

260 ± Acres in Gray County

Information Packet

S6-7, T26, R28W

**RESULTS REALTY
RESULTS LAND CO**

Limited Liability Company

620-465-3499

www.ResultsRE.com

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NOTICE TO BUYER

The information included herewith is a summary of information available from a number of sources, most of which have not been independently verified. The sources from which the information was gathered are believed to be reliable; however, all information contained within this package is subject to verification by all parties relying on it. No representations or warranties, expressed or implied, as to the accuracy or completeness of the information in this and other advertising materials shall be deemed made, and no legal commitment or obligation shall arise, by reason of this package or its contents.

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, Results Land Co., 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 This listing may be withdrawn and/or modified without notice at any time.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 Land Co. are Kansas Licensed Real Estate Brokers acting as agents of the Seller.

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AGENCY: The Broker is acting as agent for the Seller only. In the event of any dispute after the sale, Results Realty auction/Realty's record of final sale shall be conclusive. All information and materials provided by Broker is subject to inspection by all appropriate parties and the Broker assumes no liability for its accuracy, errors, or omissions nor its agents, the Seller or its agents. **Prospective bidders should independently verify any information being materially relied upon in making a purchasing decision.**

Liquidate damages: If purchaser chooses not to close within the stated time herein and no written extension has been granted by the Seller, the Purchaser will forfeit all of the deposit. If such action occurs, Results Realty hereby has the right to disperse the deposit as stated in the listing agreement and the purchaser, has no claims to such money or property being sold. Liquidated damages are to cover cost of auction, cost incurred by seller, labor cost, and additional cost of auction as not defined in this agreement. These liquidated damages do not restrict the seller from suing the purchaser for performance damages and/or any additional damages the seller suffers by the default of the purchaser.

BUYER'S NOTE: Individual purchases are to be considered as singular transaction not contingent in the sale of the other properties or tracts. Results Realty reserves the right to offer the property in individual tracts, combination of tracts, as a whole or in anyway that we see fit in order for it to bring the most money for the owner. The sale of combinations supersedes the sale of individual tracts. **The decision of the Broker is final. Seller and Results Realty, reserve the right to amend any terms and conditions prior to or during the auction.**

BIDDER'S DUTY TO INSPECT: All information published, announced, or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the seller, the broker, or any other person or entity. Personal on site inspection of all property by potential bidders is strongly recommended. All sales are subject to the conditions and terms contained herein. The failure of any bidder to inspect, or to fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, rights-of-way, or any other information that can be obtained as public record in the county courthouse or any municipal office concerning subject properties. Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are bidding to purchase the Property "As is, Where is" with no guarantee or warranty.

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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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: 260± Acres in S6-7, T26, R28W in Gray County, Kansas

SOIL TYPE: Web Soil Survey Enclosed

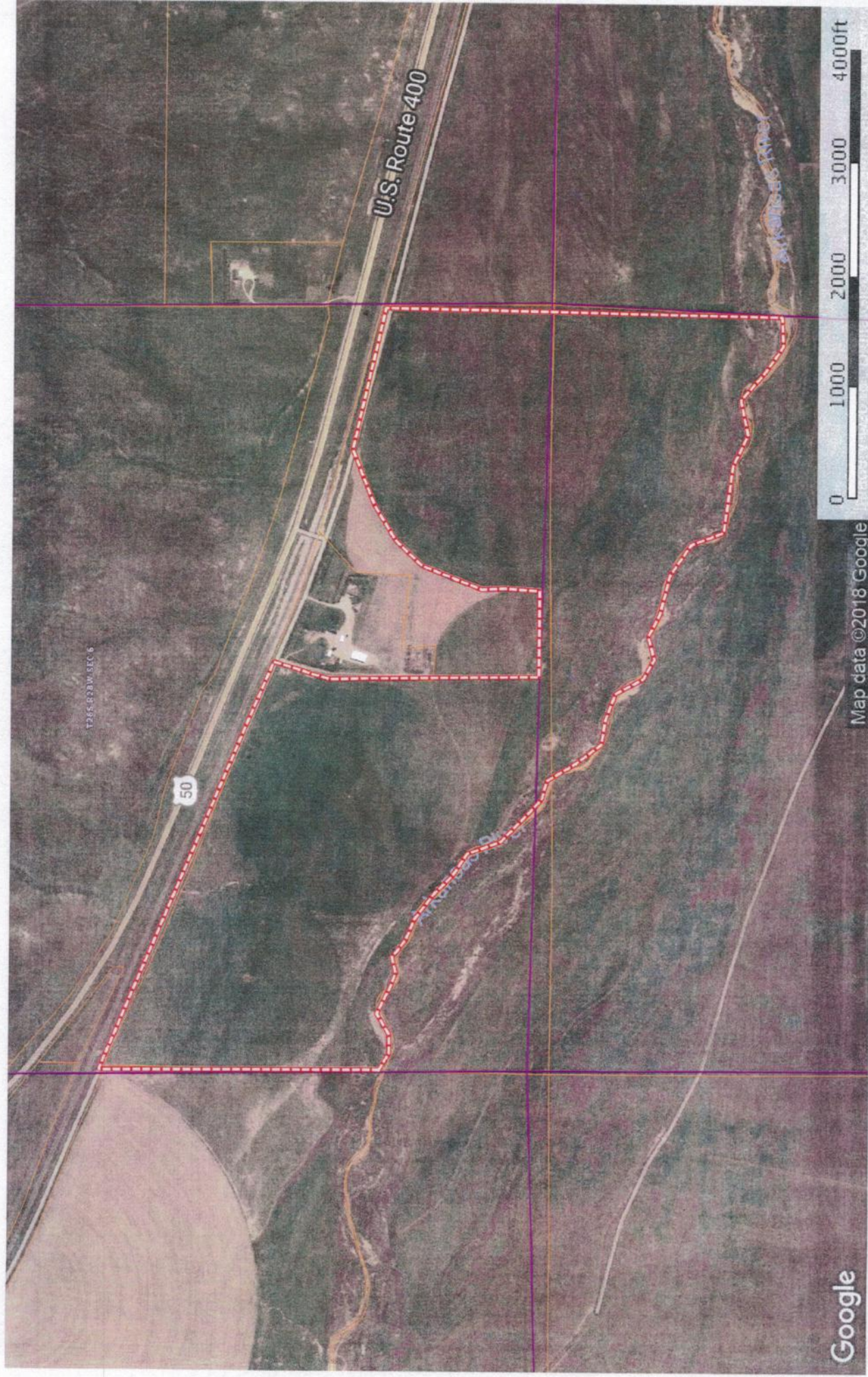
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Gray County River Farm/ Ast Brothers Farm
Gray County, Kansas, 260 AC +/-



Google

Boundary

Map data ©2018 Google

Alan Howard
P: 620.465.3499

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The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the accuracy or reliability of the information.

