

278 +/- Acres on S. Niles Rd | Gypsum, KS 67448



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PT PIP



MLS# 644633 Class Land **Property Type** Farm County Saline **SCKMLS** Area

Address 00000 S Niles Rd

Address 2

Citv Gypsum State KS Zip 67448 **Status** Active

Contingency Reason

Curtis Marshall - CELL: 785-825-4335

McCurdy Real Estate & Auction, LLC -

OFF: 316-867-3600

Asking Price \$1,064,000 For Sale/Auction/For Rent For Sale **Associated Document Count** 0





















GENERAL

List Agent - Agent Name and Phone

List Office - Office Name and

Phone

Co-List Agent - Agent Name and

Phone

Co-List Office - Office Name and

Phone

Showing Phone 888-874-0581 **Zoning Usage Aariculture**

Parcel ID 19736-0-00-00-003-00-0

Number of Acres 278.00 **Price Per Acre** 3,827.34 Lot Size/SqFt 278 acres

Southeast Of Saline School District **School District**

(USD 306) Southeast Saline

Middle School Southeast Saline **High School** Southeast Saline Subdivision NONE LISTED ON TAX RECORD

UNPLATTED, S36, T16, R2, ACRES Legal 278.39, S/2 LESS NE/4 SW/4 & LESS

RD R/W

List Date 9/13/2024 **Expiration Date** 3/13/2025 Realtor.com Y/N Yes Display on Public Websites Yes Display Address Yes **VOW: Allow AVM** Yes VOW: Allow 3rd Party Comm Yes Virtual Tour Y/N

Cumulative DOM

Cumulative DOMLS

9/13/2024 8:21 AM Input Date

0

Update Date 9/13/2024

Off Market Date

Status Date 9/13/2024 **HotSheet Date** 9/13/2024 **Price Date** 9/13/2024

DIRECTIONS

Elementary School

Directions NW corner of S. Niles Rd & Coronado Heights Rd.

FEATURES

SHAPE / LOCATION **UTILITIES AVAILABLE** Irregular Other/See Remarks **TOPOGRAPHIC IMPROVEMENTS** Pond/Lake Fencing Rolling **OUTBUILDINGS** Treeline None

MISCELLANEOUS FEATURES

Water Access

DOCUMENTS ON FILE

None

Unknown **SALE OPTIONS** Other/See Remarks PROPOSED FINANCING Conventional **POSSESSION** At Closina Tenant Rights SHOWING INSTRUCTIONS

FLOOD INSURANCE

Call Showing #

LOCKBOX None **AGENT TYPE** Sellers Agent **OWNERSHIP** Individual TYPE OF LISTING

Excl Right w/o Reserve **BUILDER OPTIONS**

Open Builder

FINANCIAL

Wooded

Pasture Recreational

PRESENT USAGE

ROAD FRONTAGE

Assumable Y/N No \$775.04 **General Taxes General Tax Year** 2023 **Yearly Specials** \$0.00 **Total Specials** \$0.00 HOA Y/N No **Yearly HOA Dues HOA Initiation Fee**

PUBLIC REMARKS

Public Remarks Discover the ideal combination of natural beauty and investment potential with this expansive 278 +/- acre ranch in Saline County, just south of Gypsum. Positioned ½ mile south of the intersection of E Rose Hill Road and S Niles Road, this property offers a unique opportunity for buyers seeking a versatile and picturesque piece of Kansas countryside. The ranch features 278 +/- acres of land, including open pasture and water features, with three spring-fed ponds providing reliable, year-round water sources. An existing pasture lease covers 240 acres, offering immediate income potential. The property is equipped with fencing, trees and rolling terrain. This tract of land is perfect for ranching or as a private retreat! The ranch is a haven for wildlife enthusiasts, offering excellent opportunities for deer hunting and bass fishing. The diverse habitat, including wooded areas and water sources, attracts a wide range of wildlife. This tract of land is perfect for ranching or as a private retreat!

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks All information is deemed reliable but not guaranteed.

