

# 3 LOTS FOR SALE



Introducing three 7+/- acre lots nestled along K-42 highway in Sedgwick County, offering a peaceful retreat from the hustle and bustle of city life. Conveniently located just 20 minutes from Wichita and only 8 miles from Conway Springs, you can relish the best of both worlds – enjoying the tranquility of rural living while having easy access to Wichita amenities, including shopping, dining, entertainment, and employment opportunities. Trees and a creek line the border of all three lots providing a wonderful view and landscape for your dream home. Act now and seize this incredible opportunity!

Lot 1 is the north lot consisting of 7.82 acres. It sits on the southwest corner of the K-42 and 103rd intersection. Access to this lot will be on 103rd. Lot 2 is the middle lot, south of Lot 1 and north of Lot 2. This particular lot has 6.11 acres with trees and creek creating a border to the back of the lot. You will enter this lot from K-42. Lot 3 is the farthest south with 6.37 acres. This property has a unique shape with a large quantity of trees and creek on the southwest side of the lot.



## PRICE:

Lot 1 - \$78,200

Lot 2 - \$61,100

Lot 3 - \$63,700



**Tyler Francis • REALTOR® & Auctioneer**

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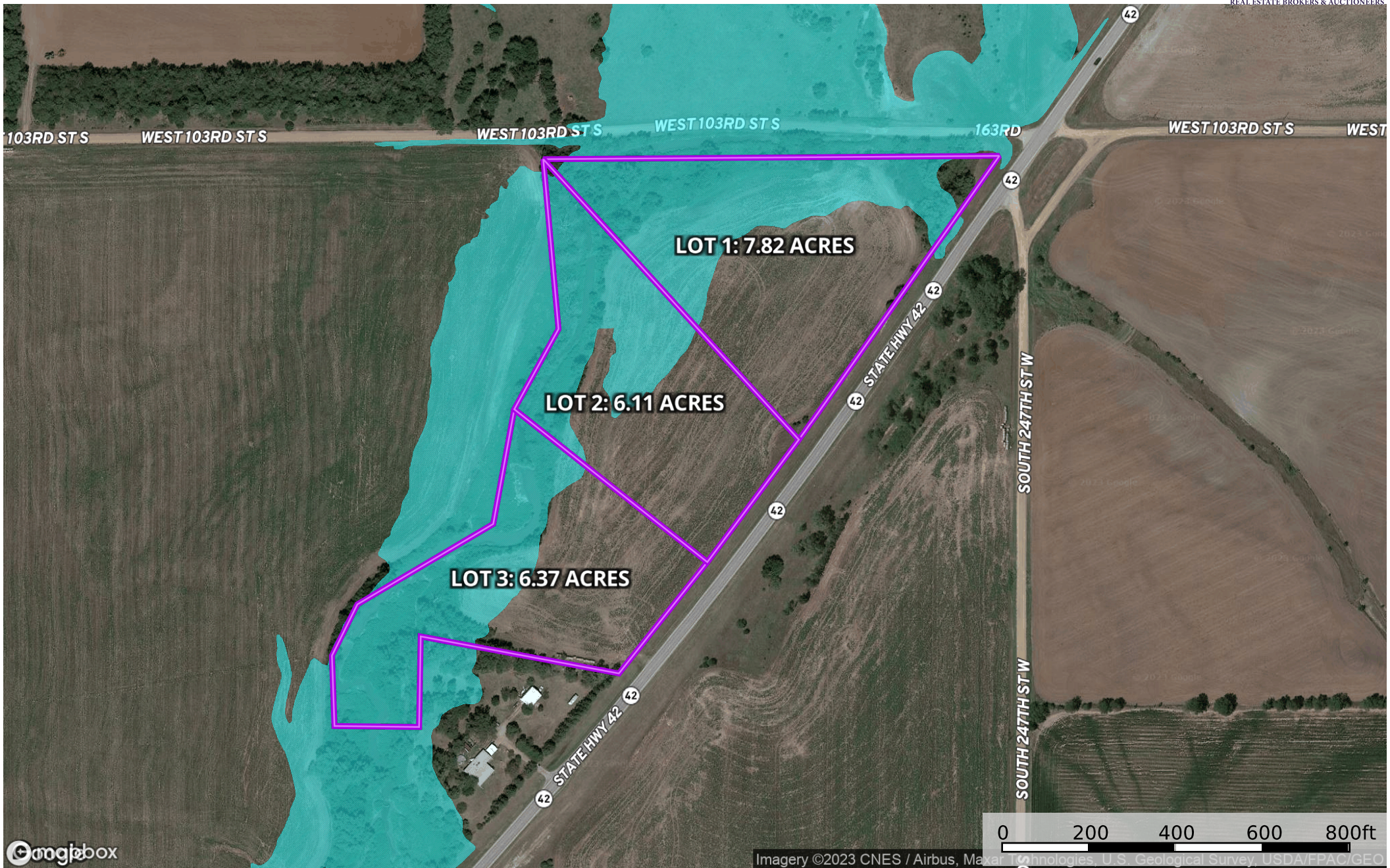
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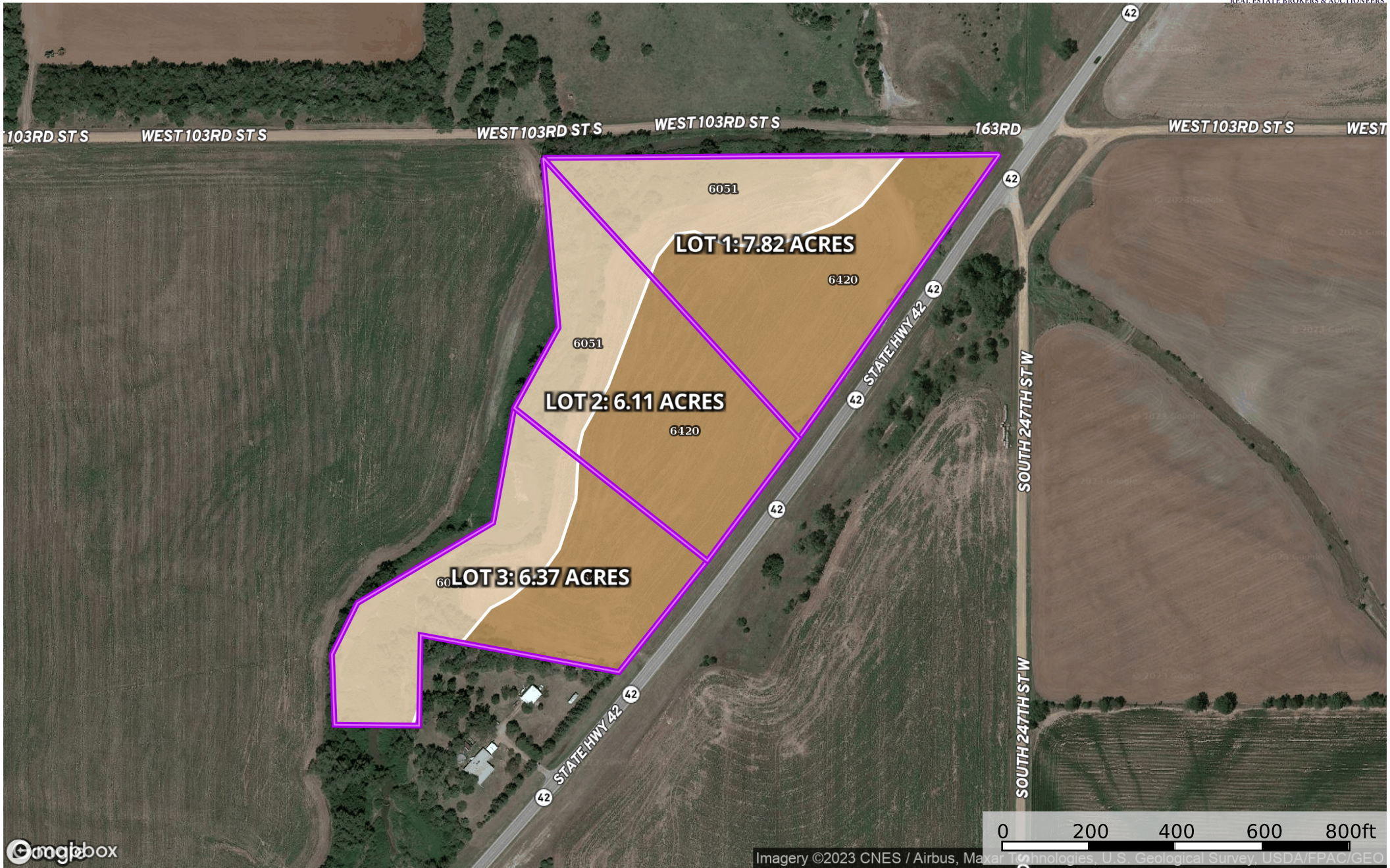






- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included





Boundary



|  All Polygons 20.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6420	Renfrow silty clay loam, 3 to 6 percent slopes	11.68	57.57	0	51	4e
6051	Elandco silt loam, frequently flooded	8.6	42.39	0	50	5w
TOTALS		20.28(*)	100%	-	50.55	4.42

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 7.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6420	Renfrow silty clay loam, 3 to 6 percent slopes	4.85	62.1	0	51	4e
6051	Elandco silt loam, frequently flooded	2.95	37.77	0	50	5w
TOTALS		7.8(*)	100%	-	50.56	4.38

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 6.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6420	Renfrow silty clay loam, 3 to 6 percent slopes	3.9	63.73	0	51	4e
6051	Elandco silt loam, frequently flooded	2.21	36.11	0	50	5w
TOTALS		6.11(*)	100%	-	50.56	4.36

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 6.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6051	Elandco silt loam, frequently flooded	3.44	54.09	0	50	5w
6420	Renfrow silty clay loam, 3 to 6 percent slopes	2.93	46.07	0	51	4e
TOTALS		6.37(*)	100%	-	50.54	4.54









(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

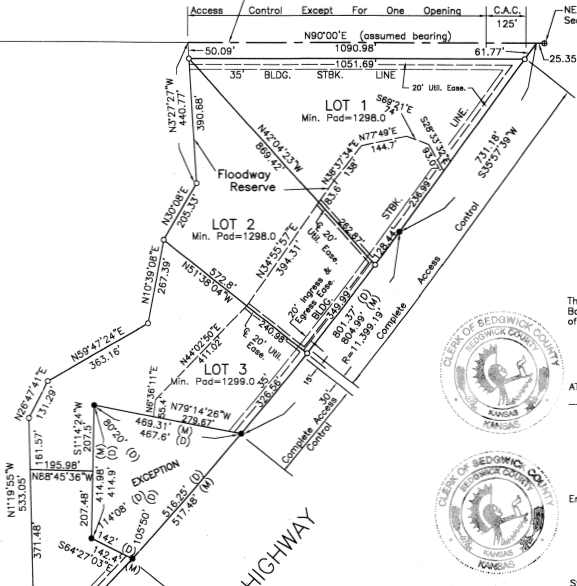
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

# C.L. 103rd St. So.

1561.89'

NE cor. NE 1/4  
Sec. 27-T29S-R3W



This plat approved  
Board of County C  
of March



ATTEST:   
Don Brace



Entered on transfer

State of Kansas.

# Property Taxes and Appraisals

## LOT 1 STRUTHERS CREEK ADD.

### Property Description

<b>Legal Description</b>	LOT 1 STRUTHERS CREEK ADD.
<b>Owner</b>	STRUTHERS JOHN W & LOLA F HERITAGE TR
<b>Mailing Address</b>	7741 S 119TH ST W CLEARWATER KS 67026-9076
<b>Geo Code</b>	VI 00283
<b>PIN</b>	00495971
<b>AIN</b>	278270110100100
<b>Tax Unit</b>	2609 925 VIOLA TWPU-356 VI
<b>Land Use</b>	9010 Farming/ranch land (no improvements)
<b>Market Land Square Feet</b>	
<b>2023 Total Acres</b>	7.82
<b>2023 Appraisal</b>	\$400
<b>2023 Assessment</b>	\$120

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$400	\$0	\$400	-25%
2022	Agricultural	\$530	\$0	\$530	-12%
2021	Agricultural	\$600	\$0	\$600	-5%
2020	Agricultural	\$630	\$0	\$630	-7%
2019	Agricultural	\$680	\$0	\$680	-1%
2018	Agricultural	\$690	\$0	\$690	+3%
2017	Agricultural	\$670	\$0	\$670	+6%
2016	Agricultural	\$630	\$0	\$630	+11%
2015	Agricultural	\$570	\$0	\$570	+16%
2014	Agricultural	\$490	\$0	\$490	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$120	\$0	\$120	-25%
2022	Agricultural	\$159	\$0	\$159	-12%
2021	Agricultural	\$180	\$0	\$180	-5%
2020	Agricultural	\$189	\$0	\$189	-7%
2019	Agricultural	\$204	\$0	\$204	-1%
2018	Agricultural	\$207	\$0	\$207	+3%
2017	Agricultural	\$201	\$0	\$201	+6%
2016	Agricultural	\$189	\$0	\$189	+11%
2015	Agricultural	\$171	\$0	\$171	+16%
2014	Agricultural	\$147	\$0	\$147	