Legend

Parcel Lines

- Parcel Lines
- Lot Lines

Lot and Parcel Lines

- Contiguous Parcel Lines
- Contiguous Ownership Lines

Legend

Parcel Lines

Parcel Lines

Lot Lines

— Lot and Parcel Lines

- - Contiguous Parcel Lines

— **Contiguous Ownership Lines**

Neighborhoods

Tax Units

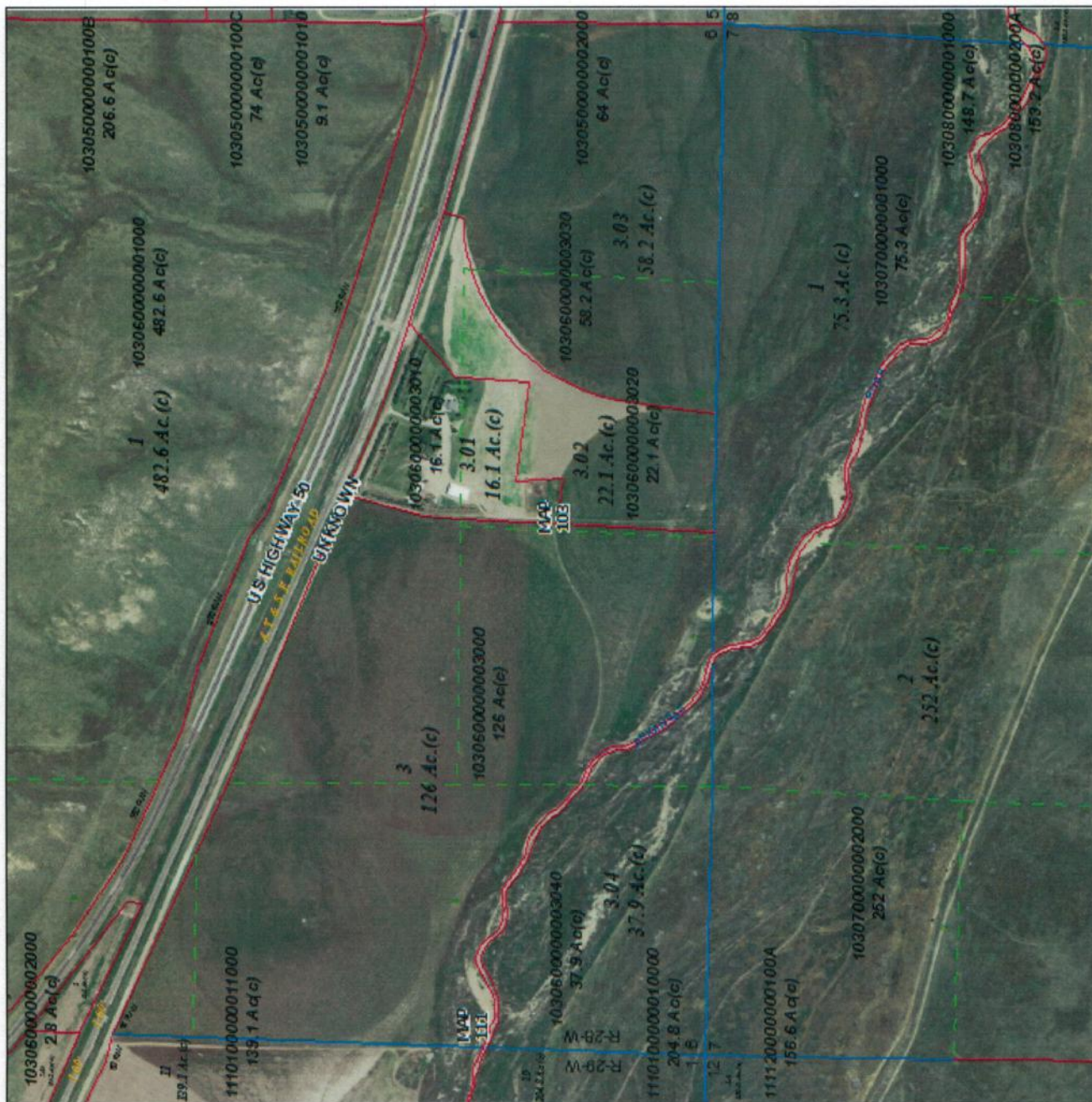
Date: 8/23/2018

Produced By:



1 inch = 0.1 miles

1 inch = 742 feet



This property ownership map is for tax purposes only. It is not intended for conveyances, nor is it a legal survey.

TXDSPTMHR1 **Display Tax Roll Information** Year - 2017
 Type - 1) REAL ESTATE Identifier - AA02870 Cama 103 06 0 00 00 003 00 0
 Owner-1 AST BROTHERS CATTLE CO Alpha-1 AST BROTHERS CATT
 Owner-2
 % Name C/O AST, TOM Alpha-% AST, TOM
 Address PO BOX 274
 City INGALLS State KS Zip 67853 0274 LU 800 LBCS 9010 USD 477
 Farming/ranch land (no improvements)
 C/T T 06 TU 040 Sec/Twp/Rng 06 26 28W Sub/Blk/Lot ZONE-AG
 Acres 125.90 ALL S OF HWY & N OF RIVER 6-26-28 125.9A
 LESS 3 TR

Physical Address CO RD 67835 QR 0000002725 Ex Cd
 Cls A Lnd 2,349 Imp New Imp Exmt
 Cls Lnd Imp New Imp Exmt
 Cls Lnd Imp New Imp Exmt
 Orig Lnd 2,349 Imp SG Exempt
 Minerals Agricultural Land Mkt Val 164200
 Book 114 Page 307 Transfer 1/06/03 Probate
 Bank Mortgage User Defined 335 Add/Esc

F3=Exit F5=Refresh F7=Bkwd F8=Fwd F10=Billing F13=Comments

TXDSPTMHR1 **Billing Information** Year - 2017
 Type - 1) REAL ESTATE Identifier - AA02870
 Taxpayer - AST BROTHERS CATTLE CO
 Owner-2
 Unit / Levy Current 040 125.338 Original 040 125.338 Total
 Levied Tax 294.42 Paid 300.72
 GROUNDWATER MGM 1 GW 6.30 GW 6.30 Total
 2
 3
 4
 5
 1
 2
 3
 Total Tax 300.72 300.72 Ex Cd
 Current Valuations - Total 2,349 SG Exempt
 Class A Land 2349 Imp New Imp Exempt
 Class Land Imp New Imp Exempt
 Class Land Imp New Imp Exempt
 Original Valuations - Total 2,349 SG Exempt
 Class A Land 2349 Imp
 Class Land Imp
 Class Land Imp
 F3=Exit F5=Refresh F10=Payment F12=Cancel F13=Comments F14=InFull

TXDSPTMHR1 **Display Tax Roll Information** Year - 2017
 Type - 1) REAL ESTATE Identifier - AA02872 Cama 103 06 0 00 00 003 03 0
 Owner-1 AST BROTHERS CATTLE CO Alpha-1 AST BROTHERS CATT
 Owner-2
 % Name C/O AST, TOM Alpha-% AST, TOM
 Address PO BOX 274
 City INGALLS State KS Zip 67853 0274 LU 800 LBCS 9010 USD 477
 Farming/ranch land (no improvements)
 C/T T 06 TU 040 Sec/Twp/Rng 06 26 28W Sub/Blk/Lot ZONE-AG
 Acres 58.10 TR IN SE1/4 6-26-28 58.1A
 BEG SE COR; TH W 1845.45', NLY
 405.35', NELY ON A CURVE 1497.04', NLY
 113.76', SELY1044.41', S1206.78' TO POB
 Physical Address CO RD 67835 QR 0000303645 Ex Cd
 Cls A Lnd 1,413 Imp New Imp Exmt
 Cls Lnd Imp New Imp Exmt
 Cls Lnd Imp New Imp Exmt
 Orig Lnd 1,413 Imp SG Exempt
 Minerals Agricultural Land Mkt Val 81300
 Book 131 Page 121+ Transfer 1/26/15 Probate
 Bank Mortgage User Defined 335 Add/Esc

F3=Exit F5=Refresh F7=Bkwd F8=Fwd F10=Billing F13=Comments

TXDSPTMHR1 **Billing Information** Year - 2017
 Type - 1) REAL ESTATE Identifier - AA02872
 Taxpayer - AST BROTHERS CATTLE CO
 Owner-2

Unit / Levy	Current	040	125.338	Original	040	125.338	Total
Levied Tax			177.10			177.10	Paid 180.00
GROUNDWATER MGM 1 GW			2.90	GW		2.90	Total
2							Due
3							Crds
4							War/Red #
5							Statement# 207
1							
2							
3							
Total Tax			180.00			180.00	Ex Cd
Current Valuations - Total			1,413				SG Exempt
Class A Land 1413 Imp				New Imp			Exempt
Class Land Imp				New Imp			Exempt
Class Land Imp				New Imp			Exempt
Original Valuations - Total			1,413				SG Exempt
Class A Land 1413 Imp							
Class Land Imp							
Class Land Imp							

F3=Exit F5=Refresh F10=Payment F12=Cancel F13=Comments F14=InFull

TXDSPTMHR1 **Display Tax Roll Information** Year - 2017
 Type - 1) REAL ESTATE Identifier - AA02890 Cama 103 07 0 00 00 001 00 0
 Owner-1 AST BROTHERS CATTLE CO Alpha-1 AST BROTHERS CATT
 Owner-2
 % Name C/O AST, TOM Alpha-% AST, TOM
 Address PO BOX 274
 City INGALLS State KS Zip 67853 0274 LU 800 LBCS 9010 USD 102
 Farming/ranch land (no improvements)
 C/T T 06 TU 044 Sec/Twp/Rng 07 26 28W Sub/Blk/Lot ZONE-AG
 Acres 62.00 LOT 1 IN 7-26-28 62A
 75.8

Physical Address CO RD 67835 QR 0000002727 Ex Cd
 Cls A Lnd 789 Imp New Imp Exmt
 Cls Lnd Imp New Imp Exmt
 Cls Lnd Imp New Imp Exmt
 Orig Lnd 789 Imp SG Exempt
 Minerals Agricultural Land Mkt Val 68300
 Book 114 Page 307 Transfer 1/06/03 Probate
 Bank Mortgage User Defined 335 Add/Esc

F3=Exit F5=Refresh F7=Bkwd F8=Fwd F10=Billing F13=Comments

TXDSPTMHR1 **Billing Information** Year - 2017
 Type - 1) REAL ESTATE Identifier - AA02890
 Taxpayer - AST BROTHERS CATTLE CO
 Owner-2
 Unit / Levy Current 044 115.776 Original 044 115.776 Total
 Levied Tax 91.35 Paid 95.14
 GROUNDWATER MGM 1 GW 3.79 GW 3.79 Total
 2 Due
 3 Crds
 4 War/Red #
 5 Statement# 208
 1
 2
 3
 Total Tax 95.14 95.14 Ex Cd
 Current Valuations - Total 789 SG Exempt
 Class A Land 789 Imp New Imp Exempt
 Class Land Imp New Imp Exempt
 Class Land Imp New Imp Exempt
 Original Valuations - Total 789 SG Exempt
 Class A Land 789 Imp
 Class Land Imp
 Class Land Imp
 F3=Exit F5=Refresh F10=Payment F12=Cancel F13=Comments F14=InFull

