faith, or which is made for any purpose that the Auctioneer deems to be illegitimate.

18. The Auctioneer has the right to control the bidding process including setting the initial bid amount and establishing the increments for subsequent bidding.

19. You represent that You have the legal authority to bid and are bidding on Your own behalf and not on behalf of the seller. You agree that You will use Our online bidding system only for proper purposes (that is, to submit legitimate bids with the legitimate intention of purchasing the offered property) and not for any improper or malicious purpose that is designed to disrupt, disable, overburden, delay, compromise or crash Our online bidding system, or limit any other person's access to Our online bidding system.

20. These Terms are binding on You and on Your representatives, successors, executors, administrators, successors and assigns.

21. Neither the Auctioneer nor the company providing the software for Our online bidding platform shall be held responsible for any missed bid, for the failure of the software to function properly, for any interruption in Your on-line access to the bidding website, for any lack of compatibility with Your software or hardware, for any delay in Your access to the system or for any other disruption in or lack of Your access to the online bidding system.

22. If, after an auction has begun, We are aware of any lack of functionality in, or disruption in access to, the online bidding platform, We reserve the right in Our sole discretion to extend the scheduled ending time for the auction.

23. We allow broker or agent participation. However, in order to participate, Your broker or agent must register with us in advance by returning to us a fully completed and executed agent participation form no later than 24 hours prior to the scheduled closing time for the auction (as described in more detail in Our agent participation packet). Your agent must contact us to obtain the agent participation packet.

24. These terms are subject in all respects to Our privacy policy which can be found at https://danielg.kw.com/kw/privacypolicy

25. We are acting solely as the agent of the Seller. We are not acting as Your agent. In no event will We be liable for damages, including without limitation, any incidental, consequential, special or punitive damages arising out of or in connection with the auction, the Purchase Agreement, the sale of the Property, any misrepresentation of the seller or any breach by seller of the Purchase Agreement.

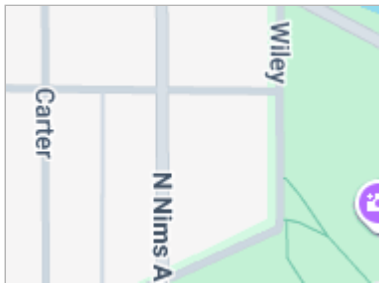
26. If any portion of these Terms is determined to be invalid or unenforceable, the validity or enforceability of the remainder of the Terms will be unaffected. Each provision included in these Terms is intended to be enforceable or binding only to the maximum extent permitted by applicable law.

27. These Terms are governed by Kansas law, but without regard to Kansas rules governing conflict of laws. In there is any dispute relating to these Terms, the auction of the Property, the Purchase Agreement or any other matter relating to the offer or sale of the Property, exclusive venue for litigation of any such dispute shall be in either the Sedgwick County District Court or the United States District Court in Wichita, Kansas, and You submit to the jurisdiction of such courts.

28. IF YOU ARE THE SUCCESSFUL OR WINNING BIDDER, BUT FAIL TO COMPLY WITH YOUR OBLIGATIONS SET OUT IN THESE TERMS, YOU WILL BE IN BREACH OF THESE TERMS AND WILL BE RESPONSIBLE FOR DAMAGES WHICH RESULT FROM YOUR BREACH.

STANDARD

(84) MLS #	664439
(94) Status	Active
(103) Contingency Reason	
(88) Area	SCKMLS
(89) Address	834 N Nims St
(90) Address 2	
(91) City	Wichita
(93) Zip	67203
(99) Asking Price	$0
(96) Original Price	$0
(19) Picture Count	36



KEYWORDS

(105) AG Bedrooms	2
(106) Total Bedrooms	2.00
(107) AG Full Baths	1
(109) AG Half Baths	0
(39) Total Full Baths	2
(38) Total Half Baths	0
(36) Total Baths	2
(110) Old Total Baths	
(111) Garage Size	Carport
(112) Basement	Yes - Finished
(108) Levels	One Story
(69) Approximate Age	81+ Years
(114) Acreage	City Lot
(166) Approx. AGLA	864
(167) AGLA Source	Court House
(168) Approx. BFA	778.00
(169) BFA Source	Court House
(70) Approx. TFLA	1,642
(174) Lot Size/SqFt	7,841
(175) Number of Acres	0.18

