

Property Information Packet

Multi-Parcel Auction, Cheney, KS – Sedgwick County

Tuesday, December 4th @ 7 PM

Tract 1 – 35+/- Acres & Tract 2 – 24+/- Acres

Auction Location: Farm Bureau Building, Cheney, KS

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(Security 1st Title)

Wichita Office

12140 West K-42 Highway
Wichita, KS 67227
(316) 524-8345

Manhattan Office

2029 Vanesta Pl., Suite 22
Manhattan, KS 66503
(785) 320-7887

Anthony Office

119 W. Main
Anthony, KS 67003
(620) 842-3796



LAND AUCTION



Sedgwick Co., KS Multi-Parcel Auction

Tuesday, December 4, 2018 7:00 PM

Auction Location: Farm Bureau Building

227 E South Ave, Cheney, KS

Tract 1 – 35.7 Acres & Tract 2 – 24.02 Acres along the Ninnescah River

LEGAL DESCRIPTION: Part of the North Half (N ½) of the Southeast Quarter (SE ¼) & part of the SW ¼ (approx. 10+/- acres) of Section 4, Township 28 South, Range 4 West of Sedgwick Co., KS.

DESCRIPTION: Incredible and rare opportunity to purchase property on the north fork of the Ninnescah River. This approximately 60 acre property is very scenic with large timber, rolling terrain and has approximately 3/8 of a mile of the river running through it. It is a wildlife paradise that is an excellent hunting and fishing property. Much of it is also out of the flood plain which is rare being so close to the river. The property would make for a great home or cabin site. The property also adjoins the city limits of Cheney. The City of Cheney is willing to annex it should the buyer elect to develop it for other purposes. There is electricity to the property. The property will be offered in two tracts. **Tract 1** is 35.7 acres and **Tract 2** is 24.02 acres. They will be offered individually and in combination. Interested buyers should do their own due diligence regarding building requirements.

LOCATION: **Tract 1** From Cheney, KS go east on 31st St S to 375th St W. Go north on 375th St W for approximately ½ mile.

Property is located to the east. **Tract 2** From Cheney, KS go east on 31st St S to 359th St W. Go north on 359th St W for approximately ¼ mile. Property is located to the west.

TRACT 1: 35.7 acres including Ninnescah River, heavy timber, & hay meadow. Entrance to the property includes approximately ½ mile gravel drive off of 375th St W.

TRACT 2: 24.02 acres including Ninnescah River, heavy timber, & approximately 4+/- acres of cultivation that is currently planted to alfalfa. Entrance to the property is off of 359th St W.

TAXES: \$328.42 Taxes will be prorated to the day of closing.

MINERALS: Seller's mineral interest will transfer to Buyer.

POSSESSION: Possession will be upon closing.

AUCTION METHOD: Tract 1 & 2 will be auctioned separately and then together. Whichever method brings the highest dollar amount, individually or in combination, is how it will be sold.

TERMS: 10% down as earnest money deposit due day of auction on each tract with balance due on January 4, 2019. Closing is not available before January 4, 2019. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Selling agent is related to the Seller. Gene Francis & Associates is an agent of the Seller.



Amazing Wildlife Property!



For the Property Bidder Packet and additional pictures, please visit genefrancis.com

