

117 ± Acres in Sedgwick County

Information Packet

E½ of the SW¼ & W½ of the SE¼

Of

S5, T25, R3W

RESULTS REALTY

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620-465-3499

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Results Realty is the agent of the seller and their fiduciary duties of loyalty and faithfulness are owed to their client (the Seller).

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This summary has been provided for the use of prospective bidders. Buyer must rely on his/her own information, inspection, review of public records and own determination to bid, consulting whatever advisors he/she may feel appropriate.

The property described is being sold in "**AS-IS, WHERE-IS, WITH ALL FAULTS**" condition. Neither Results Realty, the seller, nor their respective agents make any express or implied warranties of any kind. This listing may be withdrawn and/or modified without notice at any time.

Results Realty are Kansas Licensed Real Estate Brokers acting as agents of the Seller.

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TERMS AND CONDITIONS OF SALE

ORDER OF SALE: Final order of sale to be provided prior to the sale.

RESTRICTIONS: Subject only to (1) all City, County, and state laws, ordinances and regulations and (2) any easements, encumbrances and restrictions applicable to the Property. Seller is placing no restrictions on the property.

UTILITIES: Results Realty, nor the seller, guarantees the availability of utilities, public or private. This consists of but is not limited to: wells, septic tanks, access to public utilities or any hook up fees therewith. Confirmation of utility availability is the bidder's sole responsibility.

TAXES: Seller shall pay taxes prorated to date of closing and all prior years. Purchaser shall pay taxes prorated after closing. Tax amount TBD.

POSSESSION: At Closing.

SURVEY: See enclosed.

TITLE/CLOSING COSTS: Seller and Purchaser shall share equally in the cost of title insurance and escrow closing.

PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND: The real property shall be sold subject to conditions, restrictions, right-of-way easements, and reservations, if any, of record, filed and unfiled mechanic's liens, if any, and all other matters of record taking priority, subject to the rights; if any, of tenants-in-possession, and further subject to all conditions announced at the sale; and confirmation of the seller. Announcements made day of auction take precedence over previously printed material and oral statements.

CLOSING: Buyer must close on the sale of property within 30 days of signed contract. **TIME IS OF THE ESSENCE:** The entire purchase price must be paid by cashier's or certified check or wired funds at closing. No purchase is contingent on financing. Buyer is entitled to a deed for property upon full payment. Buyers should have all tests and inspections completed prior to the date that the sealed bids are due. Only the Contract for Sale of Real Estate shall set forth Seller's obligations to the successful Bidder.

ADDITION OR WITHDRAWAL FROM SALE; CONDITION OF SALE: Property selling subject to motivated seller's confirmation. The Broker reserves the right to cancel the auction up to the time prior to the final due date of bidding. If a subsequent survey by the purchaser shows a greater or lesser number of acres or square footage this will not affect the purchase or purchase price.

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TRACT INFORMATION

Parcel: 117± Acres in the E½ of the SW¼ & the W½ of the SE¼ of S5, T25, R3W
in Sedgwick County, KS