GENERAL

(95) List Agent	Daniel Gutierrez - CELL: 620-937-1488	**(100) List Office**	Keller Williams Hometown Partners - OFF: 316-729-8500
(97) Co-List Agent	Barbara Maley - CELL: 316-308-2003	**(101) Co-List Office**	Keller Williams Hometown Partners - OFF: 316-729-8500
(115) Showing Phone	1-888-874-0581	**(116) Model Home Phone**	
(170) Year Built	1900	**(171) Builder**	
(172) Est. Completion Date		**(173) Building Permit Date**	
(49) Parcel ID	124-17-0-31-04-008.00	**(176) School District**	Wichita School District (USD 259)
(177) Elementary School	Riverside	**(178) Middle School**	Marshall
(179) High School	North	**(180) Subdivision**	RIVERSIDE
(181) Legal	LOTS 34-36 & 1/2 VAC ALLEY ADJ ON ENIMS AVE. RIVERSIDE ADD.	**(102) List Date**	11/5/2025
(104) Expiration Date	2/28/2026	**(72) Realtor.com Y/N**	Yes
(79) Display on Public Websites	Yes	**(80) Display Address**	Yes
(82) VOW: Allow AVM	Yes	**(81) VOW: Allow 3rd Party Comm**	Yes
(71) Virtual Tour Y/N		**(20) Days On Market**	29
(57) Cumulative DOM	110	**(54) Cumulative DOMLS**	
(78) Input Date	11/5/2025 1:08 PM	**(63) Update Date**	12/4/2025
(53) Off Market Date		**(55) Status Date**	11/5/2025
(77) HotSheet Date	11/5/2025	**(56) Price Date**	11/5/2025
(118) Master Bedroom Level	Main	**(119) Master Bedroom Dimensions**	11'8 X 10'6
(120) Master Bedroom Flooring	Luxury Vinyl	**(122) Living Room Level**	Main
(123) Living Room Dimensions	16'6 X 12	**(124) Living Room Flooring**	Luxury Vinyl
(126) Kitchen Level	Main	**(127) Kitchen Dimensions**	11'6 X 8'3
(128) Kitchen Flooring	Luxury Vinyl	**(129) Room 4 Type**	Bedroom
(130) Room 4 Level	Main	**(131) Room 4 Dimensions**	10'5 X 9
(132) Room 4 Flooring	Luxury Vinyl	**(133) Room 5 Type**	Bonus Room
(134) Room 5 Level	Basement	**(135) Room 5 Dimensions**	13 X 11
(136) Room 5 Flooring	Concrete	**(137) Room 6 Type**	Bonus Room
(138) Room 6 Level	Basement	**(139) Room 6 Dimensions**	13'5 X 10'5
(140) Room 6 Flooring	Concrete	**(141) Room 7 Type**	Family Room
(142) Room 7 Level	Basement	**(143) Room 7 Dimensions**	17 X 11'5
(144) Room 7 Flooring		**(145) Room 8 Type**	
(146) Room 8 Level		**(147) Room 8 Dimensions**	
(148) Room 8 Flooring		**(149) Room 9 Type**	
(150) Room 9 Level		**(151) Room 9 Dimensions**	
(152) Room 9 Flooring		**(153) Room 10 Type**	