**GENE
FRANCIS
& ASSOCIATES**

REAL ESTATE BROKERS & AUCTIONEERS

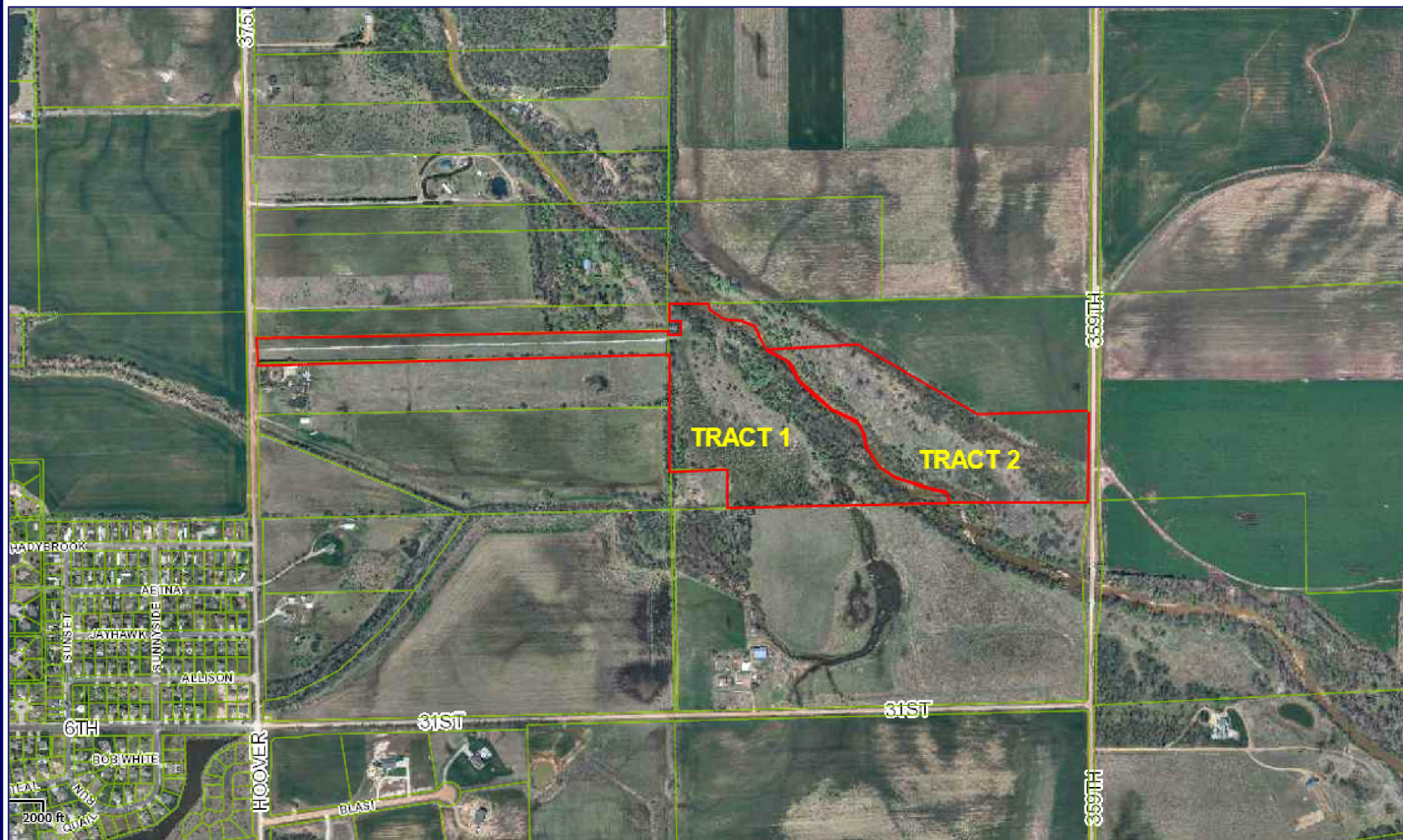
Gene Francis & Katie Ternes

12140 W. K-42 HWY • Wichita, KS • 67227

t: 316-524-8345 • Gene Cell: 316-641-3120 Katie Cell: 316-214-1715

gene@genefrancis.com • katie@genefrancis.com • genefrancis.com

Cheney Auction - Aerial



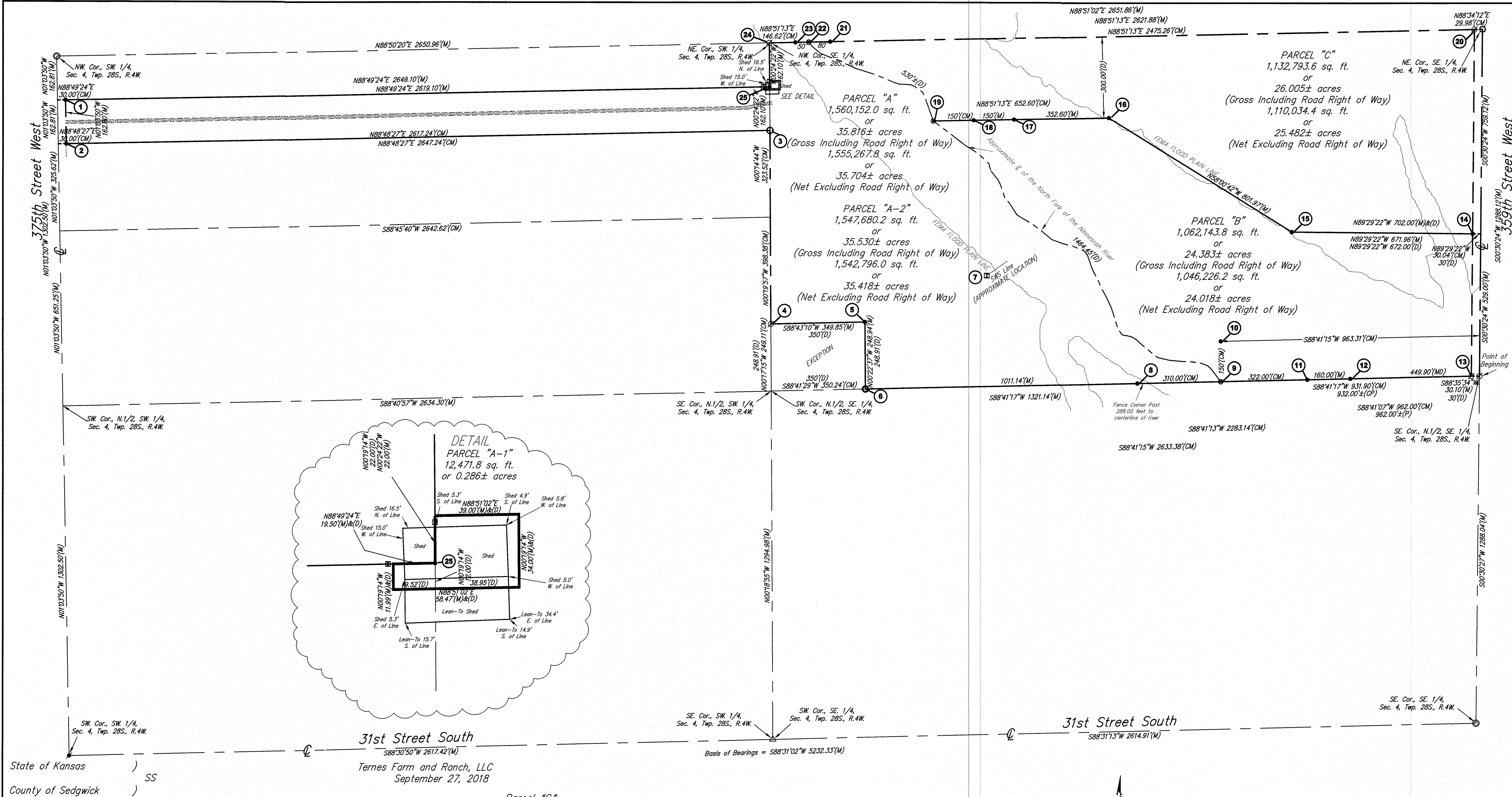
Geographic Information Services

Sedgwick County...
working for

Geographic Information Services
Division of Information & Operations
www.sedgwickcounty.org/gis
525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174

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Mon Oct 15 16:05:37 GMT-0500 2018



SHED EXCEPTION DESCRIPTIONS:

Parcel "A-1" (Shed Parcel):
A portion of the South Half of the North Half of the North Half of the North Half of the Southwest Quarter (S/2 N/2 N/2 N/2 SW/4) of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as beginning at the northeast corner of the South Half of the North Half of the North Half of the North Half of the Southwest Quarter of said Section 4; thence S00719'14"W along the east line of the Southwest Quarter of said Section 4, 12.00 feet; thence S88'51'02"W parallel with the north line of the Northeast Quarter of said Section 4, 19.52 feet; thence N00719'14"W, parallel with the east line of the Southwest Quarter of said Section 4, 11.99 feet; thence N88'49'24"E, along the north line of the South Half of the North Half of the North Half of the North Half of the Southwest Quarter of said Section 4, 19.50 feet to the point of beginning; TOGETHER WITH that part of the North Half of the Southeast Quarter of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as commencing at the northwest corner of the North Half of the Southeast Quarter of said Section 4; thence S00719'14"W along the west line of the North Half of the Southeast Quarter of said Section 4, 140.10 feet to the point of beginning; thence N88'51'02"E parallel with the north line of the North Half of the Southeast Quarter of said Section 4, 39.00 feet; thence S00719'14"E parallel with the west line of the North Half of the Southeast Quarter of said Section 4, 34.00 feet; thence S88'51'02"W parallel with the north line of the North Half of the Southeast Quarter of said Section 4, 38.95 feet to a point in the west line of the North Half of the Southeast Quarter of said Section 4; thence N00719'14"W along the west line of the North Half of the Southeast Quarter of said Section 4, 34.00 feet to the point of beginning. Subject to road rights of way of record.

Parcel "A-2" (Parcel "A" EXCEPT Parcel "A-1"):
The South Half of the North Half of the North Half of the North Half of the Southwest Quarter (S/2 N/2 N/2 N/2 SW/4) of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that portion of the South Half of the North Half of the North Half of the North Half of the Southwest Quarter (S/2 N/2 N/2 N/2 SW/4) of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at the northeast corner of the South Half of the North Half of the North Half of the North Half of the Southwest Quarter of said Section 4; thence S00719'14"W along the east line of the Southwest Quarter of said Section 4, 12.00 feet; thence S88'51'02"W, parallel with the north line of the Northeast Quarter of said Section 4, 19.52 feet; thence N00719'14"W, parallel with the east line of the Southwest Quarter of said Section 4, 11.99 feet; thence N88'49'24"E, along the north line of the South Half of the North Half of the North Half of the North Half of the Southwest Quarter of said Section 4, 19.50 feet to the point of beginning; thence S88'51'02"E parallel with the north line of the North Half of the Southeast Quarter of said Section 4, 39.00 feet; thence S00719'14"E parallel with the west line of the North Half of the Southeast Quarter of said Section 4, 34.00 feet; thence S88'51'02"W parallel with the north line of the North Half of the Southeast Quarter of said Section 4, 38.95 feet to a point in the west line of the North Half of the Southeast Quarter of said Section 4; thence N00719'14"W along the west line of the North Half of the Southeast Quarter of said Section 4, 34.00 feet to the point of beginning. Subject to road rights of way of record.