**Gray County
Appraiser GIS**

Legend

Parcel Lines

parallel lines

Lot Lines

Lot and Parcel Lines

Contiguous Parcel Lines

Contiguous Ownership Lines

Tax Units

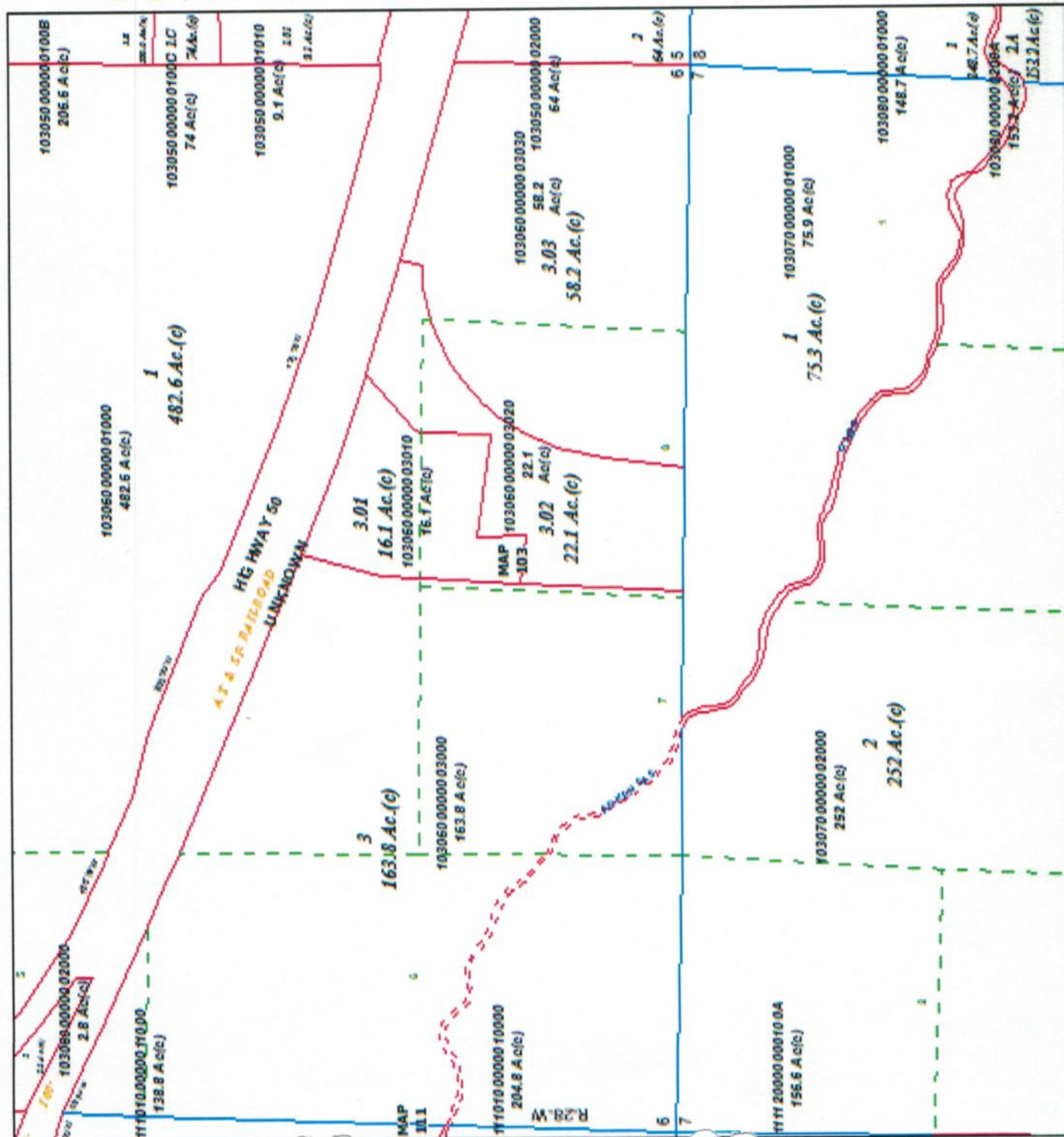
Date: 8/2/2018

Medical Dr.



1 inch = 0.1 miles

1 inch = 711 feet



This property can enable an individual to avoid gift tax consequences, nor is it a legal survey.