AUCTION

Type of Auction Sale **Method of Auction Auction Location Auction Offering Auction Date Auction Start Time Broker Registration Req Broker Reg Deadline Buyer Premium Y/N Premium Amount Earnest Money Y/N** Earnest Amount %/\$

- 1 Open for Preview
- 1 Open/Preview Date
- 1 Open Start Time
- 1 Open End Time
- 2 Open for Preview
- 2 Open/Preview Date
- 2 Open Start Time
- 2 Open End Time
- 3 Open for Preview
- 3 Open/Preview Date
- 3 Open Start Time
- 3 Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

SOLD How Sold

Sale Price **Net Sold Price Pending Date Closing Date** Short Sale Y/N Seller Paid Loan Asst. Previously Listed Y/N Includes Lot Y/N Sold at Auction Y/N

Selling Agent - Agent Name and Phone Co-Selling Agent - Agent Name and Phone Selling Office - Office Name and Phone Co-Selling Office - Office Name and Phone **Appraiser Name** Non-Mbr Appr Name

ADDITIONAL PICTURES



















DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

Tax Print

09/03/2024

Marty G Redden

Authentision

Betty J Redden

09/03/2024

Saline County Tax Search

Property Owner	Property Address	Parcel Number	Legal Description
REDDEN MARTY G	0 S NILES RD	197-36-0-00-003-00-0	UNPLATTED, S36, T16, R2, ACRES 278.39, S /2 LESS NE/4 SW/4 & LESS RD R/W

Tax ID	Sec-Twp-Rng	Sub	Blk	Lot	Parcel Classes
22496	36-16-2	UNPLATTED			

Year	Tax Unit	USD	Asd Value	MillLevy	Taxed	Paid	dlq	BookPage
2023	250	306	\$8052	\$96.25	\$775.04	\$775.04	0	0335/05 33
2022	250	306	\$7962	\$97.33	\$774.92	\$774.92	0	0335/05
2021	250	306	\$13803	\$97	\$1338.96	\$1338.96	0	0335/05 33
2020	250	306	\$13755	\$98.21	\$1350.88	\$1350.88	0	0335/05
2019	250	306	\$13305	\$99.18	\$1319.64	\$1319.64	0	0335/05 33
2018	250	306	\$12708	\$100.22	\$1273.6	\$1273.6	0	0335/05

Parcel Search Print

09/03/2024

09/03/2024

Property Record Card

Parcel ID: Ouick Ref: R25233 Tax Year: 2024

OWNER NAME AND ADDRESS

Owner Name REDDEN MARTY G & BETTY J FAMILY TRUST Owner Address 7924 E LAPSLEY RD GYPSUM, KS 67448-9710

PROPERTY SITUS ADDR / TRACT DESC

00000 S NILES RD, Gypsum, KS 67448 **Property Address**

UNPLATTED, S36, T16, R2, ACRES 278.39, S/2 LESS NE/4 SW/4 & LESS RD R/W Legal Description

MARKET LAND INFORMATION

Method

Type

ACSF 0 Eff FF 0

GENERAL PROPERTY INFORMATION

Property Class	Living Units	Zoning	Neighborhoo d	Map / Routing	Tax Unit Group
Agricultural Use	0		301	197	250

CURRENT APPRAISED VALUE

Class Land Building Total 27.160.00 1.380.00 28.540.00 Α 27,160.00 1,380.00 28,540.00 Total:

PREVIOUS APPRAISED VALUE

Class	Land	Building	Total
A	26,840.00	0.00	26,840.00
Te*	26,840.00	0.00	26,840.00

Property Record Card

Quick Ref: R25233 Tax Year : 2024 Parcel ID:

	1 1110	INFOR	
1 11/1/	1 1 1 1 1 / 2		17 151
	LINU	INCUR	IV.JIVI

Quality	Year Build/E st	Eff Year	Ms Style	LBCS Structu re	No. Of Units	Total Living Area	Calcula ted Area	Main Floor Living Area	Floor Living Area Pct	CDU	Phys/F unc/Ec on	Ovr Pct Gd	Remod el	Remod el Year	Pct Comple te	Pct Comme nts	Assess ment Class	Mu CL 1/2/3
									FUL									

AGRICULTURAL LAND DETAILS

Туре	Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Ft/Acre
TG	41.2	3832			0	0
TG	18.78	3391			0	0
TG	4.09	3396			0	0
TG	4.28	2266			0	0
TG	11.32	3492			0	0
NG	27.25	3832			0	0
NG	30.2	3391			0	0
NG	132.12	3396			0	0
NG	0.14	2266			0	0
NG	0.16	3491			0	0
NG	0.6	3492			0	0
NG	8.25	WST			0	0



COMP SALES INFORMATION

Arch Baseme Total Family Bedroo Full Half Capacit tion Style nt Type Rooms rooms ms Baths Baths y Type			•				
--------------------------------------------------------------------------------------------------------	--	--	---	--	--	--	--

RESIDENTIAL COMPONENT

Component Units Pct Quality Year Added

AGRICULTURAL LAND SUMMARY

DR Acres **HG Acres** TG Acres IR Acres **Total Ag Acres** 0.00 0.00 198.72 79.67 278.39