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we did on this 27th day of September, 2018, perform a survey of the following:

Parcel "A":
The South Half of the North Half of the North Half of the North Half of the Southwest Quarter (S/2 N/2 N/2 N/2 SW/4) of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, TOGETHER WITH that part of the North Half of the Southeast Quarter of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, lying generally southwest of the centerline of the North Fork of the Ninescaw River, EXCEPT beginning at the southwest corner of the North Half of said Southeast Quarter; thence north on the half section line 248.91 feet; thence east 350 feet; thence south 248.91 feet; thence west to beginning of excepted tract. Subject to Road rights of way of record.

Parcel "B":
That part of the North Half of the Southeast Quarter of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at the southeast corner of the North Half of said Southeast Quarter; thence S88'41'15"W, along the south line of the North Half of said Southeast Quarter, 932.00 feet more or less to the centerline of the North Fork of the Ninescaw River; thence generally northwesterly along the meanderings of the centerline of the North Fork of the Ninescaw River, to a point 300.00 feet south of the north line of said Southeast Quarter; thence N88'51'13"E, parallel with the north line of said Southeast Quarter, 625.60 feet; thence S58'00'42"E, 801.97 feet; thence S89'29'22"E, 702.00 feet to a point in the east line of said Southeast Quarter; thence S00'30'24"W, along the east line of said Southeast Quarter, 529.00 feet to the point of beginning. Subject to Road rights of way of record.

Parcel "C":
That part of the North Half of the Southeast Quarter of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, lying east of the centerline of the North Fork of the Ninescaw River, EXCEPT that part of the North Half of said Southeast Quarter described as beginning at the southeast corner of the North Half of said Southeast Quarter; thence S88'41'15"W, along the south line of the North Half of said Southeast Quarter, 932.00 feet more or less to the centerline of the North Fork of the Ninescaw River; thence generally northwesterly along the meanderings of the centerline of the North Fork of the Ninescaw River, to a point 300.00 feet south of the north line of said Southeast Quarter; thence N88'51'13"E, parallel with the north line of said Southeast Quarter, 625.60 feet; thence S58'00'42"E, 801.97 feet; thence S89'29'22"E, 702.00 feet to a point in the east line of said Southeast Quarter; thence S00'30'24"W, along the east line of said Southeast Quarter, 529.00 feet to the point of beginning. Subject to Road rights of way of record.

The accompanying sketch is a true and correct exhibit of said survey based on actual field measurements where the monuments are of the character and occupy the positions as indicated.

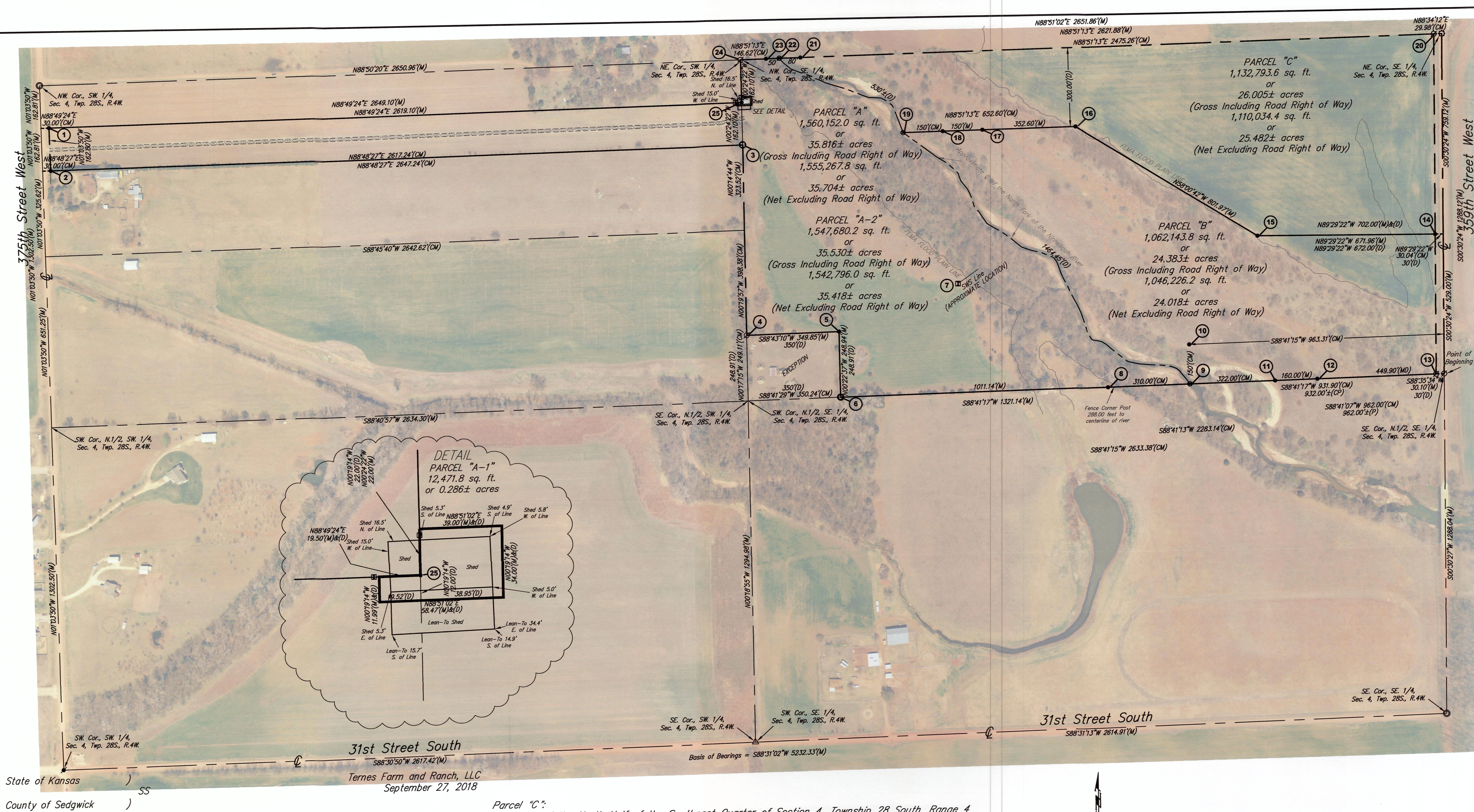
Preston A Stewart #1386

NOTES:

1. Fence locations not shown on survey.
2. The existence of underground storage facilities, buried foundations, pipelines, or any other subsurface structure may be present. All visible above ground evidence of underground structures or appurtenances have been shown. Additional subsurface exploration work or detailed record data will be required to further delineate any subsurface conditions not defined by this survey.
3. Baughman Company, P.A. has not researched any title examination of subject property. An abstract or title insurance company would need to be contacted to research and provide to us any easements, rights-of-ways or dedications.
4. According to scaled location on FEMA FIRM 20173C0270g, effective December 22, 2016 subject property lies within Zone X and Zone A.

Boundary Survey
Sec. 4, Twp. 28S., R.4W.
Sedgwick County, Kansas

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149	
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
REVISIONS October 16, 2018 PAS	APPROVED PAS
Legal Descriptions	DRAWN PAS
SCALE 1"=200'	DATE September 28, 2018
Page 1 of 1	
Drawing File F:\survey\ Drawing.dwg	
Baughman Project #: 1808-S878	



State of Kansas)
County of Sedgwick)

Ternes Farm and Ranch, LLC
September 27, 2018

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we did on this 27th day of September, 2018, perform a survey of the following:

Parcel "A":
The South Half of the North Half of the North Half of the North Half of the Southwest Quarter (S/2 N/2 N/2 N/2 SW/4) of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, TOGETHER WITH that part of the North Half of the Southeast Quarter of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, lying generally southwest of the centerline of the North Fork of the Ninnescah River, EXCEPT beginning at the southwest corner of the North Half of said Southeast Quarter; thence north on the half section line 248.91 feet; thence east 350 feet; thence south 248.91 feet; thence west to beginning of excepted tract. Subject to Road rights of way of record.