Gray County River Farm/ Ast Brothers Farm
 Gray County, Kansas, 260 AC +/-

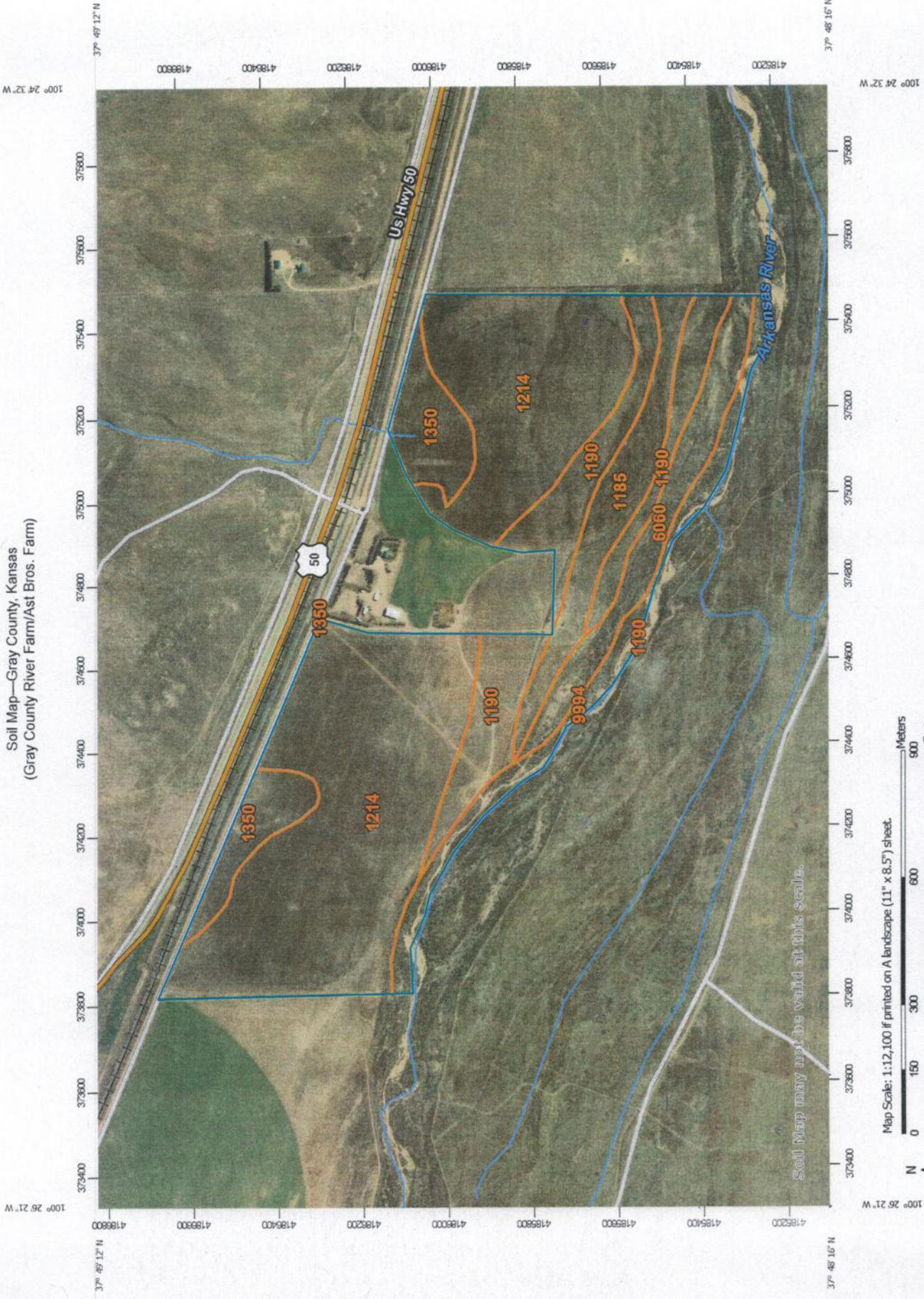


- Boundary
- 100 Year Floodplain
- 500 Year Floodplain

Alan Howard
 P: 620.465.3499

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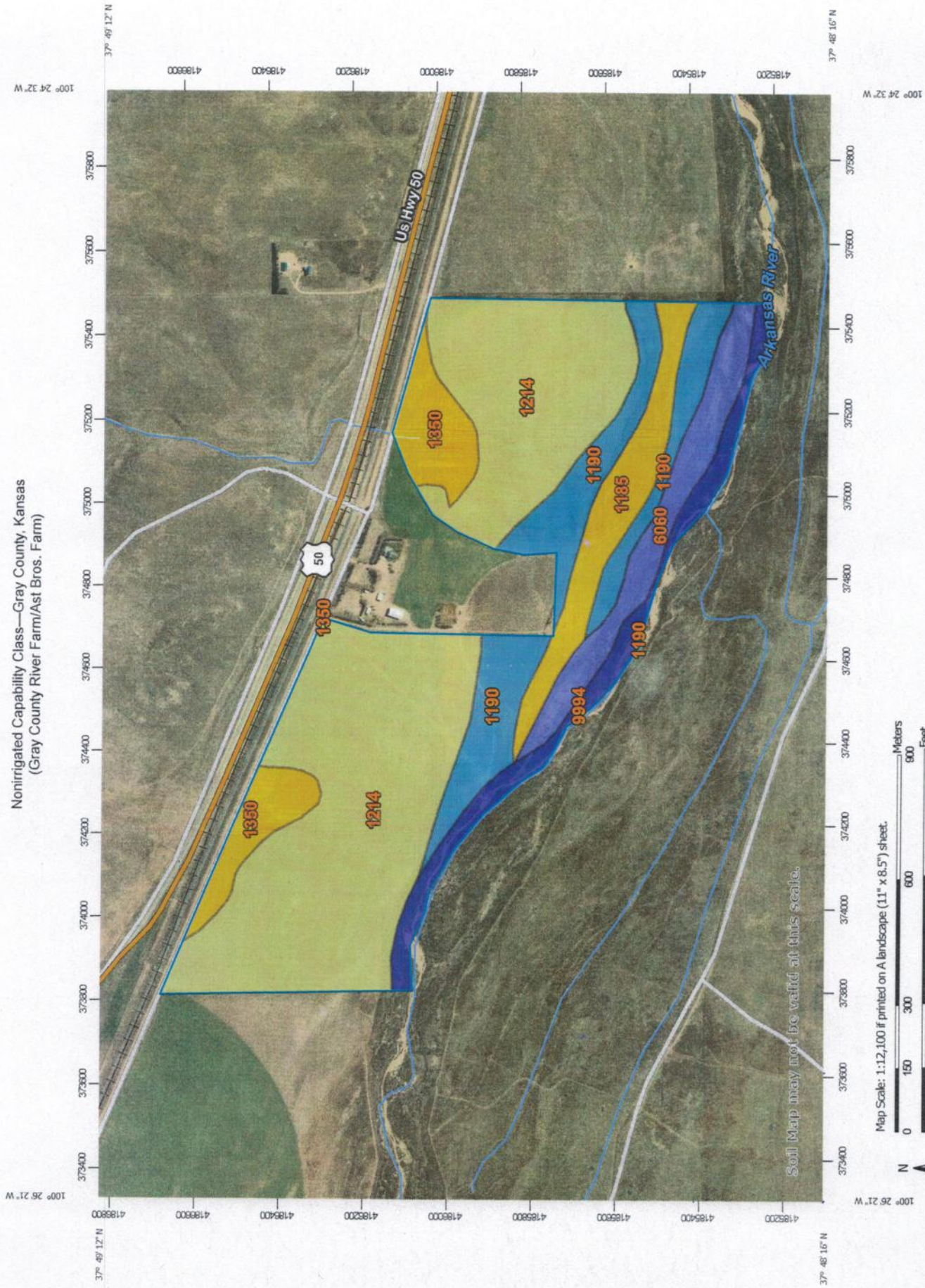
Soil Map—Gray County, Kansas
(Gray County River Farm/Ast Bros. Farm)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1185	Las Animas sandy loam, occasionally flooded	19.9	7.7%
1190	Las Animas soils, occasionally flooded	39.3	15.2%
1214	Las clay loam, deep, occasionally flooded	141.5	54.7%
1350	Bridgeport silty clay loam, 1 to 3 percent slopes	21.1	8.2%
6060	Lincoln soils, frequently flooded	20.0	7.7%
9994	Rivers	17.1	6.6%
Totals for Area of Interest		258.9	100.0%

Nonirrigated Capability Class—Gray County, Kansas
(Gray County River Farm/Ast Bros. Farm)

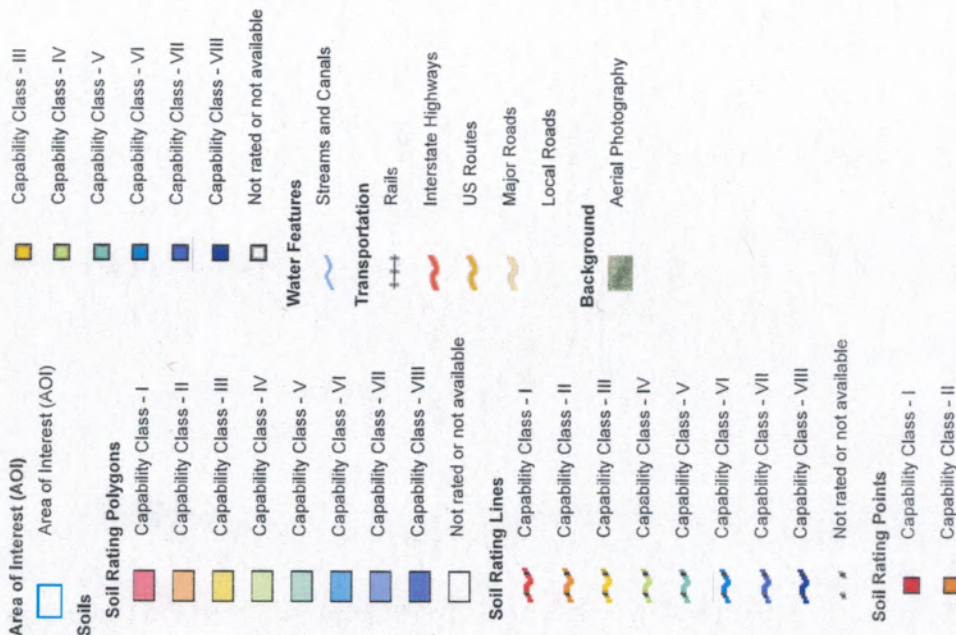


Map Scale: 1:12,100 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND



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: Gray County, Kansas
Survey Area Data: Version 14, Oct 5, 2017

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

Date(s) aerial images were photographed: Jun 23, 2012—May 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
1185	Las Animas sandy loam, occasionally flooded	3	19.9	7.7%
1190	Las Animas soils, occasionally flooded	6	39.3	15.2%
1214	Las clay loam, deep, occasionally flooded	4	141.5	54.7%
1350	Bridgeport silty clay loam, 1 to 3 percent slopes	3	21.1	8.2%
6060	Lincoln soils, frequently flooded	7	20.0	7.7%
9994	Rivers	8	17.1	6.6%
Totals for Area of Interest			258.9	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


Tax History Inquiry for AST BROTHERS CATTLE CO

[View Parcel Information](#) --- [Tax Search Page](#)

Property Address											
CO RD											
Tax ID	Sec-Twn-Rng		Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2017 RealEstate - AA02870	06-26-28W				ZON	ALL S OF HWY & N OF RIVER 6-26-28 125.9A; LESS 3 TR				103-06-0- 00-00- 003.00-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq	Book-Page	Date of Transfer
040	477	CIMARRON TOWNSHIP	\$2349	125.338	\$294.42	\$6.3	Amount \$300.72	Amount \$300.72	No	114 - 307	01/06/03

[Click here for Additional Years](#)

[View Parcel Information](#) --- [Tax Search Page](#)

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Tax History Inquiry for AST BROTHERS CATTLE CO

[View Parcel Information](#) --- [Tax Search Page](#)

Property Address											
CO RD											
Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes	
2017 RealEstate - AA02872	06-26-28W			ZON	TR IN SE1/4 6-26-28 58.1A: BEG SE COR; TH W 1845.45', NLY: 405.35', NELY ON A CURVE 1497.04', NLY: 113.76', SELY1044.41', S1206.78' TO POB				103-06-0- 00-00- 003.03-0	Agricultural Real Estate	
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq	Book-Page	Date of Transfer
040	477	CIMARRON TOWNSHIP	\$1413	125.338	\$177.1	\$2.9	Amount \$180	Amount \$180	No	131 - 121+	01/26/15

[Click here for Additional Years](#)

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Tax Search powered by



THOMSON REUTERS


Tax History Inquiry for AST BROTHERS CATTLE CO

[View Parcel Information](#) --- [Tax Search Page](#)

Property Address											
CO RD											
Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2017 RealEstate - AA02890		07-26-28W			ZON	LOT 1 IN 7-26-28 62A				103-07-0-00-00-001.00-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIQ	Book-Page	Date of Transfer
044	102	CIMARRON TOWNSHIP	\$789	115.776	\$91.35	\$3.79	Amount \$95.14	Amount \$95.14	No	114 - 307	01/06/03

[Click here for Additional Years](#)

[View Parcel Information](#) --- [Tax Search Page](#)

Tax Search powered by  THOMSON REUTERS

Kansas

Gray

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4818

Prepared: 6/8/16 2:00 PM

Crop Year: 2016

Page: 1 of 1

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

AST BROTHERS CATTLE COMPANY

Farm Identifier

FY16 Division of FSN 4265

Recon Number

Farms Associated with Operator:

None

CRP Contract Number(s): 908D, 1031A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
225.26	191.63	191.63	0.0	0.0	185.67	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	5.96	5.96	0.0				

ARC/PLC

ARC-IC
NONEARC-CO
SORGHPLC
NONEPLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.0		0	148.9
GRAIN SORGHUM	5.97		82	1.3
SOYBEANS	0.0		0	33.6
Total Base Acres:	5.97			

Tract Number: 2962

Description: 6-26-28 & CL north of river in 7-26-28

FAV/WR
History

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
225.26	191.63	191.63	0.0	0.0	185.67	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	5.96	5.96	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.0		0	148.9
GRAIN SORGHUM	5.97		82	1.3
SOYBEANS	0.0		0	33.6
Total Base Acres:	5.97			

Owners: AST BROTHERS CATTLE COMPANY

Other Producers: None

CRP-1 (10-22-15) CONSERVATION RESERVE PROGRAM CONTRACT	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 20 069	2. SIGN-UP NUMBER 42
		3. CONTRACT NUMBER 1031A	4. ACRES FOR ENROLLMENT 103.00
7A. COUNTY OFFICE ADDRESS (Include Zip Code) GRAY COUNTY FARM SERVICE AGENCY 909 EAST AVE. A CIMARRON, KS 67835-8859		5. FARM NUMBER 4818	6. TRACT NUMBER(S) 2962
7B. TELEPHONE NUMBER (Include Area Code):		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 03-01-2012 TO: (MM-DD-YYYY) 09-30-2026