GENERAL

(154) Room 10 Level		**(155) Room 10 Dimensions**	
(157) Room 10 Flooring		**(158) Room 11 Type**	
(159) Room 11 Level		**(160) Room 11 Dimensions**	
(161) Room 11 Flooring		**(162) Room 12 Type**	
(163) Room 12 Level		**(164) Room 12 Dimensions**	
(165) Room 12 Flooring		**(85) Class**	Residential
(87) Property Type	Single Family OnSite Blt	**(92) State**	KS
(68) For Sale/Auction/For Rent	Auction	**(98) County**	Sedgwick
(27) Term of Lease		**(42) Virtual Tour 2 Label**	
(41) Virtual Tour 3 Label		**(40) Virtual Tour 4 Label**	
(4) Previous Status		**(2) Owner Name**	
(0) Owner Name 2		**(12) Real Estate Transaction Y/N**	
(6) FIPS Code	20173	**(117) Room 1 Type**	
(121) Room 2 Type		**(125) Room 3 Type**	
(9) Level of Service	Full Service	**(1) Great Plains Navica**	
(47) $/AGLA	$0.00	**(48) $/TFLA**	$0.00
(50) On Market Date		**(10) COO Date**	
(58) Associated Document Count	2	**(113) Doc Manager**	0
(65) Listing Visibility Type	MLS Listing	**(37) Geocode Quality**	Exact Match
(21) Price Per SQFT		**(22) Sold Price Per SQFT**	
(66) Mapping		**(61) Tax ID**	124-17-0-31-04-008.00
(25) Input Date	11/5/2025 1:08 PM	**(26) Update Date**	12/4/2025 1:03 PM
(0) Unique Property Identifier		**(0) RESO Universal Property Identifier**	
(5) Showing Start Date		**(240) Floor Plans Count**	0
(241) Floor Plans Update Date			

DIRECTIONS

(186) Directions At Central and Nims, N to home.

FEATURES

ARCHITECTURE
Bungalow

EXTERIOR CONSTRUCTION
Vinyl/Metal Siding

ROOF
Composition

LOT DESCRIPTION
Standard

FRONTAGE
Paved Frontage

EXTERIOR AMENITIES
Guttering
Sidewalks

GARAGE
Carport

FLOOD INSURANCE
Unknown

UTILITIES
Sewer
Natural Gas
Public Water

BASEMENT / FOUNDATION
Full
Std Bsmt Window no-egress

BASEMENT FINISH
1 Bath
Bsmt Rec/Family Room
Bsmt Storage
2 Add. Finished Rooms
Bsmt Laundry

COOLING
Central
Electric

HEATING
Forced Air
Gas

DINING AREA
Living/Dining Combo

KITCHEN FEATURES
Electric Hookup

APPLIANCES
Dishwasher

MASTER BEDROOM
Master Bdrm on Main Level

LAUNDRY
Basement
Separate Room
Gas Hookup
220-Electric

INTERIOR AMENITIES
Ceiling Fan(s)
Closet-Walk-In
Window Coverings-All

POSSESSION
At Closing

PROPOSED FINANCING
Conventional
FHA
VA

WARRANTY
No Warranty Provided

OWNERSHIP
Individual

PROPERTY CONDITION REPORT
No

DOCUMENTS ON FILE
Ground Water
Lead Paint

SHOWING INSTRUCTIONS
Appt Req-Call Showing #

LOCKBOX
Combination

TYPE OF LISTING
Excl Right w/o Reserve

AGENT TYPE
Designated Sell Agent

FINANCIAL

(52) Assumable Y/N	No	**(192) HOA Y/N**	No
(187) Currently Rented Y/N	No	**(75) Yearly HOA Dues**	
(188) Rental Amount		**(73) HOA Initiation Fee**	
(189) General Property Taxes	1323.45	**(193) Home Warranty Purchased**	None
(190) General Tax Year	2024	**(194) Earnest $ Deposited With**	Meridian Title Company
(74) Yearly Specials	$5.00		
(191) Total Specials	$0.00		

PUBLIC REMARKS

(195) Public Remarks Online only auction, bidding closing December 9th at 3:15 PM. Your opportunity to bid your price on this 2 Bedroom, 2 bathroom home in the heart of Riverside! Home is short distance to Riverside Park, Sims Golf Course and all that Riverside has to offer. There is over 1,600 Sq Ft. of living area, with a finished basement for endless possibilities. Come take a look at what this home has to offer! 10% buyer premium will be added to the final bid and make up the final contract price. Property is selling in its “as-is” present condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer’s responsibility to have any and all inspections completed prior to bidding. The buyer and seller shall split equally in the cost of the title insurance and the closing fee. ALL taxes will be prorated to the day of closing. Bidding is not contingent upon financing. Closing to take place on or before 30 days from the auction closing date. The Seller reserves the right to accept any offer made prior to the auction's close, regardless of the current highest bid, only if the reserve price has not been met. In the event of an acceptable pre-auction offer, the auction will be immediately terminated and the highest bidder notified. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of $5,000.