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Preston A Stewart #1386

PRECISION A. STEWART
LS-1386
10-16-18
KANSAS
LAND SURVEYOR

Date

- 0 200' 400'
- #4 Baughman Rebar Set
 - 3/4" Iron Pipe Found
 - #4 Terra Tech Land Surveyor Capped Rebar Found
 - Stone Found
 - 3/4" Iron Pipe Found over stone
 - 1/2" Iron Pipe Found over stone
 - #4 Rebar Found (Origin Unknown)
 - Wooden Hub and Lath set
 - Approximate Center of Creek
 - #5 Rebar Found (Origin Unknown)
 - (C) = Calculated
 - Ch = Chord Length
 - Ch. BR. = Chord Bearing
 - A = Delta Angle
 - D = Degree of Curve
 - (D) = Described
 - L = Arc Length
 - (M) = Measured
 - (P) = Plotted
 - (Pro) = Prorated
 - R = Radius
 - (33) = Point Number

NOTES:

- Fence locations not shown on survey.
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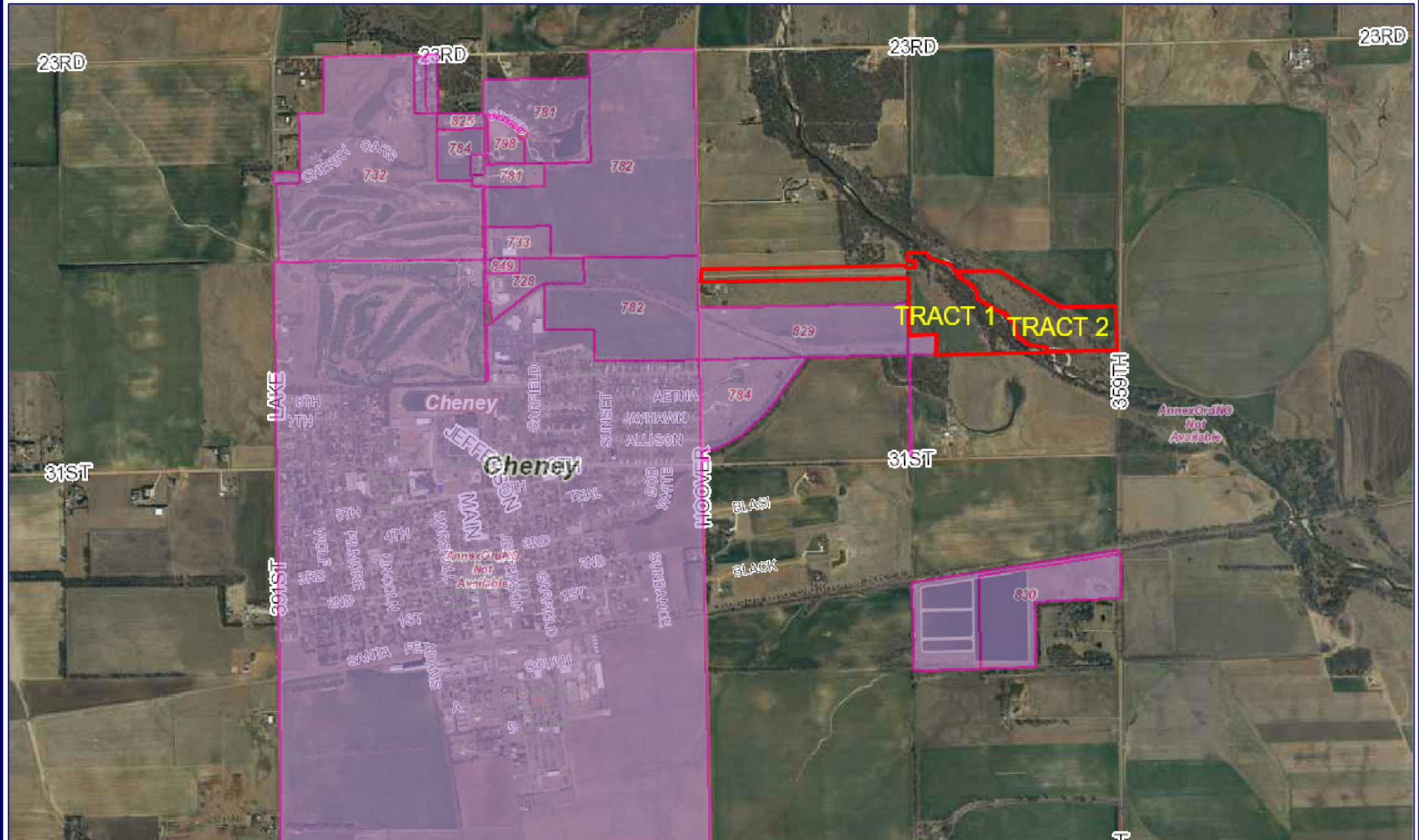
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TOGETHER WITH that part of the North Half of the Southeast Quarter of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, lying generally southwest of the centerline of the North Fork of the Ninnescah River, EXCEPT beginning at the southwest corner of the North Half of said Southeast Quarter; thence north on the half section line 248.91 feet; thence east 350 feet; thence south 248.91 feet; thence west to beginning of excepted tract, AND EXCEPT that part of the North Half of the Southeast Quarter of Section 4, Township 28 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as commencing at the northwest corner of the North Half of the Southeast Quarter of said Section 4; thence S00°19'14"W along the west line of the North Half of the Southeast Quarter of said Section 4, 140.10 feet to the point of beginning; thence N88°51'02"E parallel with the north line of the North Half of the Southeast Quarter of aid Section 4, 39.00 feet; thence S00°19'14"E parallel with the west line of the North Half of the Southeast Quarter of said Section 4, 34.00 feet; thence S88°51'02"W parallel with the north line of the North Half of the Southeast Quarter of said Section 4, 38.95 feet to a point in the west line of the North Half of the Southeast Quarter of said Section 4; thence N00°19'14"W along the west line of the North Half of the Southeast Quarter of said Section 4, 34.00 feet to the point of beginning. Subject to Road rights of way of record.

Boundary Survey Sec. 4, Twp. 28S., R.4W. Sedgwick County, Kansas	
Baughman Company, P.A. 115 Ellis St. Wichita, KS 67211 P 3162627271 F 3162620149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
REVISIONS October 15, 2018 PAS Legal Descriptions	APPROVED PAS SCALE 1"=200' DRAWN PAS DATE September 28, 2018
Page 1 of 1 Email Address: pstewart@baughmanco.com Drawing File: \survey\ Drawing.dwg Baughman Project #: 18-08-S878	