SOIL TYPE: Web Soil Survey Enclosed

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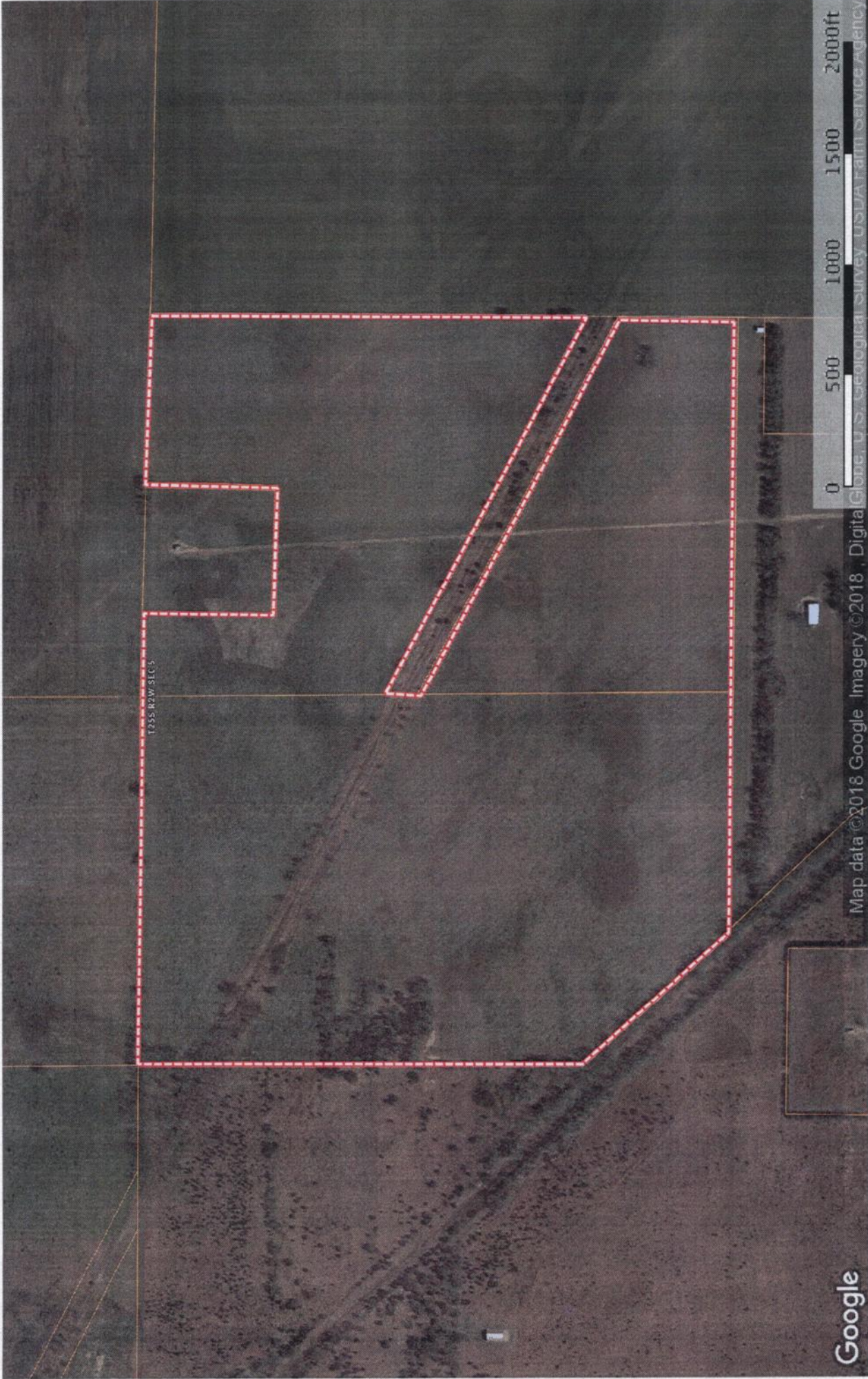
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Rodney Elliott

Sedgwick County, Kansas, 117 AC +/-



Google

Boundary

100 Year Floodplain

500 Year Floodplain

Map data ©2018 Google Imagery ©2018 DigitalGlobe, U.S. Geological Survey, USAF, and National Service Agency