### Tax Billings



Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	118.667000	\$18.86	\$0.00	\$0.00	\$0.00	\$18.86	\$18.86	\$0.00
2021	119.582000	\$21.54	\$0.00	\$0.08	\$0.00	\$21.62	\$21.62	\$0.00
2020	111.669000	\$21.10	\$0.00	\$0.00	\$0.00	\$21.10	\$21.10	\$0.00
2019	112.777683	\$23.01	\$0.00	\$0.00	\$0.00	\$23.01	\$23.01	\$0.00
2018	118.977000	\$24.61	\$0.00	\$0.10	\$0.00	\$24.71	\$24.71	\$0.00
2017	123.614000	\$24.85	\$0.00	\$0.00	\$0.00	\$24.85	\$24.85	\$0.00
2016	123.273000	\$23.28	\$0.00	\$0.00	\$0.00	\$23.28	\$23.28	\$0.00
2015	126.500000	\$21.64	\$0.00	\$0.00	\$0.00	\$21.64	\$21.64	\$0.00
2014	126.855892	\$18.63	\$0.00	\$0.00	\$0.00	\$18.63	\$18.63	\$0.00
2013	133.640792	\$16.84	\$0.00	\$0.00	\$0.00	\$16.84	\$16.84	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0465 VIOLA TOWNSHIP	13.979000
0614 USD 356	16.924000
0614 USD 356 SC	8.000000
0614 USD 356 SG	20.000000
0727 USD 356 BOND	6.002000
0814 USD 356 REC COMM	4.982000
1108 COUNTY FIRE DIST NO BONDS	17.912000
<b>Total: 118.667000</b>	

# Property Taxes and Appraisals

## LOT 2 STRUTHERS CREEK ADD.

### Property Description

<b>Legal Description</b>	LOT 2 STRUTHERS CREEK ADD.
<b>Owner</b>	STRUTHERS JOHN W & LOLA F HERITAGE TR
<b>Mailing Address</b>	7741 S 119TH ST W CLEARWATER KS 67026-9076
<b>Geo Code</b>	VI 00284
<b>PIN</b>	00495972
<b>AIN</b>	278270110100200
<b>Tax Unit</b>	2609 925 VIOLA TWPU-356 VI
<b>Land Use</b>	9010 Farming/ranch land (no improvements)
<b>Market Land Square Feet</b>	
<b>2023 Total Acres</b>	6.11
<b>2023 Appraisal</b>	\$320
<b>2023 Assessment</b>	\$96

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$320	\$0	\$320	-24%
2022	Agricultural	\$420	\$0	\$420	-9%
2021	Agricultural	\$460	\$0	\$460	-6%
2020	Agricultural	\$490	\$0	\$490	-8%
2019	Agricultural	\$530	\$0	\$530	-2%
2018	Agricultural	\$540	\$0	\$540	+6%
2017	Agricultural	\$510	\$0	\$510	+6%
2016	Agricultural	\$480	\$0	\$480	+14%
2015	Agricultural	\$420	\$0	\$420	+11%
2014	Agricultural	\$380	\$0	\$380	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$96	\$0	\$96	-24%
2022	Agricultural	\$126	\$0	\$126	-9%
2021	Agricultural	\$138	\$0	\$138	-6%
2020	Agricultural	\$147	\$0	\$147	-8%
2019	Agricultural	\$159	\$0	\$159	-2%
2018	Agricultural	\$162	\$0	\$162	+6%
2017	Agricultural	\$153	\$0	\$153	+6%
2016	Agricultural	\$144	\$0	\$144	+14%
2015	Agricultural	\$126	\$0	\$126	+11%
2014	Agricultural	\$114	\$0	\$114	

### Tax Billings



Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	118.667000	\$14.96	\$0.00	\$0.00	\$0.00	\$14.96	\$14.96	\$0.00
2021	119.582000	\$16.51	\$0.00	\$0.06	\$0.00	\$16.57	\$16.57	\$0.00
2020	111.669000	\$16.41	\$0.00	\$0.00	\$0.00	\$16.41	\$16.41	\$0.00
2019	112.777683	\$17.94	\$0.00	\$0.00	\$0.00	\$17.94	\$17.94	\$0.00
2018	118.977000	\$19.27	\$0.00	\$0.08	\$0.00	\$19.35	\$19.35	\$0.00
2017	123.614000	\$18.92	\$0.00	\$0.00	\$0.00	\$18.92	\$18.92	\$0.00
2016	123.273000	\$17.75	\$0.00	\$0.00	\$0.00	\$17.75	\$17.75	\$0.00
2015	126.500000	\$15.92	\$0.00	\$0.00	\$0.00	\$15.92	\$15.92	\$0.00
2014	126.855892	\$14.46	\$0.00	\$0.00	\$0.00	\$14.46	\$14.46	\$0.00
2013	133.640792	\$12.83	\$0.00	\$0.00	\$0.00	\$12.83	\$12.83	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0465 VIOLA TOWNSHIP	13.979000
0614 USD 356	16.924000
0614 USD 356 SC	8.000000
0614 USD 356 SG	20.000000
0727 USD 356 BOND	6.002000
0814 USD 356 REC COMM	4.982000
1108 COUNTY FIRE DIST NO BONDS	17.912000
	Total: 118.667000