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. **BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre	\$ 108.27	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 11,152	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	2962	1	CP2	82.40	5,750
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		2962	10	CP2	0.98	68
		2962	8	CP2	13.12	916

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): AST BROTHERS CATTLE COMPANY [Redacted Address]	(2) SHARE 100.00%	(3) SIGNATURE by <i>[Signature]</i> Partner	(4) DATE (MM-DD-YYYY) 12-22-15
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): [Redacted Address]	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): [Redacted Address]	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 12-30-2015
------------------	--	------------------------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Original - County Office Copy



Owner's Copy



Operator's Copy

CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 20 069	2. SIGN-UP NUMBER 36
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 908D	4. ACRES FOR ENROLLMENT 82.68
		5. FARM NUMBER 4818	6. TRACT NUMBER(S) 2962
7A. COUNTY OFFICE ADDRESS (Include Zip Code) GRAY COUNTY FARM SERVICE AGENCY 909 EAST AVE. A CIMARRON, KS 67835-8859		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2008 TO: (MM-DD-YYYY) 09-30-2023
7B. TELEPHONE NUMBER (Include Area Code):			

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre	\$ 117.00	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 9,674	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	2962	16	CP2	0.23	8
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		2962	4	CP2	75.77	2,540
		2962	5	CP2	6.68	224

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): AST BROTHERS CATTLE COMPANY [REDACTED]	(2) SHARE 100.00%	(3) SIGNATURE [Signature]	(4) DATE (MM-DD-YYYY) 12-22-15
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE [Signature]	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE [Signature]	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE [Signature]	B. DATE (MM-DD-YYYY) 12-30-2015
------------------	---	--

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Operator's Copy

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE		CONSERVATION PLAN OR SCHEDULE OF OPERATIONS		NRCS-CPA-1155	
PARTICIPANT AST BROTHERS CATTLE COMPANY		COUNTY AND STATE GRAY, KANSAS	PROGRAM AND CONTRACT NUMBER Modification #1 - 2/19/2013	FUND CODE	
LAND UNITS OR LEGAL DESCRIPTION Tract: 573 Fields: 1, 8, 9, 10		WATERSHED 11030003	ACRES 103	EXPIRATION DATE 9/30/2022	

Total Cost-Share or Payment by Year										
Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Amount(\$)										

See FSA CRP-1 document for Cost Share Amount


NOTES: A. All items numbers on form NRCS-CPA-1155 must be carried out as part of this contract to prevent violation.

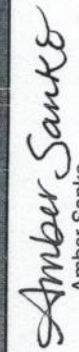
B. When established, the conservation practices identified by the numbered items must be maintained by the participant at no cost to the government.

C. All cost share rates are based on 50% actual cost (AC) Not To Exceed a maximum as determined by FSA with the following exceptions:



AA = Actual costs not to exceed average cost. FR = Flat rate. PR = Payment rate. NC = Non cost-shared. AM = Actual cost not to exceed the specified maximum.

D. By signing, the participant acknowledges receipt of this conservation plan including this form NRCS-CPA-1155 and agrees to comply with the terms and conditions here.

Certification of Participants	
Signature 	Date 2-27-13
AST BROTHERS CATTLE COMPANY	

Signatures of Reviewing Officials	
NRCS Approving Official Signature 	
Date 2-28-13	

Approved by Conservation District Representative	
Signature 	Date 3-12-13

FSA Approving Official Signature 	
Date	5-15-13

PUBLIC BURDEN STATEMENT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0578-0013. The time required to complete this information collection is estimated to average 45/0.75 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection information.

PRIVACY ACT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C 522a). Furnishing this information is voluntary; however failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other state or federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

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"The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, family status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, DC 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer."

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

CONSERVATION PLAN OR SCHEDULE OF OPERATIONS

NRCS-CPA-1155

PARTICIPANT		COUNTY AND STATE		PROGRAM AND CONTRACT NUMBER		FUND CODE	
AST BROTHERS CATTLE COMPANY		GRAY, KANSAS		Modification #1 - 2/19/2013			
LAND UNITS OR LEGAL DESCRIPTION		WATERSHED		ACRES		EXPIRATION DATE	
Tract: 573 Fields: 1, 8, 9, 10		11030003		103		9/30/2022	

Contract Item 6

Range Planting (550)

A mixture of native grasses, forbs, and or legumes, with the option to include shrubs will be planted into an approved seedbed for the purpose of establishing a diverse plant community which protects or benefits soil health, promotes plant diversity, and benefits wildlife. The planting shall be completed between December 1 and May 15. Refer to Form KS-ECS-4 for specifications. This practice shall be completed according to the NRCS conservation practice standard and construction specifications. Seeding shall take place within 12 months of CRP-1 effective date except where special circumstances are present. In those situations, the NRCS/TSP, with approval from the COC, may delay seeding to no later than 24 months after CRP-1 effective date. During establishment, the need for any disturbance during the nesting season (April 15 to July 15) must be documented by NRCS/TSP and/or FSA on Form NRCS-CPA-6 in the official CRP folder. Except as otherwise provided in this plan for cover establishment, producer(s) agrees to cease use of any surface-irrigated water right as part of the conservation plan. Producer(s) also agree to cease and forebear use of ground irrigation water and/or non-compact surface water on the eligible land for the duration of the CRP contract and the conserved water will either remain in the ground water aquifer stored in a stream or river. Water may still be used for domestic purposes during this CRP contract, as defined in the Kansas Water Appropriation Act. Where soils have an "I" factor > or = 134 and if needed, the producer agrees to apply limited irrigation water to enrolled land during the first 24 months after the effective date of the contract for the purpose of aiding with the establishment of permanent vegetative cover. Any monitoring of the amount of irrigation water applied will be the responsibility of the Kansas Department of Agriculture Division of Water Resources.

Fields: Tract: 573 Fields: 1, 8, 9, 10

Contract Item	PLANNED CONSERVATION TREATMENT	Planned Amount	Unit Cost	Cost Share Rate/ Method	Completion Schedule and Estimated Cost Share or Payment by Year										
					2012	2013	2014	2015	2016	2017	2018	2019	2020	2021-26	
6	Range Planting (550)	103 ac				0.16-13									
6a	Planting, Grass, Range	103.0 ac.		FR		103.0									
6b	Big bluestem	92.7 PLS				92.7									
6c	Little Bluestem	41.2 PLS				41.2									
6d	Sideoats Grama	92.7 PLS				92.7									
6e	Sand Lovegrass	30.9 PLS				30.9									
6f	Prairie Sandreed	41.2 PLS				41.2									
6g	Switchgrass	46.4 PLS				46.4									
6h	Sand Dropseed	2.06 PLS				2.06									
6i	Western Wheatgrass	103PLS		FR		103.0									

Reason for Modification: To change seed mix to a more diverse and native grass stand. Grass seed mix is the same cost as the previous mix.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-1155

CONSERVATION PLAN OR SCHEDULE OF OPERATIONS

PARTICIPANT AST BROTHERS CATTLE COMPANY	COUNTY AND STATE GRAY, KANSAS	PROGRAM AND CONTRACT NUMBER Modification #1 - 2/19/2013	FUND CODE
LAND UNITS OR LEGAL DESCRIPTION Tract: 573 Fields: 1, 8, 9, 10	WATERSHED 11030003	ACRES 103	EXPIRATION DATE 9/30/2026

Contract Item 1 Prescribed Burning (338)

(For soils with an "I" value of less than 86 in all counties from Smith to Barber and west thereof.) Apply a prescribed burn to control brush, remove excess litter, increase plant diversity, improve soil health, and enhance wildlife benefits. Prescribed burns shall be completed between February 1 and April 30 or between July 16 and August 31. If possible, rotate burned acres so not all areas are burned in one year to retain some standing cover. Acreage will not be burned as a cost-shared management practice in any two consecutive years. Participants shall develop a prescribed burn plan, follow all county and state burning guidelines, and obtain necessary permits prior to conducting any prescribed burns. Participants may request assistance developing a prescribed burn plan from the NRCS or a TSP, if needed.

Fields: Tract: 573 Fields: 1, 8, 9, 10

Contract Item		Planned Amount	Unit Cost	Cost Share Rate/ Method	Completion Schedule and Estimated Cost Share or Payment by Year									
					2012	2013	2014	2015	2016	2017	2018	2019	2020	
1	PLANNED CONSERVATION TREATMENT	103 ac												
1a	Prescribed Burning (338) Burning, Controlled	103.0 ac.		FR								103		

Contract Item 2 Prescribed Burning (338)

(For soils with an "I" value of less than 86 in all counties from Smith to Barber and west thereof.) Apply a prescribed burn to control brush, remove excess litter, increase plant diversity, improve soil health, and enhance wildlife benefits. Prescribed burns shall be completed between February 1 and April 30 or between July 16 and August 31. If possible, rotate burned acres so not all areas are burned in one year to retain some standing cover. Acreage will not be burned as a cost-shared management practice in any two consecutive years. Participants shall develop a prescribed burn plan, follow all county and state burning guidelines, and obtain necessary permits prior to conducting any prescribed burns. Participants may request assistance developing a prescribed burn plan from the NRCS or a TSP, if needed.