MARKETING REMARKS

(197) Marketing Remarks Go to Bidwichita.com to place your bid! Online only auction, bidding closing December 9th at 3:15 PM. Your opportunity to bid your price on this 2 Bedroom, 2 bathroom home in the heart of Riverside! Home is short distance to Riverside Park, Sims Golf Course and all that Riverside has to offer. There is over 1,600 Sq Ft. of living area, with a finished basement for endless possibilities. Come take a look at what this home has to offer! 10% buyer premium will be added to the final bid and make up the final contract price. Property is selling in its “as-is” present condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer’s responsibility to have any and all inspections completed prior to bidding. The buyer and seller shall split equally in the cost of the title insurance and the closing fee. ALL taxes will be prorated to the day of closing. Bidding is not contingent upon financing. Closing to take place on or before 30 days from the auction closing date. The Seller reserves the right to accept any offer made prior to the auction's close, regardless of the current highest bid, only if the reserve price has not been met. In the event of an acceptable pre-auction offer, the auction will be immediately terminated and the highest bidder notified. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of $5,000.

PRIVATE REMARKS

(196) Private Remarks If auction all information deemed reliable but not guaranteed. Buyers and buyers’ agents to verify all pertinent information. Title work has been started at Meridian Title Company and would prefer to close there. To bid on this property: bidwichita.com /auctions. Basement does leak during heavy rains.

AUCTION

(198) Type of Auction Sale	Reserve	**(204) 1 - Open for Preview**
(199) Method of Auction	Online Only	**(207) 1 - Open/Preview Date**
(200) Auction Location	bidwichita.com	**(210) 1 - Open Start Time**
(201) Auction Offering	Real Estate Only	**(213) 1 - Open End Time**
(202) Auction Date	11/20/2025	**(205) 2 - Open for Preview**
(203) Auction Start Time	3:00 PM	**(208) 2 - Open/Preview Date**
(8) Auction End Date	12/9/2025	**(211) 2 - Open Start Time**
(7) Auction End Time	3:15 PM	**(215) 2 - Open End Time**
(217) Broker Registration Req	Yes	**(206) 3 - Open for Preview**
(218) Buyer Premium Y/N	Yes	**(209) 3 - Open/Preview Date**
(219) Premium Amount	10.00	**(212) 3 - Open Start Time**
(220) Earnest Money Y/N	Yes	**(216) 3 - Open End Time**
(221) Earnest Amount %/$	5,000.00	

TERMS OF SALE

(223) Terms of Sale See website or documents for full terms.

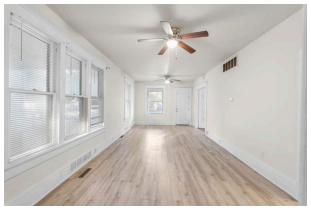
PERSONAL PROPERTY

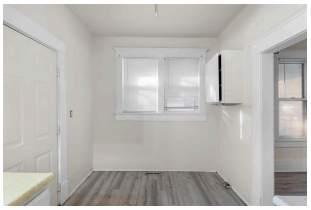
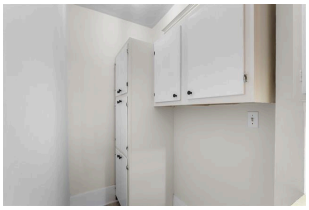
(222) Personal Property N/A

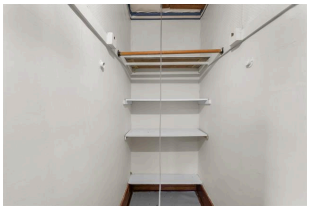
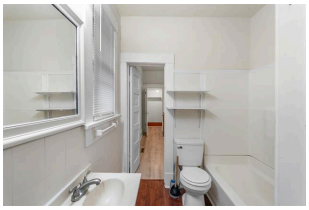
SOLD