City of Cheney Annex Map



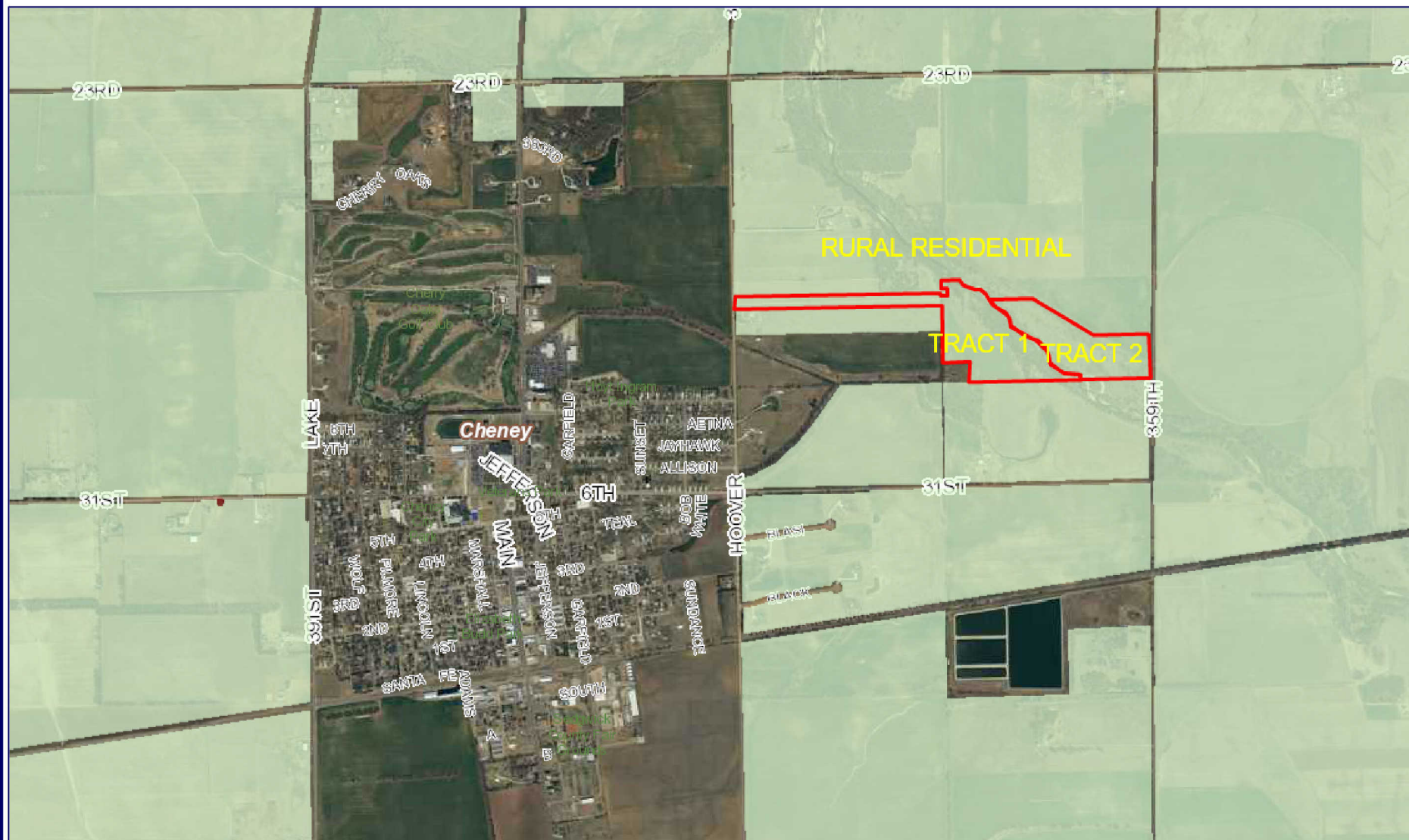
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Thu Oct 18 15:36:46 GMT-0500 2018

Zoning Map



Geographic Information Services

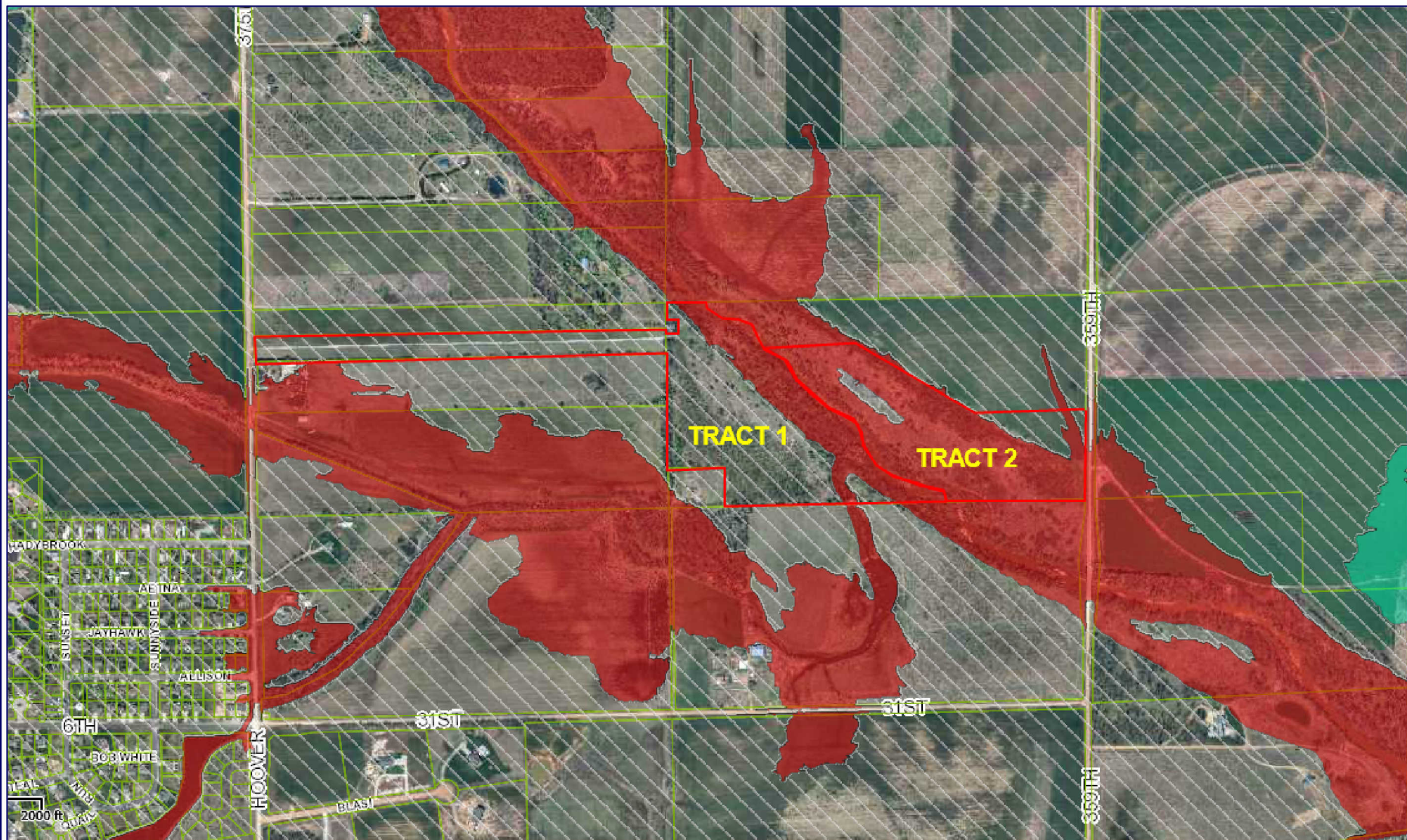
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Cheney Auction - Flood Plain Map