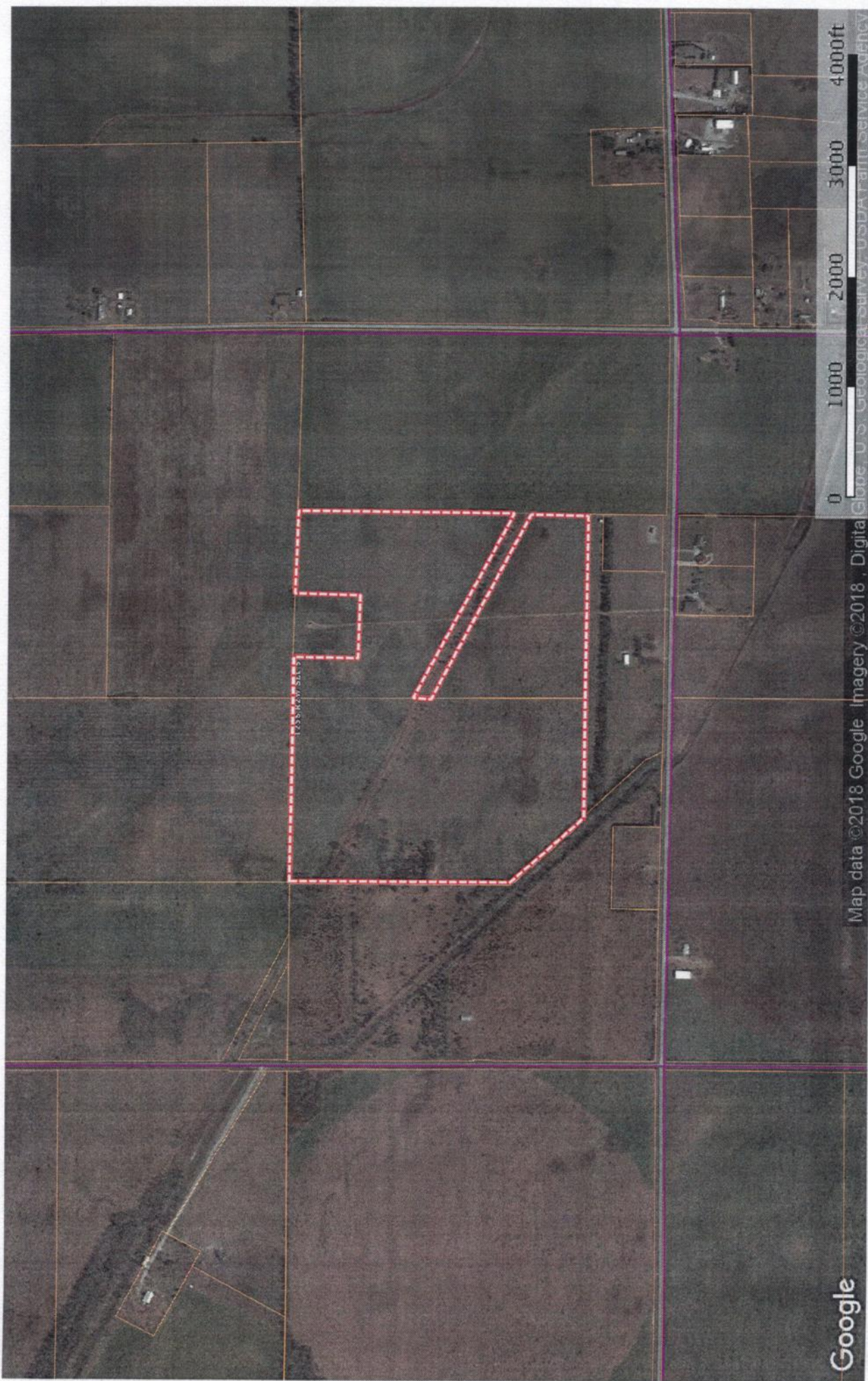
Alan Howard
P: 620.465.3499

www.resultsre.com



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944.302.6277 - mapright.com

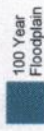
Rodney Elliott
Sedgwick County, Kansas, 117 AC +/-



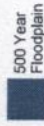
Google



Boundary



100 Year Floodplain



500 Year Floodplain

Map data ©2018 Google Imagery ©2018, Digital Globe, U.S. Geological Survey, US DATA, and Service Agency