Fields: Tract: 573 Fields: 1, 8, 9, 10

Contract Item	PLANNED CONSERVATION TREATMENT	Planned Amount	Unit Cost	Cost Share Rate/ Method	Completion Schedule and Estimated Cost Share or Payment by Year									
					2012	2013	2014	2015	2016	2017	2018	2019	2020	2021-26
2	Prescribed Burning (338)	103 ac												
2a	Burning, Controlled	103.0 ac.		FR										103.0 ac

Contract Item 3 Cover Crop (340)

Establish seasonal cover to reduce erosion, increase soil organic matter, manage excess nutrients, promote biological nitrogen fixation, increase biodiversity, suppress weeds, manage soil moisture and/or provide supplemental forage. See Form KS-ECS-4 for planting and management specifications. This practice shall be operated and maintained according to the NRCS practice standard. Forage Sorghum will be planted.

Fields: Tract: 573 Fields: 1, 8, 9, 10

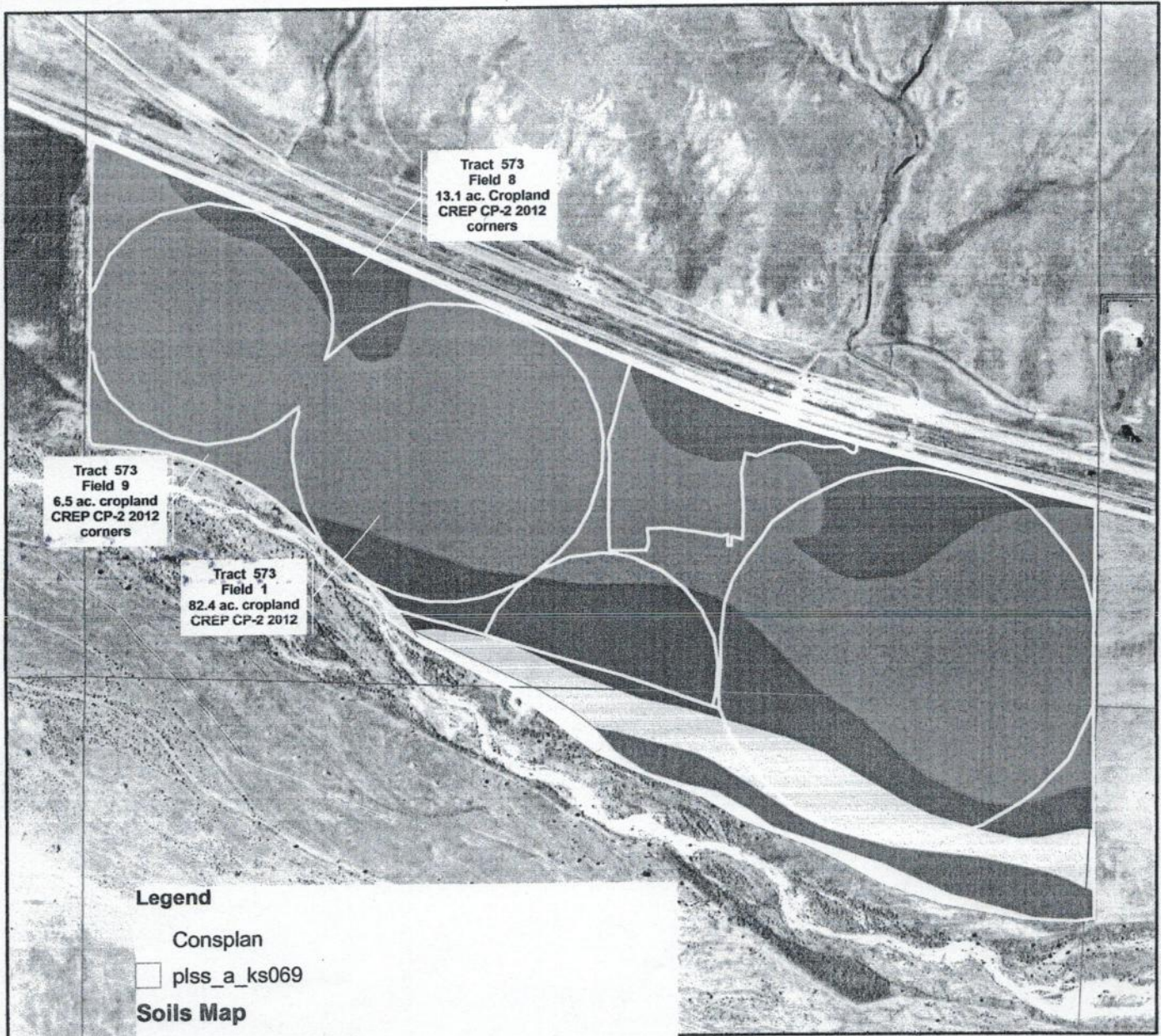
Contract Item	PLANNED CONSERVATION TREATMENT	Planned Amount	Unit Cost	Cost Share Rate/ Method	Completion Schedule and Estimated Cost Share or Payment by Year									
					2012	2013	2014	2015	2016	2017	2018	2019	2020	2021-26
3	Cover Crop (340)	103 ac												
3a	Seedbed preparation, standing cover	103.0 ac.		FR	103.0 ac.	4-15-13								

SOILS MAP

Customer(s): AST BROTHERS CATTLE COMPANY
District: GRAY COUNTY CONSERVATION DISTRICT

Field Office: CIMARRON SERVICE CENTER
Agency: USDA - NRCS
Assisted By: RON TEMAAT
State and County: KS, FORD

Legal Description: S/2 6 & NE 7-26-28



Legend

Consplan

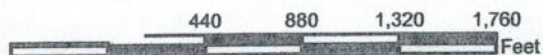
☐ plss_a_ks069

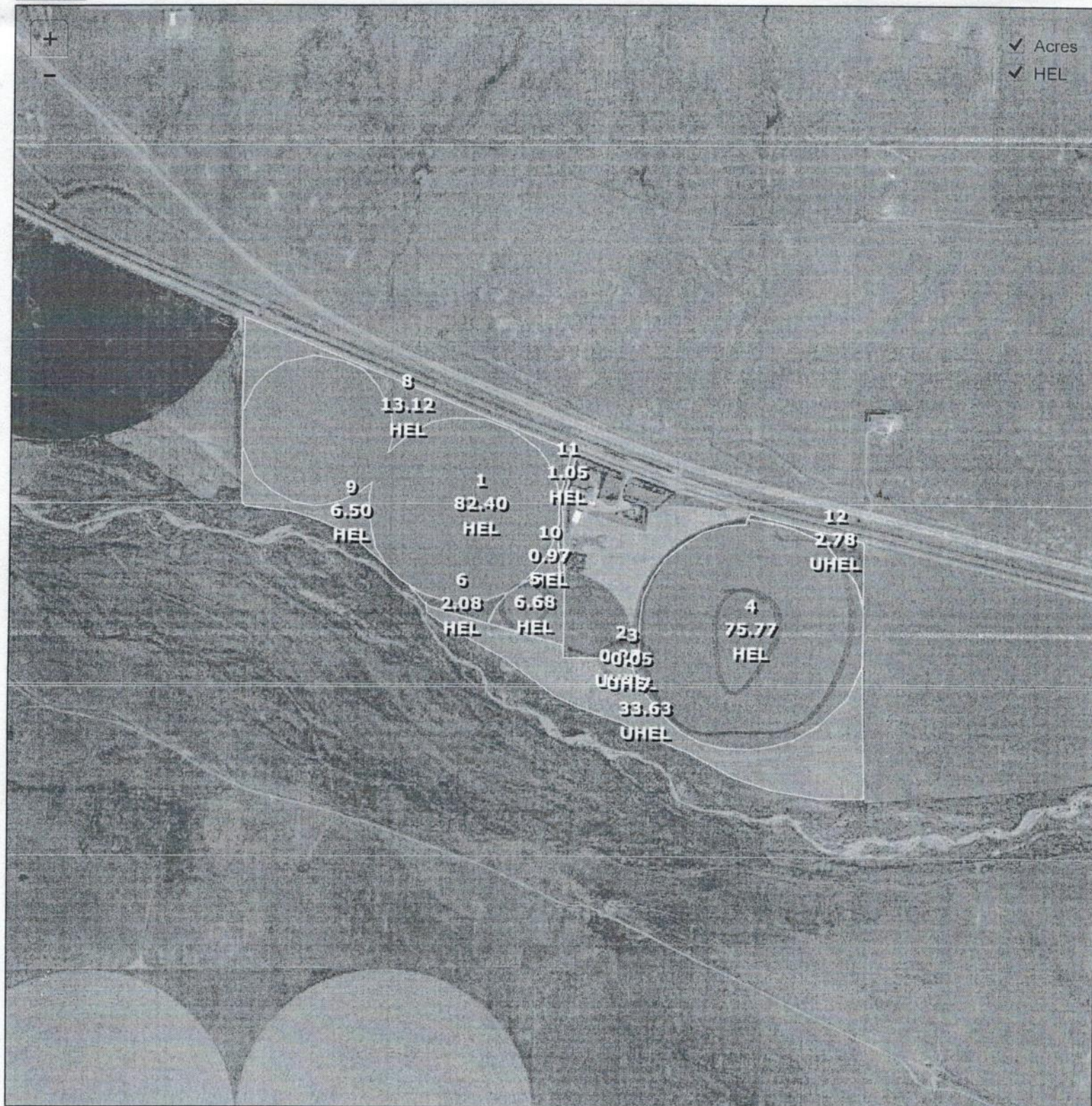
Soils Map

MUName, MUSYM

- ☒ Bridgeport silty clay loam, 1 to 3 percent slopes, 1350
- ☐ Las Animas sandy loam, occasionally flooded, 1185
- ☒ Las Animas soils, occasionally flooded, 1190
- ☒ Las clay loam, deep, occasionally flooded, 1214
- ☐ Lincoln soils, frequently flooded, 6060
- ☐ Rivers, 9994

Soil data has been compiled to National Map Accuracy Standards of 1:12000 scale, use of this data at larger scales may introduce the appearance of inaccurate line placement.





