

40 ± Acres in Reno County

Information Packet

SE¹/₄ of the NE¹/₄

In

S5, T26, R9W

**RESULTS REALTY
RESULTS LAND CO**

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620-465-3499

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TRACT INFORMATION

Parcel: 40± Acres in the SE¼ of the NE¼ of S5, T26, R9W in Reno County, KS

FSA BASES & YIELDS: See enclosed

SOIL TYPE: Web Soil Survey Enclosed

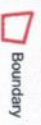
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Carol Toperzr Trust
Reno County, Kansas, 40 AC +/-



Boundary

Google

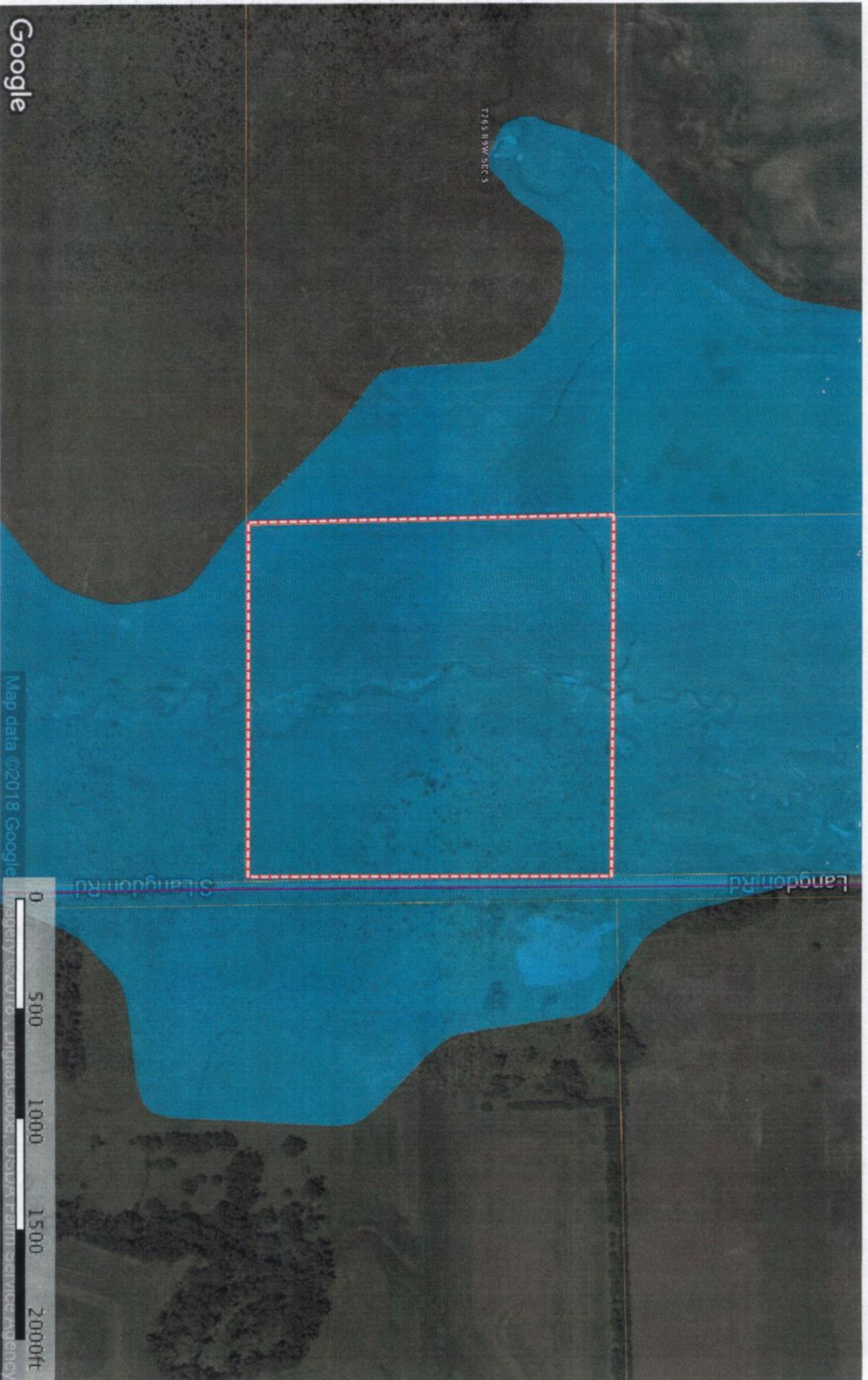
Map data ©2018 Google, Imagery ©2018 DigitalGlobe, USDA Farm Service Agency

Alan Howard
P: 620.465.3499

www.resultstre.com



The information contained herein was obtained from sources deemed to be reliable. Mapbox Services makes no warranties or guarantees as to the completeness or accuracy thereof.
844.812.6277 - mapbox.com



Boundary
100 Year Floodplain
500 Year Floodplain

Soil Map—Keno County, Kansas
(Carol Topezz Trust)

Soil Map may not be valid at this scale.

Map Scale: 1:3,380 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

S Langdon Rd




S Langdon Rd

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



Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		+++ Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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: Reno County, Kansas
Survey Area Data: Version 14, 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: May 22, 2011—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.

Map Unit Legend

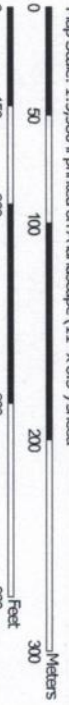
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5560	Kanza-Ninnescah sandy loams, frequently flooded	13.9	34.8%
5680	Yaggy-Saxman complex, occasionally flooded	26.1	65.2%
Totals for Area of Interest		40.0	100.0%

Nonirrigated Capability Class—Reno County, Kansas
(Carol Toperz Trust)



Soil Map may not be valid at this scale.

Map Scale: 1:3,380 if printed on A landscape (11" x 8.5") sheet.





































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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

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

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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.

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Nonirrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5560	Kanza-Ninnescah sandy loams, frequently flooded	5	13.9	34.8%
5680	Yaggy-Saxman complex, occasionally flooded	2	26.1	65.2%
Totals for Area of Interest			40.0	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

Tie-break Rule: Higher

Print Current Tax Information

Type	CAMA Number		Tax Identification						
RL	343 05 0 00 00 009 00 0 01		336-32628						
Owner ID	TOPE00012	TOPERZER, CAROL JANE TRUST							
Taxpayer ID	TOPE00012	TOPERZER, CAROL JANE TRUST							
S LANGDON			67583						
Subdivision	BELL TOWNSHIP	Block	Lot(s)	Section	5	Township	26	Range	09
Tract 1 32628									
Year	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid	
2017	0128540	001		43.00	43.00	0.00	Yes	Yes	

* - Does not include interest, penalties and fees.

For delinquent tax pay off amount contact Reno County Treasurer 206 W 1st Ave, Hutchinson, KS 67501, (620) 694-2938.