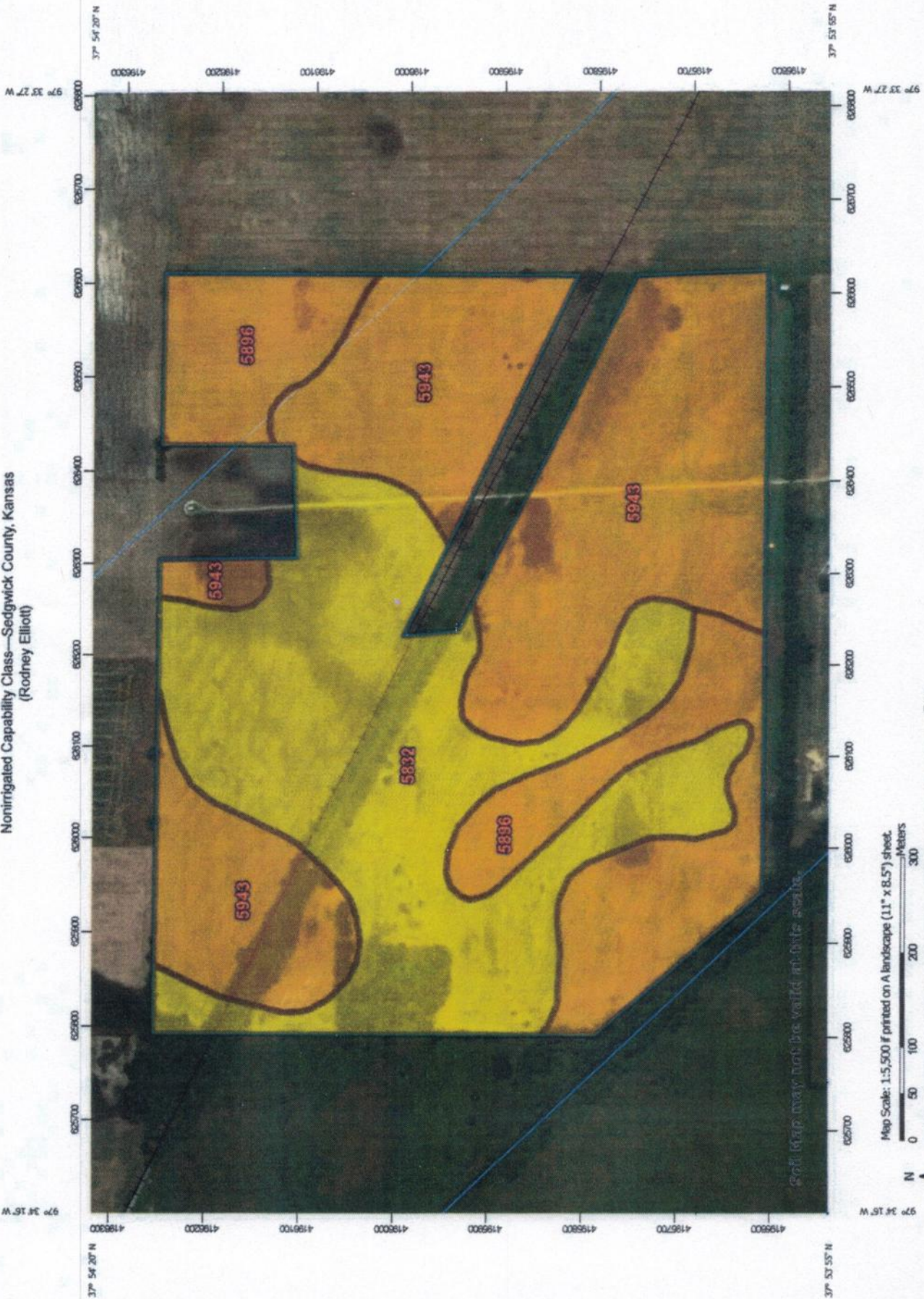
Alan Howard
P: 620.465.3499

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Nonirrigated Capability Class—Sedgwick County, Kansas
(Rodney Elliott)