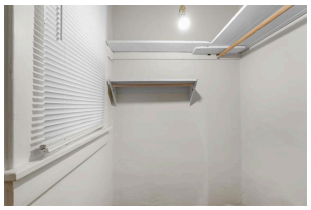
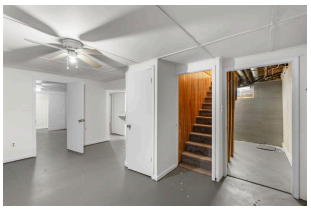
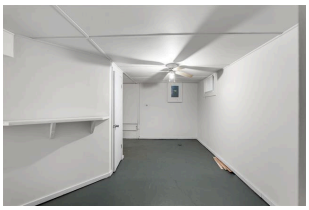
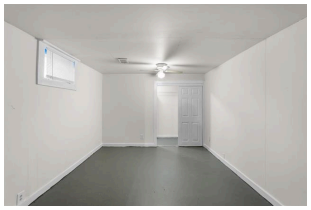
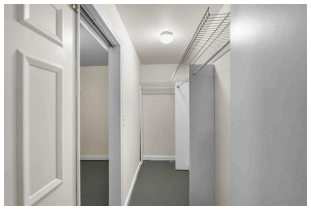
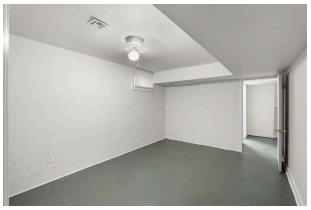
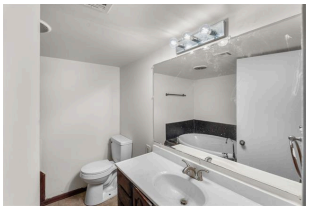
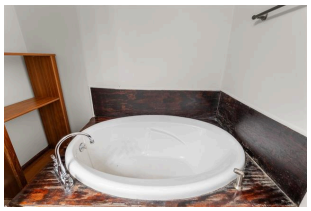
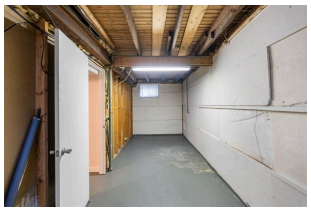
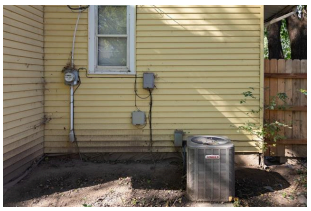
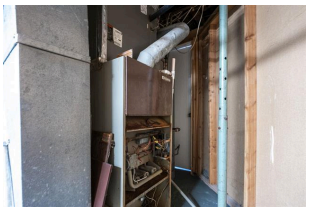
(226) How Sold	**(231) Selling Agent**
(236) Sale Price	**(233) Co-Selling Agent**
(224) Net Sold Price	**(232) Selling Office**
(46) Pending Date	**(235) Co-Selling Office**
(156) Closing Date	**(234) Appraiser Name**
(225) Short Sale Y/N	**(237) Non-Mbr Appr Name**
(227) Seller Paid Loan Asst.	
(228) Previously Listed Y/N	
(229) Includes Lot Y/N	
(230) Sold at Auction Y/N	

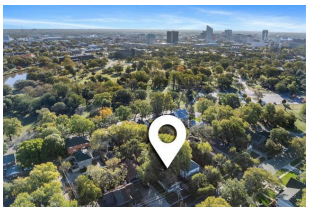
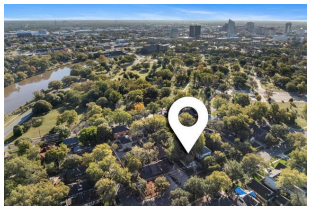
ADDITIONAL PICTURES



DISCLAIMER

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Authentisign ID: [illegible]

HOMETOWN PARTNERS LLC
KELLERWILLIAMS.

GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

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

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

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

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

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

_____ Known groundwater contamination or other environmental concerns are:

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

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

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

BUYER'S ACKNOWLEDGMENT (please complete c below)

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

CERTIFICATION

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

Seller **DOYLE R LINSLEY**	Date 10/25/2025	Buyer	Date
Seller	Date	Buyer	Date

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InstanetFORMS

Authentisign ID: [illegible]

Property Address: See Exhibit A

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) DRL Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) DRL Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

