

# **120 ± Acres in Reno County on the North Fork of the Ninnescah River**

**Information Packet**

**E½ of the SW¼ & the NW¼ of the SE¼  
of S22, T24, R9W**

**RESULTS REALTY  
RESULTS LAND CO**

Limited Liability Company

**620-465-3499**

**[www.ResultsRE.com](http://www.ResultsRE.com)**

**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).

# RESULTS REALTY

## RESULTS LAND CO

Limited Liability Company

**620-465-3499**

**[www.ResultsRE.com](http://www.ResultsRE.com)**

## 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.

**RESULTS REALTY**  
**RESULTS LAND CO**

Limited Liability Company

**620-465-3499**

[www.ResultsRE.com](http://www.ResultsRE.com)



## 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.

**RESULTS REALTY**  
**RESULTS LAND CO**

Limited Liability Company

**620-465-3499**

[www.ResultsRE.com](http://www.ResultsRE.com)

## **TABLE OF CONTENTS**

- Tract Information
- Aerial Map
- FEMA Floodplain Map
- Soil Map
- Non Capability Class Map
- Tax Information

**RESULTS REALTY**  
**RESULTS LAND CO**

Limited Liability Company

**620-465-3499**

**[www.ResultsRE.com](http://www.ResultsRE.com)**



## **TRACT INFORMATION**

**Parcel:** 120± Acres in the E½ of the SW¼ & the NW¼ of the SE¼ of S22, T24, R9W in Reno County, KS

**SOIL TYPE:** Web Soil Survey Enclosed

**RESULTS REALTY**  
**RESULTS LAND CO**

Limited Liability Company

**620-465-3499**

**[www.ResultsRE.com](http://www.ResultsRE.com)**



# A River Runs Through It

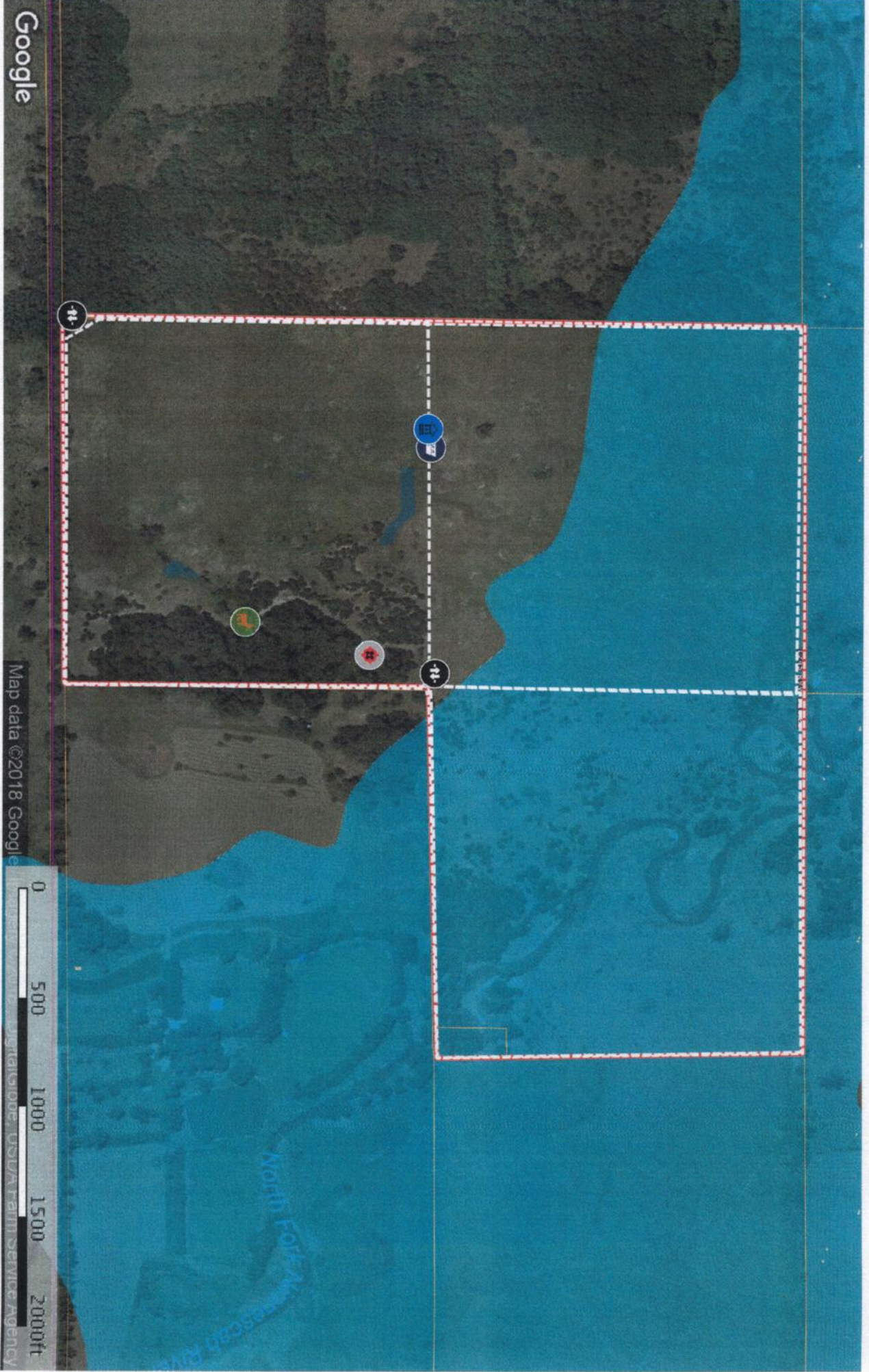
Reno County, Kansas, 120.75 AC +/-



- Blind
- Well
- Water Storage Tank
- Feeder
- Gate
- Fence
- Pond / Tank
- Boundary



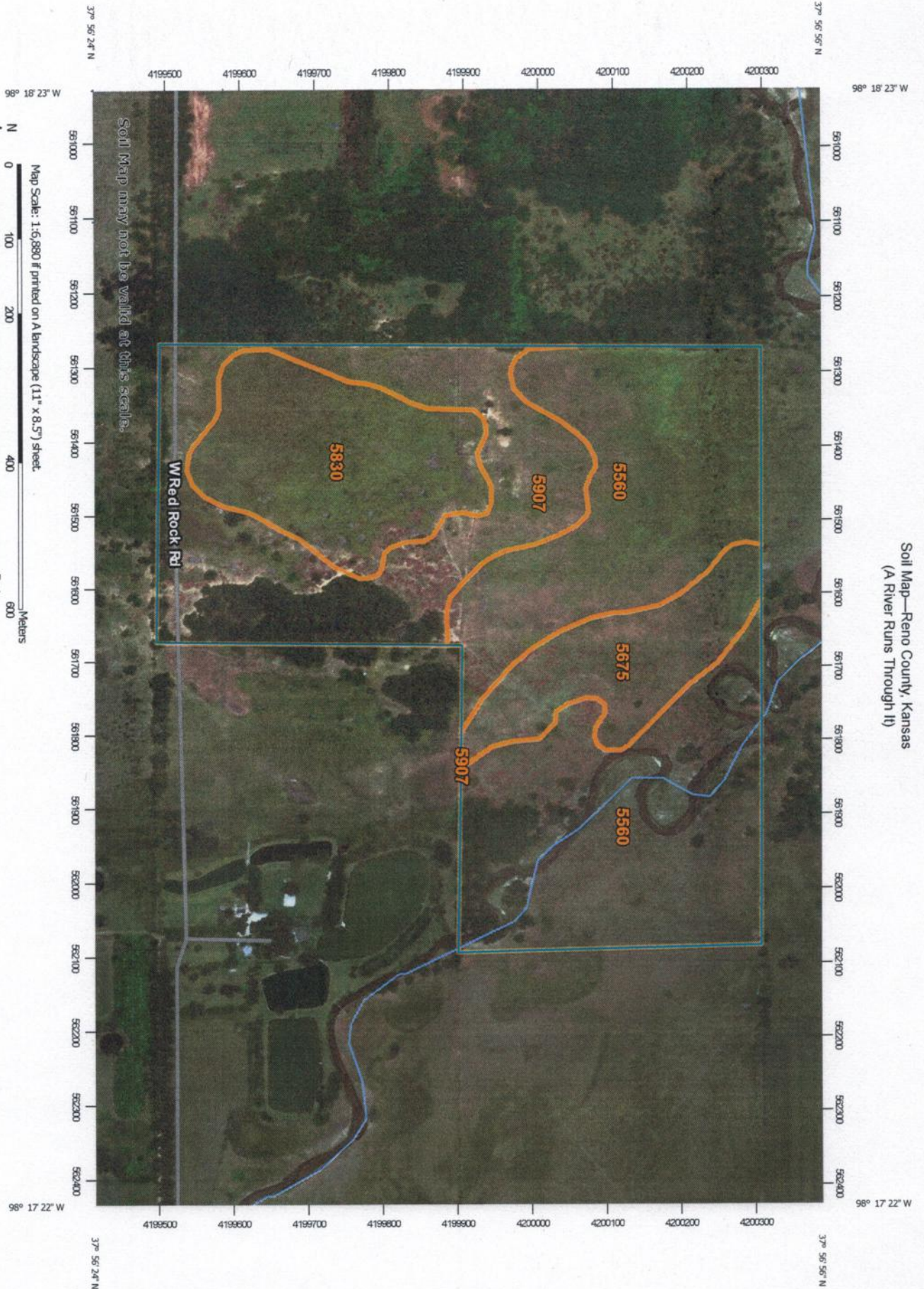
**A River Runs Through It**  
Reno County, Kansas, 120.75 AC +/-