Geographic Information Services

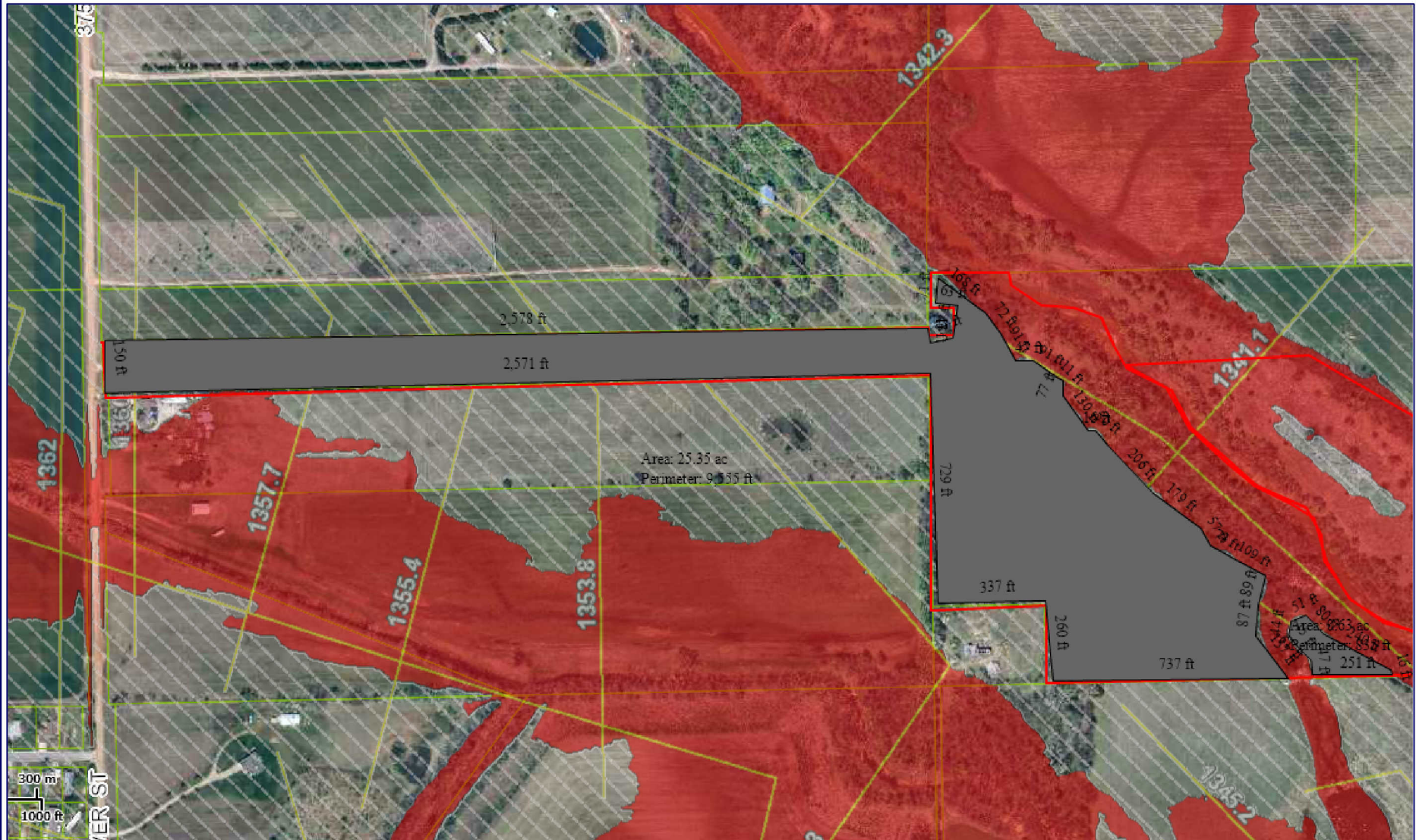
*Sedgwick County...
working for*

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Mon Oct 15 16:05:37 GMT-0500 2018

Tract 1 - Flood Plain Map



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working for you

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525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174

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Mon Oct 15 16:05:37 GMT-0500 2018

The map displays two land parcels. The larger parcel, shaded in gray, has a red boundary and is labeled with an area of 2.08 ac and a perimeter of 1,638 ft. The smaller parcel, also shaded in gray, has a red boundary and is labeled with an area of 0.27 ac and a perimeter of 663 ft. The map includes various boundary measurements in feet, a scale bar for 300 ft, and a north arrow.



Geographic Information Services
Division of Information & Operations
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Mon Oct 15 16:05:37 GMT-0500 2018

KANSAS
SEDGWICK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 16777

Prepared : Oct 22, 2018

Crop Year : 2019

Operator Name : DAVID KRENZEL
Farms Associated with Operator : 20-173-6625, 20-173-16323, 20-173-16777
CRP Contract Number(s) : None
Recon ID : 20-173-2018-103

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
33.41	18.15	18.15	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	18.15	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
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NOTES

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Tract Number : 10700

Description : B-12 S1/2 N1/2 N1/2 SW1/4 4-28-4W
FSA Physical Location : KANSAS/SEDGWICK
ANSI Physical Location : KANSAS/SEDGWICK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TERNES FARM AND RANCH LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
9.84	9.84	9.84	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	9.84	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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NOTES

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Common Land Unit
 Cropland Non-cropland CRP

Farm 16777
Tract 10700

Wetland Determination Identifiers

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

Leaflet | Powered by Esri

2019 Crop Year



Tract 1 of 2

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&farmNu...> 10/22/2018



Common Land Unit
 Cropland Non-cropland CRP

Farm 16777
Tract 18088

Wetland Determination Identifiers

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

2019 Crop Year



Tract 2 of 2

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<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNu...> 10/22/2018



Abbreviated 156 Farm Record

Tract 1723 Continued ...

NOTES

Tract Number : 2706

Description : B-12 N1/2SE1/4 4-28-4W

FSA Physical Location : KANSAS/SEDGWICK

ANSI Physical Location : KANSAS/SEDGWICK

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : TERNES FARM AND RANCH LLC

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
23.82	23.82	23.82	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	23.82	0.00	0.00	0.00	0.00	0.00