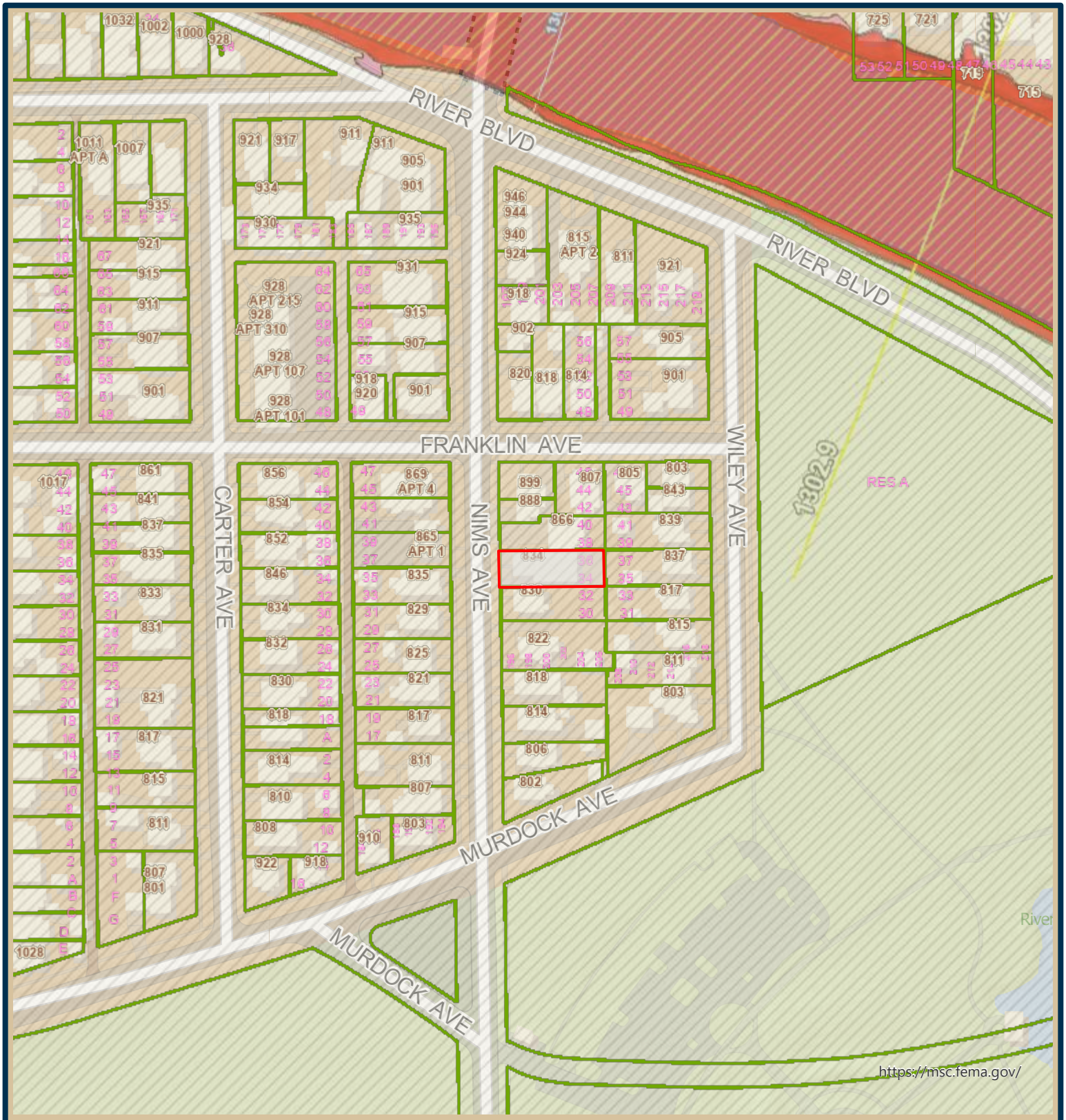
(f) DG Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller DOYLE R LINSLEY	Date 10/25/2025	Seller	Date
Purchaser	Date	Purchaser	Date
Agent Daniel Gutierrez	Date 10/25/25	Agent	Date

InstanetFORMS



Geographic Information Services

Sedgwick County... working for you

Date: 11/5/2025

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.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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Nims - Flood Map