Map Scale: 1:5,500 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84












































N

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

MAP LEGEND

- | | |
|--|--|
|  Area of Interest (AOI) |  Capability Class - III |
|  Area of Interest (AOI) |  Capability Class - IV |
|  Soil Rating Polygons |  Capability Class - V |
|  Capability Class - I |  Capability Class - VI |
|  Capability Class - II |  Capability Class - VII |
|  Capability Class - III |  Capability Class - VIII |
|  Capability Class - IV |  Not rated or not available |
|  Capability Class - V |  Streams and Canals |
|  Capability Class - VI |  Transportation |
|  Capability Class - VII |  Rails |
|  Capability Class - VIII |  Interstate Highways |
|  Not rated or not available |  US Routes |
|  Soil Rating Lines |  Major Roads |
|  Capability Class - I |  Local Roads |
|  Capability Class - II |  Background |
|  Capability Class - III |  Aerial Photography |
|  Capability Class - IV | |
|  Capability Class - V | |
|  Capability Class - VI | |
|  Capability Class - VII | |
|  Capability Class - VIII | |
|  Not rated or not available | |
|  Soil Rating Points | |
|  Capability Class - I | |
|  Capability Class - II | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sedgwick County, Kansas
Survey Area Data: Version 13, Oct 4, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 29, 2015—Feb 28, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Nonirrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5832	Punkin-Taver complex, 0 to 1 percent slopes	3	45.4	38.8%
5896	Nalim-Shellabarger sandy loams, 0 to 1 percent slopes	2	22.8	19.4%
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	2	48.9	41.8%
Totals for Area of Interest			117.1	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Property Taxes and Appraisals

W 1/2 SE 1/4 EXC ASR MR -55 WELL SITE ADD & EXC RR ROW & EXC BEG 307 FT
 E NW COR S 467 FT E 467 FT N 467 FT TO N LI W TO BEG EXC BEG SW COR N
 579.25 FT E 1330.95 FT S 94.19 FT W 410 FT S 455 FT TO S LI W 916.28 FT TO BEG
 SEC 5-25-2W

Property Description

Legal W 1/2 SE 1/4 EXC ASR MR -55 WELL SITE ADD & EXC RR ROW & EXC BEG 307 FT E NW COR S 467 FT E 467 FT N
Description 467 FT TO N LI W TO BEG EXC BEG SW COR N 579.25 FT E 1330.95 FT S 94.19 FT W 410 FT S 455 FT TO S LI W
 916.28 FT TO BEG SEC 5-25-2W
Owner ELLIOTT RODNEY R & JENNIFER A
Mailing 8960 N 279TH ST W MOUNT HOPE KS 67108-9538
Address
Geo Code EA 000310002
PIN 30000011
AIN 043050420000100
Tax Unit 0415 425 EAGLE TWPU-440-ED EA
Land Use 9020 Support structures for farming/ranching
Market
Land
Square
Feet
Total Acres 56.55
2017 \$12,390
Appraisal
2017 \$3,717
Assessment

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2017	Agricultural	\$12,390	\$0	\$12,390	+8%
2016	Agricultural	\$11,450	\$0	\$11,450	+9%
2015	Agricultural	\$10,470	\$0	\$10,470	+11%
2014	Agricultural	\$9,440	\$0	\$9,440	+9%
2013	Agricultural	\$8,670	\$0	\$8,670	+6%
2012	Agricultural	\$8,180	\$0	\$8,180	-42%
2011	Agricultural	\$9,710	\$4,500	\$14,210	+1%
2010	Agricultural	\$9,750	\$4,350	\$14,100	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2017	Agricultural	\$3,717	\$0	\$3,717	+8%
2016	Agricultural	\$3,435	\$0	\$3,435	+9%
2015	Agricultural	\$3,141	\$0	\$3,141	+11%
2014	Agricultural	\$2,832	\$0	\$2,832	+9%
2013	Agricultural	\$2,601	\$0	\$2,601	+6%
2012	Agricultural	\$2,454	\$0	\$2,454	-39%
2011	Agricultural	\$2,913	\$1,125	\$4,038	
2010		\$0	\$0	\$0	

2017 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
		Totals: \$172.51	\$0.00	\$176.95
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.44
EAGLE DRAINAGE	EAGLE DRAINAGE DIST -- EAGLE DRAINAGE DIST 2017 CHARGES	\$169.68	\$0.00	\$169.68
EQUUS BEDS GWTR	EQUUS BEDS GROUNDWATER -- EQUUS BEDS GROUNDWATER DIST PER ACRE CHARGES	\$2.83	\$0.00	\$2.83