Common Land Unit
 Cropland Non-cropland CRP

2016 Crop Year

Farm 4818
Tract 2962

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract Page: 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

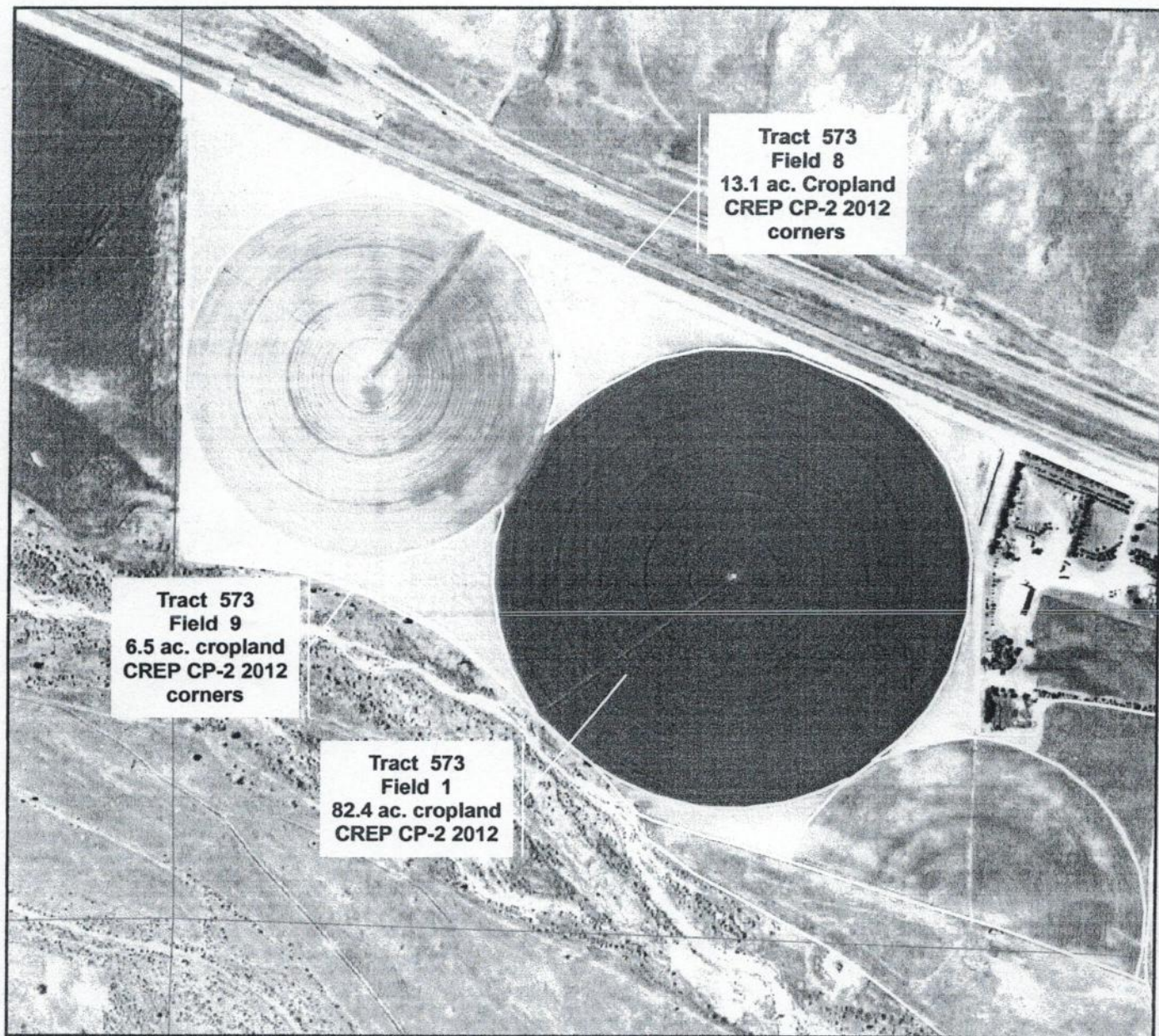
<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNum...> 6/8/2016

CONSERVATION PLAN MAP

Customer(s): AST BROTHERS CATTLE COMPANY
District: GRAY COUNTY CONSERVATION DISTRICT

Field Office: CIMARRON SERVICE CENTER
Agency: USDA - NRCS
Assisted By: RON TEMAAT
State and County: KS, FORD

Legal Description: S/2 6 & NE 7-26-28

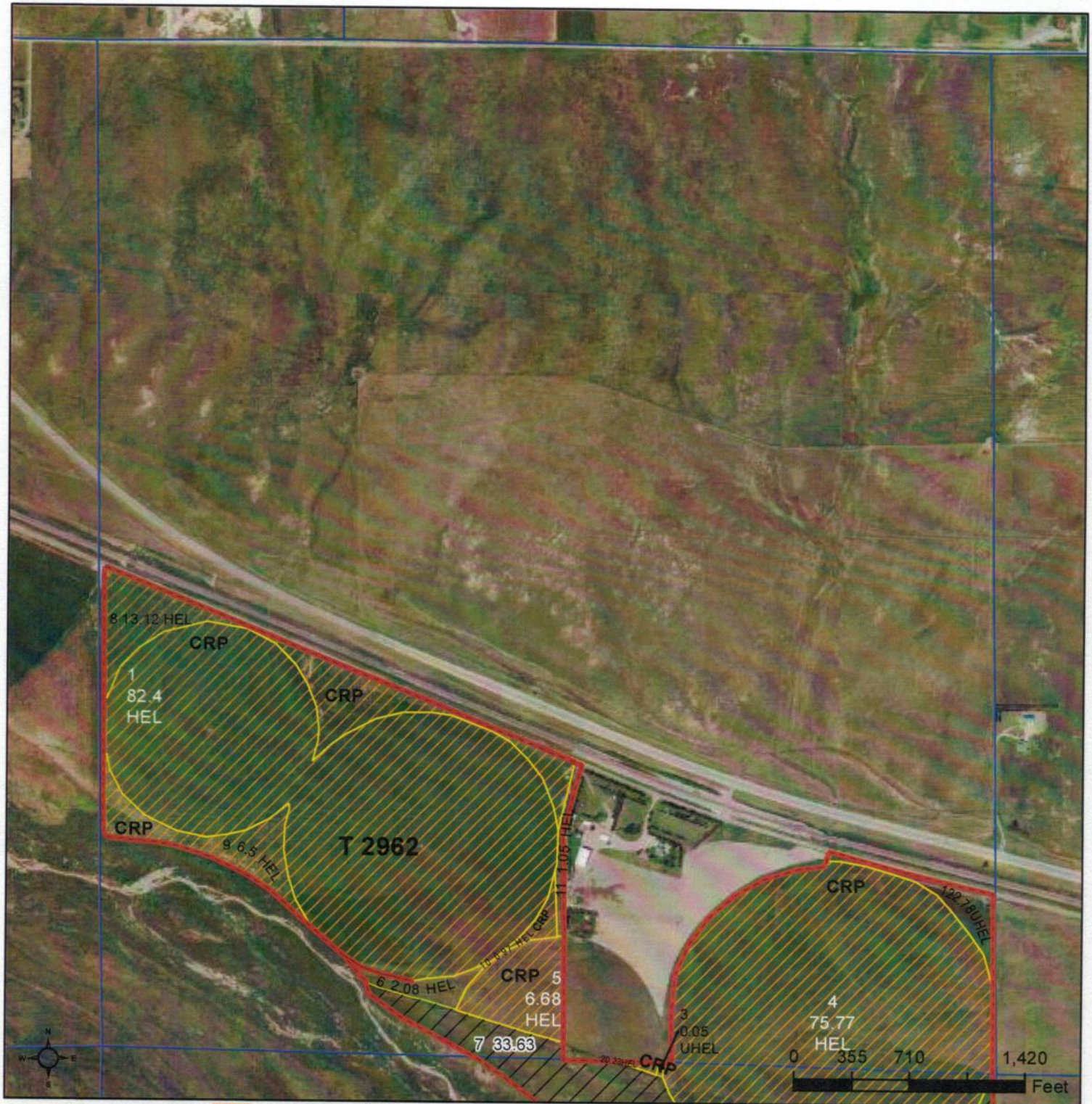


Legend

Consplan
☐ plss_a_ks069

290 0 290 580 870 1,160
Feet





Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- CRP
- Tract Boundary
- PLSS

Unless noted on field:

- | | |
|-----------------------------|----------------------|
| 1/ All Wheat HRW, NI, GR | 5/ Grass NAG, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 6/ Grass NAG, NI, LS |
| 3/ All Corn YEL, NI GR | 7/ Grass SMO, NI, FG |
| 4/ All Soybeans COM, NI, GR | 8/ Grass SMO, NI, LS |

