

additional information from seller

Seller's are

Kelly Smith and Shelley Harper a married couple

Dove Realty LLC, manager Carla LeLaCheur is doing an owner financing and will need to sign a deed to the Seller's at closing.

Must be in the contract. Carla and Dean LeLaCheur licensed real estate agents have an interest in the property through Dove Realty LLC, Carla LeLaCheur manager

Apartments and horse barn address known as 2205 Cr 4300 Coffeyville KS 67337 for mailing purposes only

House has an address known as 4195 CR 2200 Coffeyville KS 67337 for mailing purposes only

Montgomery County shows the address to be 2205 CR 4300 Coffeyville KS 67337 for all the property.

The house has been surveyed off with a legal description and 1.6 acres more or less. The lateral lines for the septic run into the pasture to the west and a permanent will have to be given if the buyer wishes to split this property off. It is not split off at this time. A survey was done in 2009 just in case the owner wanted to sell the properties separate and or finance them separate. Since the horse barn has income producing property it would be easier to get a loan on the house without the income producing property. The income producing property could also then be put in a LLC, Corp, not for profit or leave in the seller personal name. The property split may need approval from the county.

There are three septic systems, one for the house, 2 for the apartments

The house is on rural water.

The apartments are on well water however there is also a rural water tap for the apartments

Apartments information

\$550 # 1 leased for 6 months studio

\$800, #2,#3, #4 all 1 bedrooms

#5 Studio apartment

Rentals have been leased as all bills paid; no internet or TV included.

Electrical, gas, and garbage dumpsters included

Laundry connections: there is common area for laundry that includes

2 washers and 2 dryers that will stay. There are laundry facility is located behind apartment # 1 enter from the south door.

The water has been shut off to the laundry area as the landlord is not renting the apartments out except for # 1.

Seller works for the railroad and was on the road weeks at a time and just did not have time to deal with renters.

Well water serves the apartments with no complaints, seems to be spring water

The rural water tap is located next to CR 4300 off north drive.

Water Well

Water Well is located due north of apartments and is surrounded by pipes. No problems; new pump 5 years ago and new pressure tank (80 gallon).

No testing on well water since purchase; no complaints from tenants.

Why is only one rented.

They were moving and didn't want to place tenants, preferring to give that responsibility to the new owners

There are five separate electric meters for the apartment units and 1 for the barn

Utilities

Annual average monthly utilities \$500 for house, apartments and barn

Seller says it's the easiest house they have ever lived in for utilities, very economical, lots of insulation in attic, batt and blown

Electric City of Coffeyville

Atmos gas and central air for apartments

House is total electric.

Rural water 2 meters, 2C.

Trash dumpster \$60.00 a month for the property and the renters

Central gas heat and air to the apartments.

The gas heater is central; unit # 2 thermostat controls unit #1

Unit #3 thermostat is on its own; Unit #4 thermostat controls the thermostat for Units #4 and #5.

There hasn't been a problem with tenants agreeing on thermostat control.

Typically, Unit 1 houses one person

Roof

Roof was new 2012, see attachment on both house and apartments

Horse Barn

Horse barn: 12 stalls, wash room with water, electric and gas

Gas heater hangs from the ceiling of the arena and has never been used by these owners, so they don't know condition

Size of stalls 12 x 12

3 horse stalls on the south side have runs to the outside; We started putting in automatic waterers.

Hot walker for horses inside the arena, hydraulic over electric

Wooden stalls, dirt floors and wooden doors

12 x 12 tack room with concrete floors

Standard sliding stall doors with bars

Carport RV hookup

Carport on the north side of the house, 14 ft, tall with dirt floor

RV hookup north side of the arena at the carport, sewer, water and electric 50 amp

Fencing and pasture

All continuous pipe fencing on the south side horse runs

All pipe fencing on the west side of the horse barn

3 frost free hydrants by the barns; a couple of water tanks will stay

Fencing on north needs replaced, corner post pipe are installed.

5 acres west of the house has 6 wire fence bared and smooth wire

Mostly Bermuda grass and has 4 ponds. The two smaller ponds in the west pasture have gone dry but not the other 2

Possible lease on adjoining 25 acre pasture that is owned by another party. He has indicated he would consider leasing it but he gets final approval.

Seller is taking some of the portable fencing

Septic for Apartments

Septic north side 10 ft north of the 2nd stall, no cleanout.

Septic south of the laundry room door about 10 ft away, with no cleanout. 2 ft deep

Older barn north of house

Barn approximately 30 x 50 wood barn with dirt floor SW corner has a 12 x 12 concrete floor, water frost free water hydrant, electric. Wood siding needs replaced, tin roof might leak some. Horse stalls (5) 10 x 10 stalls and open center swinging and no doors

Shed that can be a chicken coop 16 x 8 on skids

Rv hookup north side of the arena at the carport. Sewer ,water and electric 50 amp

House

Appliances

washer, dryer, refrigerator, stove (electric) and dishwasher
(very energy efficient)

Heat and air new 2018 Rheem brand, Lees heating and cooling installed

Water is rural , electric is City of Coffeyville

Counter granite and butcher block

Cabinets are painted wood

Walk-in pantry

Floor is ceramic tile

One bedroom with carpet

Heated and cooled bonus room has carpet squares with a closet

Water softener and purifier to the house

No well water to the house

Well is located east of the garage at orange cone

(3) .

Water meter is inside the fence north of the mail box

Just painted the inside and outside of the house

Lots of new siding

2 single carports

Board fence on the west side and front
Replaced some windows, and the French doors to the back patio and the back door; original windows are Pella windows
Open living areas

3 to 4 bedrooms
1 3/4 baths

Newly remodeled 3/4 bath
Low utility cost, It is very well insulated and easy to cool
20 to 30" of attic insulation (batt insulation) per owner
Very homey
fireplace double wood burning
Internet Dish and TV
It also has an antenna pole
Rural water but also has a water well outside

Single car attached garage
Single-car carport attached

2 single carports

Patio

Covered front porch
Back uncovered patio with new French doors.
Both have a gravel finish from when it was originally built seller had plans to remove that

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