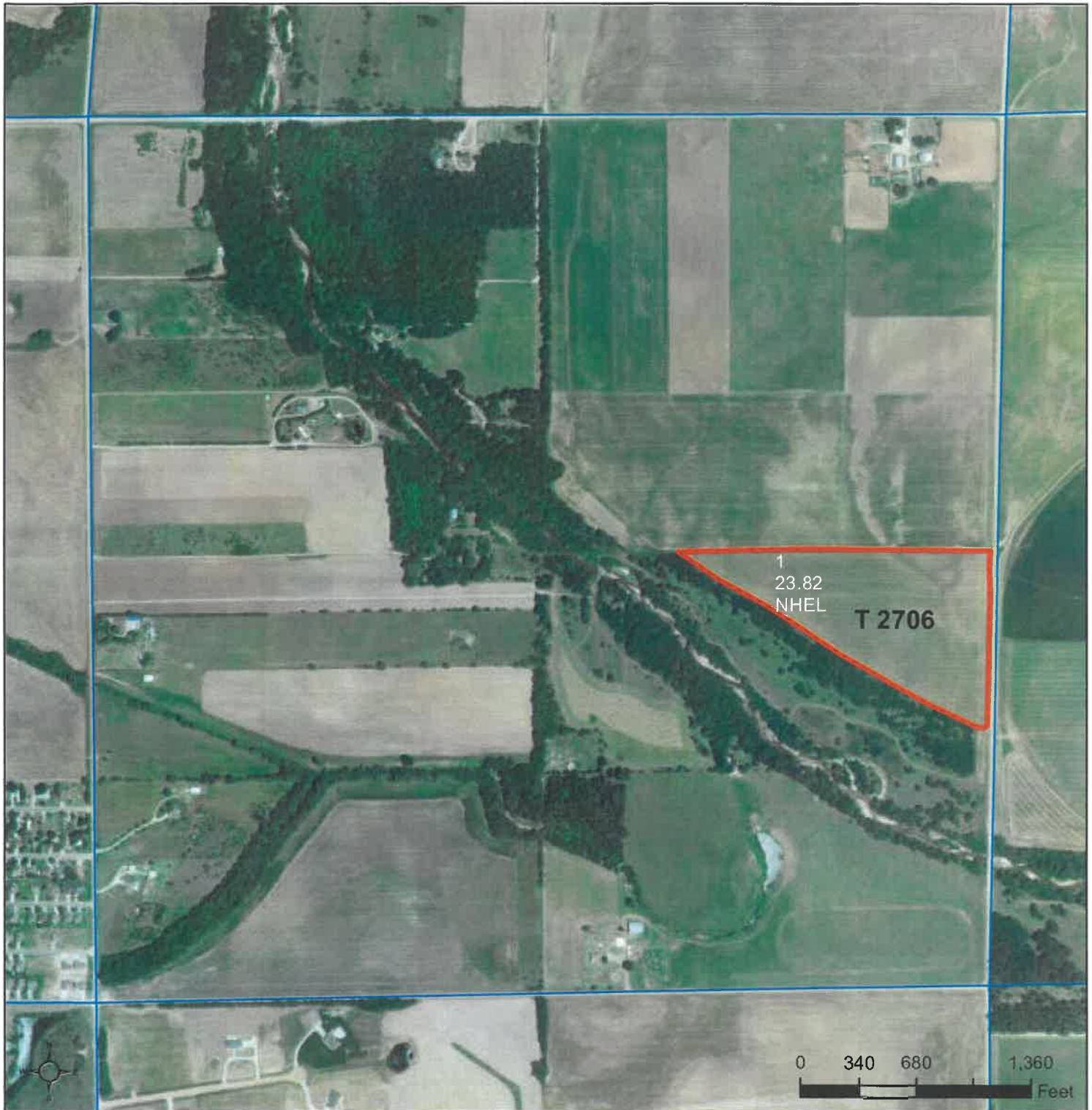
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	18.50	0.00	0	38
Grain Sorghum	3.90	0.00	0	35
TOTAL	22.40	0.00		

NOTES

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Common Land Unit PLSS

 Cropland

 Tract Boundary

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 December 01, 2017

Farm 16252

Tract 2706

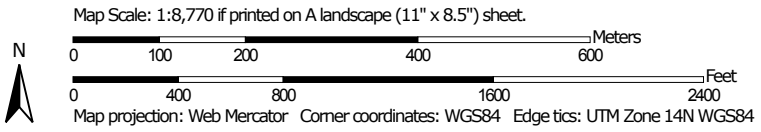
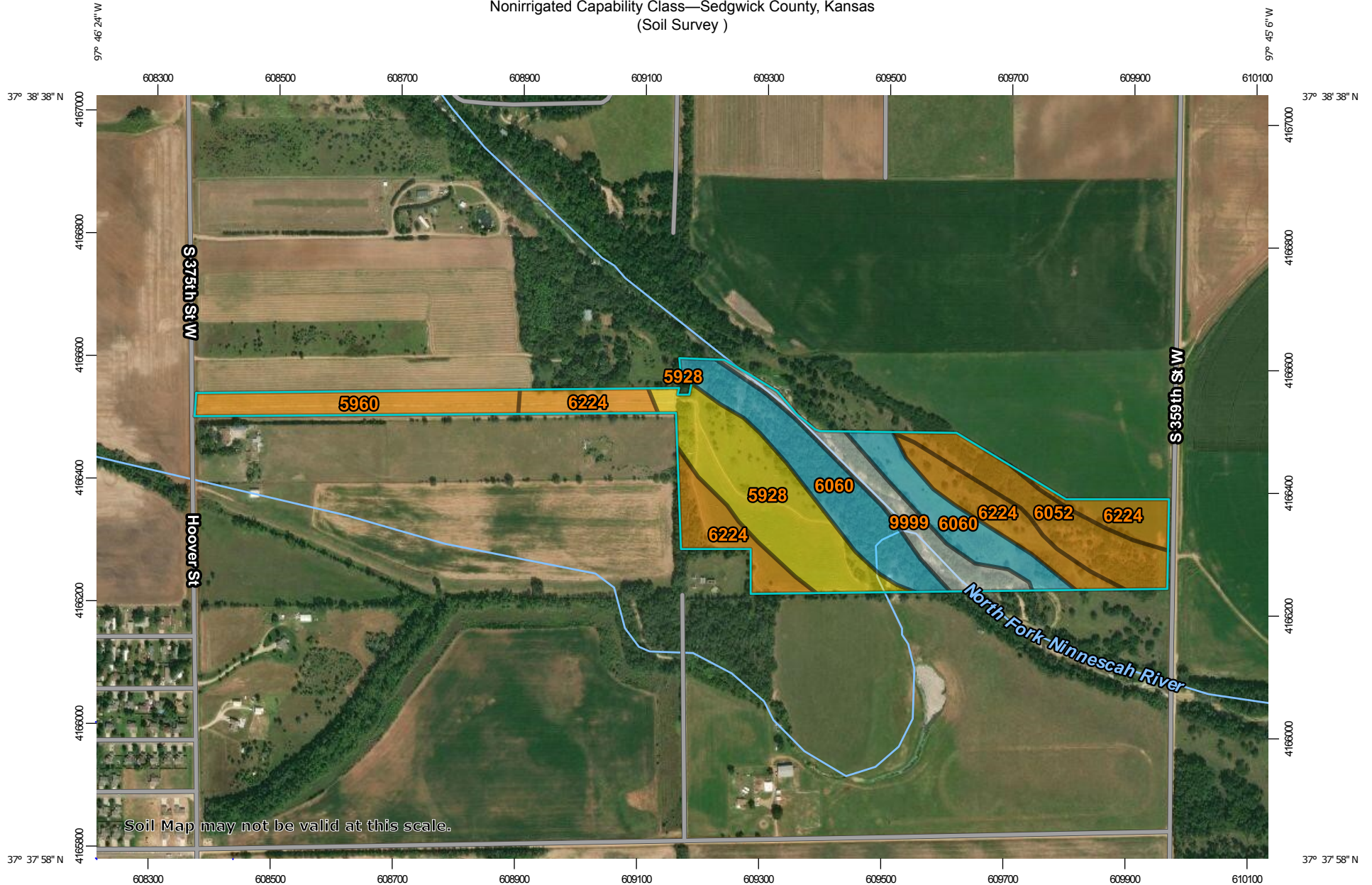
4-28-4

Tract Cropland Total: 23.82 acres

Displayed over 2017 NAIP

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Nonirrigated Capability Class—Sedgwick County, Kansas
(Soil Survey)



Nonirrigated Capability Class—Sedgwick County, Kansas
(Soil Survey)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Lines

-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  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

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

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 14, Sep 12, 2018

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

Date(s) aerial images were photographed: Feb 28, 2016—Aug 31, 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
5928	Pratt loamy fine sand, 1 to 5 percent slopes	3	11.7	21.4%
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	2	5.1	9.3%
6052	Elandco silt loam, occasionally flooded	2	6.8	12.3%
6060	Lincoln soils, frequently flooded	6	13.6	24.7%
6224	Canadian fine sandy loam, rarely flooded	2	12.7	23.2%
9999	Water		5.0	9.1%
Totals for Area of Interest			54.9	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