2018 Program Year

Map Created September 11, 2017

Farm 4818

Tract 2962

6-26-28

Tract Cropland Total: 191.63 acres

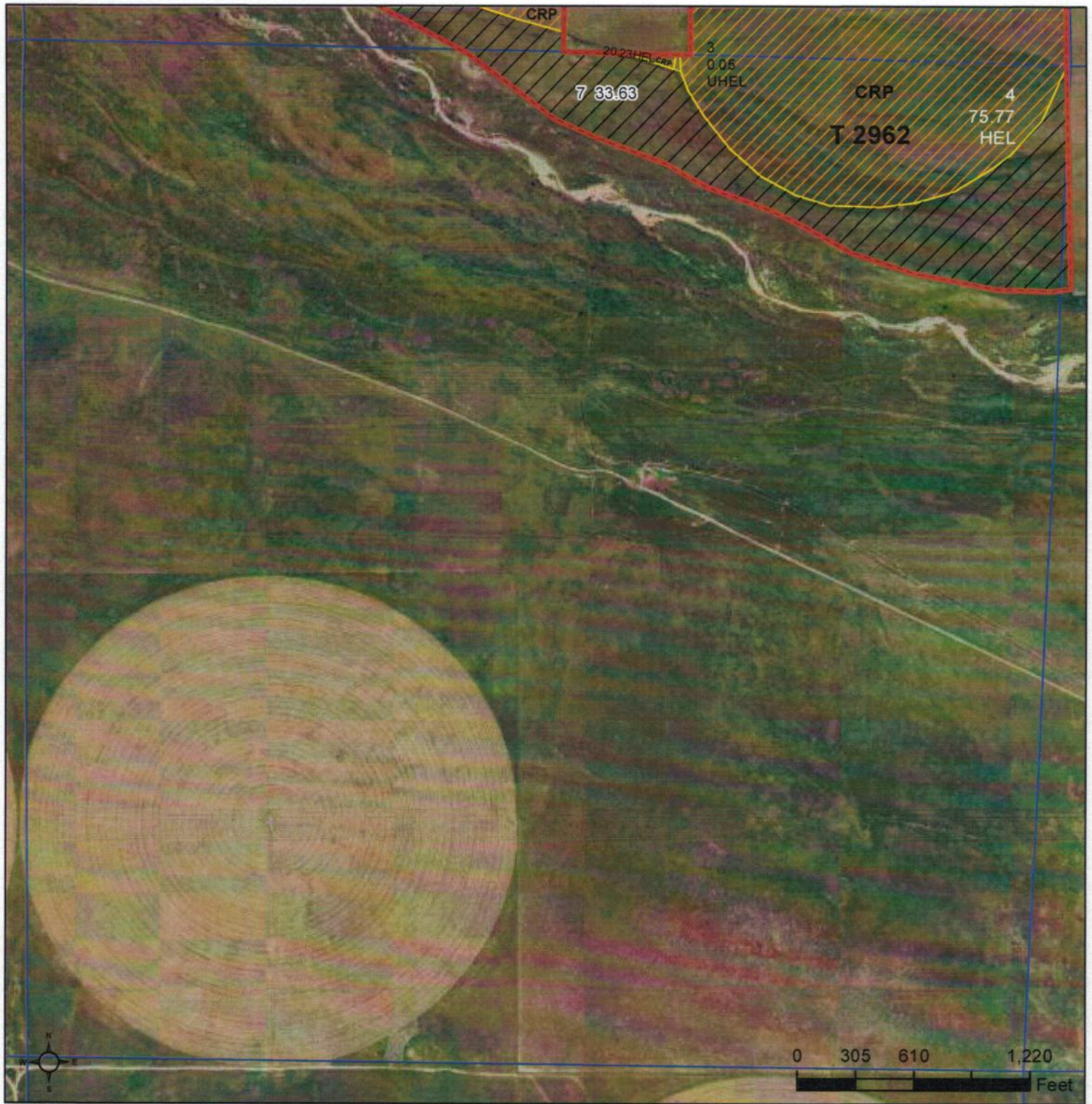
Displayed over 2015 NAIP

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United States
Department of
Agriculture

Gray County, Kansas



Common Land Unit

- Non-Cropland
- Cropland

- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless noted on field:

- | | |
|-----------------------------|----------------------|
| 1/ All Wheat HRW, NI, GR | 5/ Grass NAG, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 6/ Grass NAG, NI, LS |
| 3/ All Corn YEL, NI, GR | 7/ Grass SMO, NI, FG |
| 4/ All Soybeans COM, NI, GR | 8/ Grass SMO, NI, LS |

2018 Program Year

Map Created September 11, 2017

Farm 4818

Tract 2962

7-26-28

Tract Cropland Total: 191.63 acres

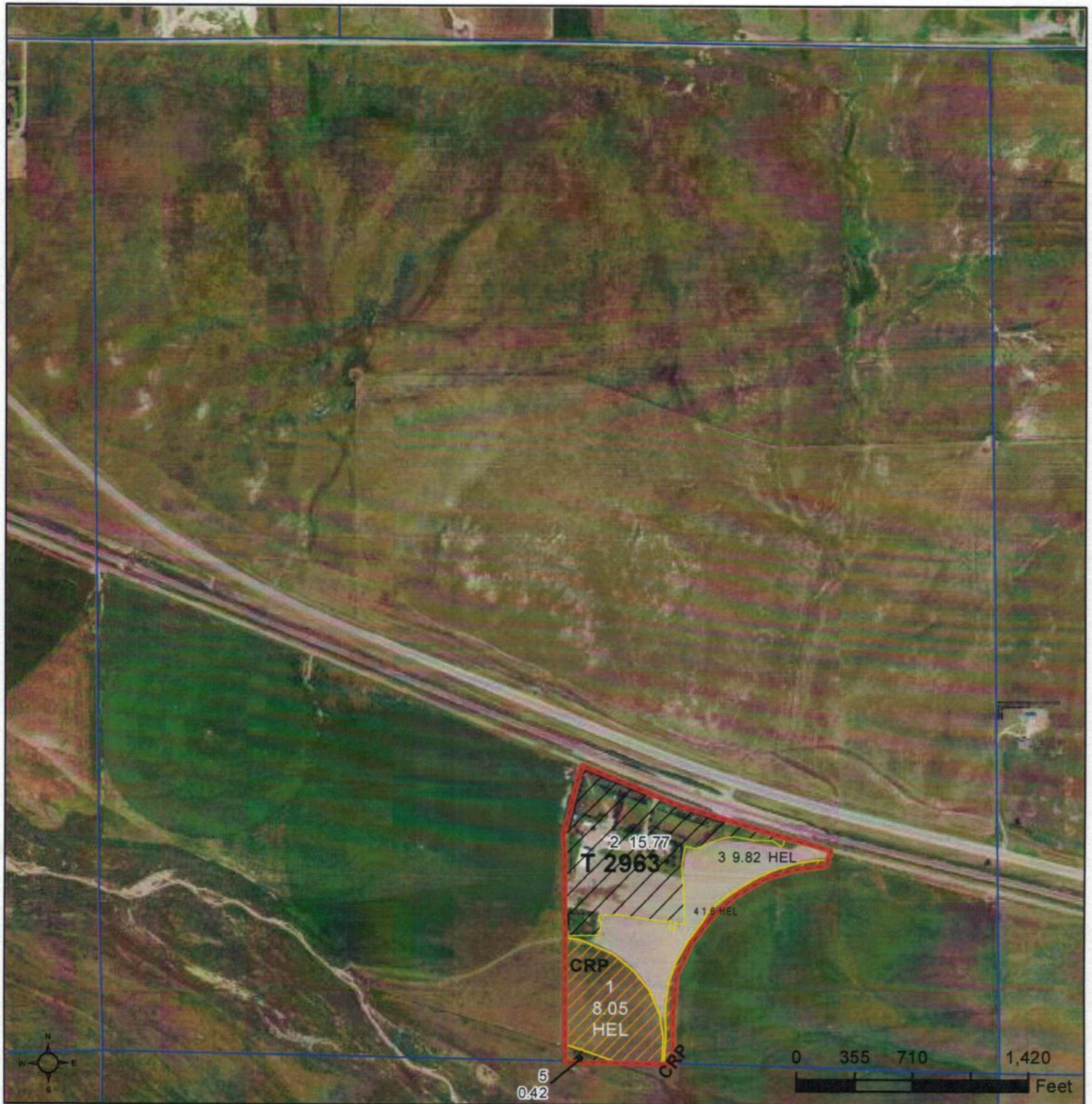
Displayed over 2015 NAIP

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United States
Department of
Agriculture

Gray County, Kansas



Common Land Unit

- Non-Cropland
- Cropland

- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless noted on field:

- | | |
|-----------------------------|----------------------|
| 1/ All Wheat HRW, NI, GR | 5/ Grass NAG, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 6/ Grass NAG, NI, LS |
| 3/ All Corn YEL, NI, GR | 7/ Grass SMO, NI, FG |
| 4/ All Soybeans COM, NI, GR | 8/ Grass SMO, NI, LS |

2018 Program Year

Map Created September 11, 2017

Farm 4819

Tract 2963

6-26-28

Tract Cropland Total: 19.47 acres

Displayed over 2015 NAIP

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