Sedgwick County, Kansas

N
W E
S

1:2,257

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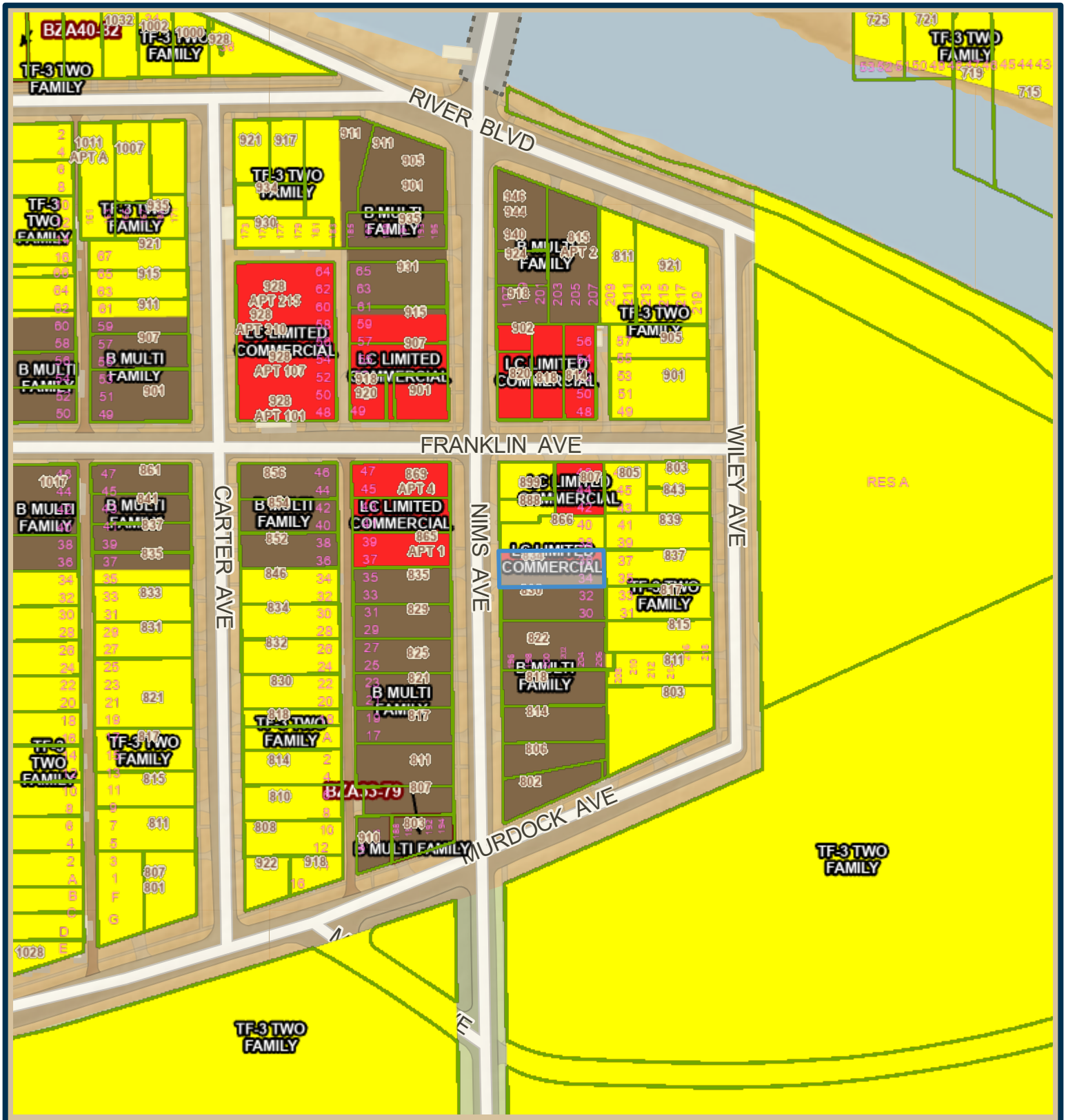
0 0.01 0.02



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Nims - Zoning

Sedgwick County, Kansas

N
W E
S

1:2,257

mi
0 0.01 0.02

Auction Closing Costs

10% Buyer Premium added to final bid
1/2 Title Insurance Fee
1/2 Title Insurance Closing Fee
Proration of Property Taxes
Proration of Rents/deposits if tenant occupied
Document preparation and recording fees
HOA Initiation/ HOA Dues
Lender Loan origination fees **
Lender title policy**
Lender pre-paids -PMI, Taxes, Insurance & escrow**

**If getting a new mortgage