# Property Taxes and Appraisals

## LOT 3 STRUTHERS CREEK ADD.

### Property Description

<b>Legal Description</b>	LOT 3 STRUTHERS CREEK ADD.
<b>Owner</b>	STRUTHERS JOHN W & LOLA F HERITAGE TR
<b>Mailing Address</b>	7741 S 119TH ST W CLEARWATER KS 67026-9076
<b>Geo Code</b>	VI 00285
<b>PIN</b>	00495973
<b>AIN</b>	278270110100300
<b>Tax Unit</b>	2609 925 VIOLA TWPU-356 VI
<b>Land Use</b>	9010 Farming/ranch land (no improvements)
<b>Market Land Square Feet</b>	
<b>2023 Total Acres</b>	6.37
<b>2023 Appraisal</b>	\$380
<b>2023 Assessment</b>	\$114

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$380	\$0	\$380	-19%
2022	Agricultural	\$470	\$0	\$470	-6%
2021	Agricultural	\$500	\$0	\$500	-2%
2020	Agricultural	\$510	\$0	\$510	-4%
2019	Agricultural	\$530	\$0	\$530	-2%
2018	Agricultural	\$540	\$0	\$540	+6%
2017	Agricultural	\$510	\$0	\$510	+6%
2016	Agricultural	\$480	\$0	\$480	+9%
2015	Agricultural	\$440	\$0	\$440	+16%
2014	Agricultural	\$380	\$0	\$380	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$114	\$0	\$114	-19%
2022	Agricultural	\$141	\$0	\$141	-6%
2021	Agricultural	\$150	\$0	\$150	-2%
2020	Agricultural	\$153	\$0	\$153	-4%
2019	Agricultural	\$159	\$0	\$159	-2%
2018	Agricultural	\$162	\$0	\$162	+6%
2017	Agricultural	\$153	\$0	\$153	+6%
2016	Agricultural	\$144	\$0	\$144	+9%
2015	Agricultural	\$132	\$0	\$132	+16%
2014	Agricultural	\$114	\$0	\$114	



# Tax Billings

<b>Tax Year</b>	<b>Tax Rate</b>	<b>General Tax</b>	<b>Specials Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Total</b>	<b>Paid</b>	<b>Balance</b>
2022	118.667000	\$16.73	\$0.00	\$0.00	\$0.00	\$16.73	\$16.73	\$0.00
2021	119.582000	\$17.95	\$0.00	\$0.07	\$0.00	\$18.02	\$18.02	\$0.00
2020	111.669000	\$17.09	\$0.00	\$0.00	\$0.00	\$17.09	\$17.09	\$0.00
2019	112.777683	\$17.94	\$0.00	\$0.00	\$0.00	\$17.94	\$17.94	\$0.00
2018	118.977000	\$19.27	\$0.00	\$0.08	\$0.00	\$19.35	\$19.35	\$0.00
2017	123.614000	\$18.92	\$0.00	\$0.00	\$0.00	\$18.92	\$18.92	\$0.00
2016	123.273000	\$17.75	\$0.00	\$0.00	\$0.00	\$17.75	\$17.75	\$0.00
2015	126.500000	\$16.69	\$0.00	\$0.00	\$0.00	\$16.69	\$16.69	\$0.00
2014	126.855892	\$14.46	\$0.00	\$0.00	\$0.00	\$14.46	\$14.46	\$0.00
2013	133.640792	\$13.26	\$0.00	\$0.00	\$0.00	\$13.26	\$13.26	\$0.00

# Tax Authorities

<b>Tax Authority</b>	<b>Tax Rate</b>
0101 STATE	1.500000
0201 COUNTY	29.368000
0465 VIOLA TOWNSHIP	13.979000
0614 USD 356	16.924000
0614 USD 356 SC	8.000000
0614 USD 356 SG	20.000000
0727 USD 356 BOND	6.002000
0814 USD 356 REC COMM	4.982000
1108 COUNTY FIRE DIST NO BONDS	17.912000
	Total: 118.667000