2018 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
		Totals:		\$0.00	\$0.00	\$0.00
EAGLE DRAINAGE	EAGLE DRAINAGE DIST -- EAGLE DRAINAGE 2014 ASSESSMENTS	2014	2014	\$0.00	\$0.00	\$0.00
EAGLE DRAINAGE	EAGLE DRAINAGE DIST -- EAGLE DRAINAGE DIST 2011	2011	2011	\$0.00	\$0.00	\$0.00
EAGLE DRAINAGE	EAGLE DRAINAGE DIST -- EAGLE DRAINAGE DIST 2012	2012	2012	\$0.00	\$0.00	\$0.00
EAGLE DRAINAGE	EAGLE DRAINAGE DIST -- EAGLE DRAINAGE DIST 2017 CHARGES	2017	2017	\$0.00	\$0.00	\$0.00
EAGLE DRAINAGE	EAGLE DRAINAGE DIST -- EAGLE DRAINAGE DISTRICT 2013	2013	2013	\$0.00	\$0.00	\$0.00
EAGLE DRAINAGE	EAGLE DRAINAGE DIST -- EAGLE DRAINAGE DISTRICT CHARGES 2016	2016	2016	\$0.00	\$0.00	\$0.00
EAGLE DRAINAGE	EAGLE DRAINAGE DIST -- EAGLE DRAINAGE DISTRICT SPECIALS	2015	2015	\$0.00	\$0.00	\$0.00
EQUUS BEDS GWTR	EQUUS BEDS GROUNDWATER -- EQUUS BEDS GROUNDWATER DIST PER ACRE CHARGES	2017	2017	\$0.00	\$0.00	\$0.00
EQUUS BEDS GWTR	EQUUS BEDS GROUNDWATER -- EQUUS BEDS GROUNDWATER WITHDRAWL	2016	2016	\$0.00	\$0.00	\$0.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2017	115.160000	\$428.07	\$176.95	\$2.52	\$0.00	\$607.54	\$607.54	\$0.00
2016	115.252000	\$395.90	\$175.95	\$0.00	\$0.00	\$571.85	\$571.85	\$0.00
2015	113.957000	\$357.93	\$173.12	\$0.00	\$0.00	\$531.05	\$531.05	\$0.00
2014	110.041152	\$311.66	\$174.14	\$1.21	\$0.00	\$487.01	\$487.01	\$0.00
2013	112.864711	\$293.57	\$174.14	\$0.00	\$0.00	\$467.71	\$467.71	\$0.00
2012	113.111256	\$277.56	\$173.78	\$0.00	\$0.00	\$451.34	\$451.34	\$0.00
2011	111.945053	\$452.03	\$207.27	\$0.00	\$0.00	\$659.30	\$659.30	\$0.00
2010	109.151496	\$438.02	\$5.46	\$0.00	\$0.00	\$443.48	\$443.48	\$0.00

Tax Authorities

Tax Authority	Tax Rate
	Total: 115.160000
0101 STATE	1.500000
0201 COUNTY	29.393000
0408 EAGLE TOWNSHIP	11.857000
0620 USD 440	25.362000
0620 USD 440 SG	20.000000
0739 USD 440 BOND	7.403000
1002 EAGLE DRAINAGE	0.000000
1108 COUNTY FIRE DIST NO BONDS	18.392000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.253000

Kansas
Sedgwick

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 14791
Prepared: 2/6/18 8:02 AM
Crop Year: 2018
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: RODNEY R ELLIOTT
Farm Identifier: 2011 div 9962
Recon Number: 2011 20173 157

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
137.36	130.47	130.47	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	130.47	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, SORGH	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	57.57		31	0.0
GRAIN SORGHUM	72.9		44	0.0
Total Base Acres:	130.47			

Tract Number: 16763 Description: H1 W1/2 SE1/4 & E1/2 SW1/4 5-25-2W< SW 13ac

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
137.36	130.47	130.47	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	130.47	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	57.57		31	0.0
GRAIN SORGHUM	72.9		44	0.0
Total Base Acres:	130.47			

Owners: RODNEY R ELLIOTT

Other Producers: None