- Blind
- Well
- Water Storage Tank
- Feeder
- Gate
- Fence
- Pond / Tank
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain













# Soil Map—Reno County, Kansas (A River Runs Through It)





## 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 |    |                       |
|    | Blowout                |    | Water Features        |
|    | Borrow Pit             |    | Streams and Canals    |
|    | Clay Spot              |    | Transportation        |
|    | Closed Depression      |    | Rails                 |
|    | Gravel Pit             |    | Interstate Highways   |
|    | Gravelly Spot          |    | US Routes             |
|    | Landfill               |    | Major Roads           |
|    | Lava Flow              |    | Local Roads           |
|    | Marsh or swamp         |    | Background            |
|    | Mine or Quarry         |    | Aerial Photography    |
|    | 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.

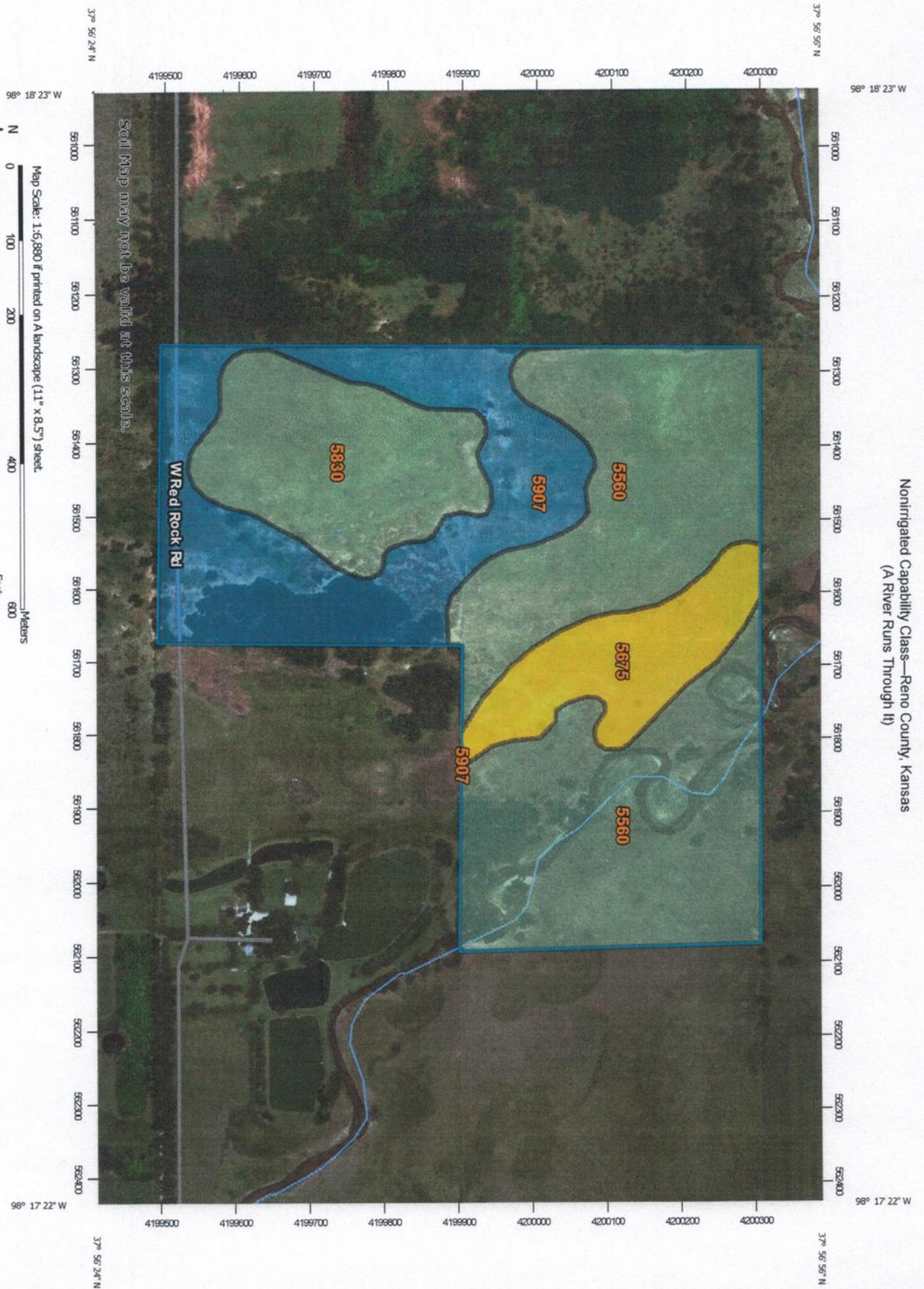


## Map Unit Legend

| Map Unit Symbol             | Map Unit Name                                     | Acres in AOI | Percent of AOI |
|-----------------------------|---|--------------|----------------|
| 5560                        | Kanza-Ninnescah sandy loams, frequently flooded   | 60.1         | 49.0%          |
| 5675                        | Willowbrook fine sandy loam, occasionally flooded | 12.5         | 10.2%          |
| 5830                        | Ninnescah fine sandy loam, occasionally flooded   | 19.7         | 16.0%          |
| 5907                        | Langdon fine sand, 0 to 15 percent slopes         | 30.4         | 24.8%          |
| Totals for Area of Interest |   | 122.7        | 100.0%         |


















































Nonirrigated Capability Class—Reno County, Kansas  
(A River Runs Through It)



Soil Map may not be valid at this scale.



## MAP LEGEND

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

## Nonirrigated Capability Class

| Map unit symbol             | Map unit name                                     | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|---|--------|--------------|----------------|
| 5560                        | Kanza-Ninnescah sandy loams, frequently flooded   | 5      | 60.1         | 49.0%          |
