

RESOLUTION NUMBER: 2020-6

A RESOLUTION DETERMINING CERTAIN COUNTY PROPERTY TO BE SURPLUS AND ORDERING THE SAME TO BE SOLD

WHEREAS, The County owns real estate in Kiowa County, known as the Belvidere School House and legally described as follows:

A tract of land in the Northwest Quarter (NW/4) of Section Nine (9), in Township Thirty (30) South, Range Sixteen (16) West of the Sixth (6th) Principal Meridian, described as follows: beginning at a point on the South Line of Wichita Avenue, 10 feet East of the Northeast Corner of Block Eighteen (18), in the unincorporated community of Belvidere, Kansas, as shown by the recorded plat of the original townsite of Belvidere, Kiowa County, Kansas, on file in the Office of the Register of Deeds of said County; thence South 46 degrees 15 minutes East, parallel with High Street, 189.39 feet, thence North 43 degrees 45 minutes East 234 feet, thence North 46 degrees 15 minutes West 189.39 feet to the south line of Wichita Avenue, thence West along the South line of Wichita Avenue 234 feet to the place of beginning.

WHEREAS, the Board of County Commissioners of Kiowa County, Kansas held a Public Hearing regarding the proposed sale or disposition of the aforementioned real property, at the Kiowa County Courthouse on January 31, 2020 at 9:00 am, after publication at least once each week for two consecutive weeks in the Mullinville Merchant Directory, Mullinville, Kansas; said hearing was adjourned at the request of local residents until the 28th day of February, 2020 at 9:00 am, and;

WHEREAS, after such hearing, this Board of County Commissioners met and considered the proposed sale or disposition of said real property and the comments previously made thereon by the public and further considered all other information submitted; and

WHEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF KIOWA COUNTY, KANSAS, that the Belvidere School House, as legally described above, is surplus property not required for public use, and is unmarketable property. That the County shall offer said property for sale at a public auction to be held on the front steps of the Kiowa County Courthouse, located at 211 E. Florida Ave., Greensburg, Kansas, on the 7th day of May 2020 at 10:00 a.m. The Board of County Commissioners shall have the right to reject any and all bids.

The above-described property shall be sold strictly **AS IS**, The County makes no warranties or representations, express or implied, or arising by operation of law, including but not limited to any representation or warranty of habitability, merchantability, suitability or fitness for a particular purpose, condition of the property or any improvements thereupon, or as to any potential environmental hazards or soil condition. The County informs all potential buyers that the property or improvements thereupon may have substantial material defects including but not limited to defects in the structural integrity, electrical system, heating and cooling system, plumbing, sewer system, septic system, flooring, ceilings, roof(s), windows, foundation(s), appliances, or environmental hazards. Additionally, the buildings upon the above described property were constructed prior to 1978 and therefore may contain lead-based paint.

Lead Warning Statement:

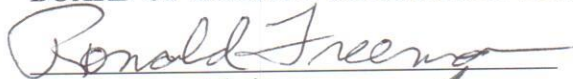
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may 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

Any potential buyer may arrange for inspections of all structural and environmental aspects of the property to determine the existence of any defects or environmental hazards. The inspections may cover without limitation: Electrical systems, heating and cooling systems, plumbing, sewer system, septic system, foundation(s); slabs; roof(s); fireplace(s); chimney(s); siding; windows; doors; ceilings; floors; exteriors; interior and retaining walls; decks; sidewalks; driveways; and all of the other structural aspects of the Property; and radon gas; asbestos; ureaformaldehyde foam insulation; and any other health environmental hazards. Any potential buyer desiring to inspect or have the property inspected may do so at a reasonable time by contacting the County Administrative Services Director, Matt Christenson, to make such arrangements.

Passed and Adopted this 28th day of February, 2020


BOARD OF COUNTY COMMISSIONERS OF KIOWA COUNTY, KANSAS:



Ron Freeman, Chairman



John Bertram, Vice-Chairman



Bert Lowery

Attest 

Kristi Cooper, County Clerk