Property Taxes and Appraisals

N1/2 SE1/4 EXC S 248.91 FT W 350 FTSEC 4-28-4W

Property Description

Legal Description	N1/2 SE1/4 EXC S 248.91 FT W 350 FTSEC 4-28-4W
Owner	TERNES FARM & RANCH LLC
Mailing Address	12802 W ALDERNY ST WICHITA KS 67235-7015
Geo Code	MO 00015
PIN	00282418
AIN	172040410000100
Tax Unit	1502 705 MORTON TWP U-268 MO
Land Use	9020 Support structures for farming/ranching
Market Land Square Feet	
2018 Total Acres	75.94
2018 Appraisal	\$7,710
2018 Assessment	\$2,232

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2018	Agricultural	\$6,090	\$1,620	\$7,710	+5%
2017	Agricultural	\$5,760	\$1,590	\$7,350	+5%
2016	Agricultural	\$5,360	\$1,650	\$7,010	+6%
2015	Agricultural	\$5,010	\$1,630	\$6,640	+7%
2014	Agricultural	\$4,610	\$1,600	\$6,210	+3%
2013	Agricultural	\$4,530	\$1,510	\$6,040	-1%
2012	Agricultural	\$4,640	\$1,480	\$6,120	-5%
2011	Agricultural	\$4,960	\$1,460	\$6,420	-6%
2010	Agricultural	\$5,440	\$1,420	\$6,860	-7%
2009	Agricultural	\$5,960	\$1,430	\$7,390	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2018	Agricultural	\$1,827	\$405	\$2,232	+5%
2017	Agricultural	\$1,728	\$398	\$2,126	+5%
2016	Agricultural	\$1,608	\$413	\$2,021	+6%
2015	Agricultural	\$1,503	\$408	\$1,911	+7%
2014	Agricultural	\$1,383	\$400	\$1,783	+3%
2013	Agricultural	\$1,359	\$378	\$1,737	-1%
2012	Agricultural	\$1,392	\$370	\$1,762	-5%
2011	Agricultural	\$1,488	\$365	\$1,853	-7%
2010	Agricultural	\$1,632	\$355	\$1,987	-7%
2009	Agricultural	\$1,788	\$358	\$2,146	

2017 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.44
Totals:		\$0.00	\$0.00	\$4.44

2018 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.44
Totals:		\$0.00	\$0.00	\$4.44

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2017	114.923000	\$244.33	\$4.44	\$0.00	\$0.00	\$248.77	\$248.77	\$0.00
2016	114.675000	\$231.75	\$3.44	\$0.00	\$0.00	\$235.19	\$235.19	\$0.00
2015	116.667000	\$222.98	\$3.44	\$0.00	\$0.00	\$226.42	\$226.42	\$0.00
2014	115.489087	\$205.90	\$4.46	\$0.00	\$0.00	\$210.36	\$210.36	\$0.00
2013	120.751509	\$209.78	\$4.46	\$0.00	\$0.00	\$214.24	\$214.24	\$0.00
2012	120.060662	\$211.52	\$4.10	\$0.00	\$0.00	\$215.62	\$215.62	\$0.00
2011	120.100030	\$222.56	\$0.00	\$0.00	\$0.00	\$222.56	\$222.56	\$0.00
2010	119.496671	\$237.42	\$0.00	\$0.00	\$0.00	\$237.42	\$237.42	\$0.00
2009	116.301000	\$249.58	\$0.00	\$0.00	\$0.00	\$249.58	\$249.58	\$0.00
2008	114.040000	\$259.33	\$0.00	\$0.00	\$0.00	\$259.33	\$259.33	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.393000
0436 MORTON TOWNSHIP	21.632000
0611 USD 268	27.036000
0611 USD 268 SG	20.000000
0721 USD 268 BOND	11.368000
0811 USD 268 REC COMM	3.994000
Total: 114.923000	

Property Taxes and Appraisals

S1/2 N1/2 N1/2 N1/2 SW1/4 SEC 4-28-4W

Property Description

Legal Description	S1/2 N1/2 N1/2 N1/2 SW1/4 SEC 4-28-4W
Owner	TERNES FARM AND RANCH LLC
Mailing Address	12802 ALDERNY CT WICHITA KS 67235-7015
Geo Code	MO 00017001A
PIN	00282425
AIN	172040310000200
Tax Unit	1502 705 MORTON TWP U-268 MO
Land Use	9010 Farming/ranch land (no improvements)
Market Land Square Feet	
2018 Total Acres	9.52
2018 Appraisal	\$2,440
2018 Assessment	\$732

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2018	Agricultural	\$2,440	\$0	\$2,440	+6%
2017	Agricultural	\$2,310	\$0	\$2,310	+8%
2016	Agricultural	\$2,140	\$0	\$2,140	+9%
2015	Agricultural	\$1,960	\$0	\$1,960	+11%
2014	Agricultural	\$1,770	\$0	\$1,770	-4%
2013	Agricultural	\$1,840	\$0	\$1,840	+6%
2012	Agricultural	\$1,730	\$0	\$1,730	+5%
2011	Agricultural	\$1,640	\$0	\$1,640	
2010	Agricultural	\$1,640	\$0	\$1,640	-2%
2009	Agricultural	\$1,670	\$0	\$1,670	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2018	Agricultural	\$732	\$0	\$732	+6%
2017	Agricultural	\$693	\$0	\$693	+8%
2016	Agricultural	\$642	\$0	\$642	+9%
2015	Agricultural	\$588	\$0	\$588	+11%
2014	Agricultural	\$531	\$0	\$531	-4%
2013	Agricultural	\$552	\$0	\$552	+6%
2012	Agricultural	\$519	\$0	\$519	+5%
2011	Agricultural	\$492	\$0	\$492	
2010	Agricultural	\$492	\$0	\$492	-2%
2009	Agricultural	\$501	\$0	\$501	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2017	114.923000	\$79.65	\$0.00	\$0.00	\$0.00	\$79.65	\$79.65	\$0.00
2016	114.675000	\$73.62	\$0.00	\$0.00	\$0.00	\$73.62	\$73.62	\$0.00
2015	116.667000	\$68.56	\$0.00	\$0.00	\$0.00	\$68.56	\$68.56	\$0.00

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2014	115.489087	\$61.33	\$0.00	\$0.00	\$0.00	\$61.33	\$61.33	\$0.00
2013	120.751509	\$66.66	\$0.00	\$0.00	\$0.00	\$66.66	\$66.66	\$0.00
2012	120.060662	\$62.31	\$0.00	\$0.00	\$0.00	\$62.31	\$62.31	\$0.00
2011	120.100030	\$59.09	\$0.00	\$0.00	\$0.00	\$59.09	\$59.09	\$0.00
2010	119.496671	\$58.80	\$0.00	\$1.20	\$0.00	\$60.00	\$60.00	\$0.00
2009	116.301000	\$58.27	\$0.00	\$0.51	\$0.00	\$58.78	\$58.78	\$0.00
2008	114.040000	\$59.98	\$0.00	\$0.23	\$0.00	\$60.21	\$60.21	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.393000
0436 MORTON TOWNSHIP	21.632000
0611 USD 268	27.036000
0611 USD 268 SG	20.000000
0721 USD 268 BOND	11.368000
0811 USD 268 REC COMM	3.994000
Total: 114.923000	