| 5675                        | Willowbrook fine sandy loam, occasionally flooded | 3      | 12.5         | 10.2%          |
| 5830                        | Ninnescah fine sandy loam, occasionally flooded   | 5      | 19.7         | 16.0%          |
| 5907                        | Langdon fine sand, 0 to 15 percent slopes         | 6      | 30.4         | 24.8%          |
| Totals for Area of Interest |   |        | 122.7        | 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



# PROPERTY TAX INFORMATION



[Return To County Website](#) [Logout](#)

## Current Tax Information

|                        |                            |                                 |
|------------------------|----------------------------|---------------------------------|
| Type                   | CAMA Number                | Tax Identification              |
| RL                     | 205 22 0 00 00 001 00 0 01 | 242-27922                       |
| Owner ID               |                            |                                 |
| Taxpayer ID            |                            |                                 |
| W LONG VIEW            |                            | 67568                           |
| Subdivision PLEVNA TWP | Block                      | Section 22 Township 24 Range 09 |
| Tract 1 27922          | Lot(s)                     |                                 |

[Tax History](#)  
[GIS Map](#)  
[Print Friendly Version](#)

| Year        | Statement # | Line # | Warrant # | Specials Description         | Specials Payoff | 1st Half Due | 2nd Half Due | Total Due* | 1st Half Paid | 2nd Half Paid |
|-------------|-------------|--------|-----------|------------------------------|-----------------|--------------|--------------|------------|---------------|---------------|
| <u>2017</u> | 0107187     | 001    |           |                              | 0.00            | 768.52       | 768.52       | 0.00       | Yes           | Yes           |
| <u>2017</u> | 0107187     | 002    |           | 743 BIG BEND<br>NO 5 LAND AS | 0.00            | 6.92         | 6.92         | 0.00       | Yes           | Yes           |

Click on underlined tax year to see payment detail.

\* - 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.

[Back To Search Results](#)

[Back To Search Criteria](#)