OTHER BUILDING IMPROVEMENTS

Ovr Pct RCN LBCS Eff Yr MS CIs Rank Pct Gd Qty Stories Yr Blt Perim Hgt Length Width Func Econ Gd

MANUFACTURED HOMES

Res Type Style Year Eff Year Quality LBCS Struct Width Length CDU Phys/Func/Econ

MANUFACTURED HOUSING COMPONENTS

Code Units Pct Quality Year

CEL BASED OTHER BUILDING IMPROVEMENTS

Property Record Card

Quick Ref: R25233 Tax Year : 2024 Parcel ID:

	1.15		D 1 1111	DINIO
FARM		II V	RIIII	1 111517 =

Occup	a MS Class	Rank/Q uality	Quantit y	LBCS Struc	Year Bit	Eff Year	Assmt class	Area	Perimet er	Wall Height	Length	Width	Stories	Physica I Conditi on	Functio nal	Econo mic	OVR%	
Farm Utility Buildir	D g	Fair	1		1940	0		336	76	8	14	24	1	Normal/ AV	Normal/ Average		0	

FARM UTILITY BUILDINGIMPROVEMENT COMPONENTS

Description Units Percent Other Units Rank Year Add

LEAN-TO, FARM UTILITY

Occup	a MS Class	Rank/Q uality	Quantit y	LBCS Struc	Year Bit	Eff Year	Assmt class	Area	Perimet er	Wall Height	Length	Width	Stories	Physica I Conditi on	Functio nal	Econo mic	OVR%
Lean-to Farm Utility	, D	Fair	1		1940	0		96	28	8	8	12	1	Normal/ AV	Normal/ Average		0

LEAN-TO, FARM UTILITYIMPROVEMENT COMPONENTS

Description Units Percent Area Other Units Rank Year Add

Marty & Redden 09/03/2024

Betty J Redden 09/03/2024



WATER WELL INSPECTION REQUIREMENTS

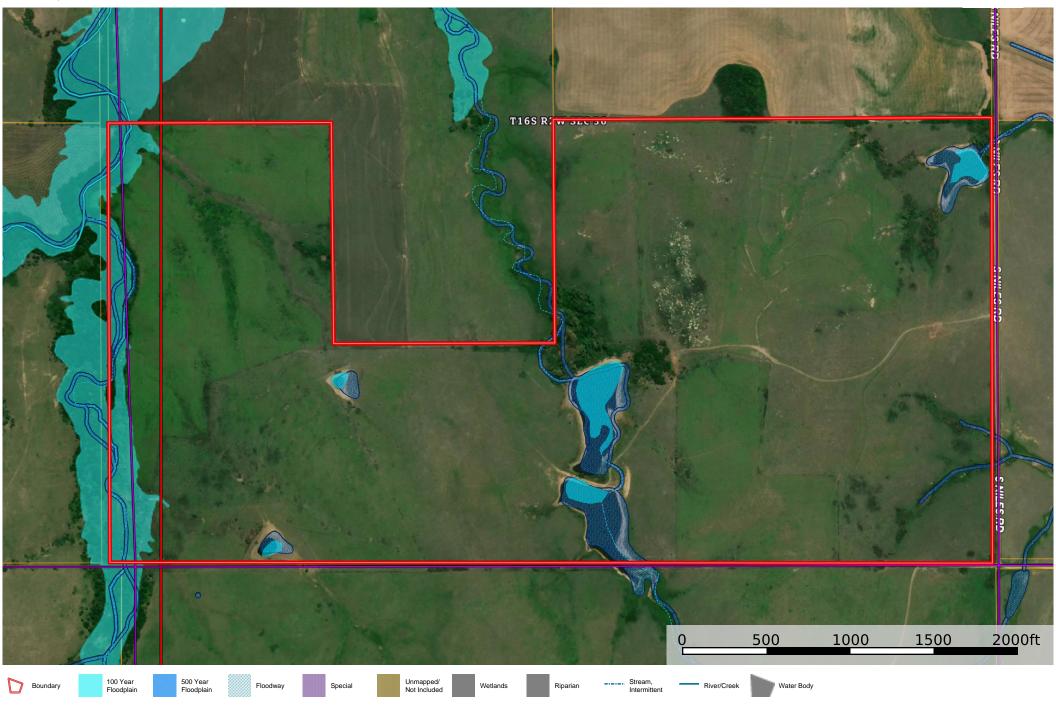
Property Address: 278.39 +/- Acres On S. Niles Rd - Gypsum, KS 67448

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

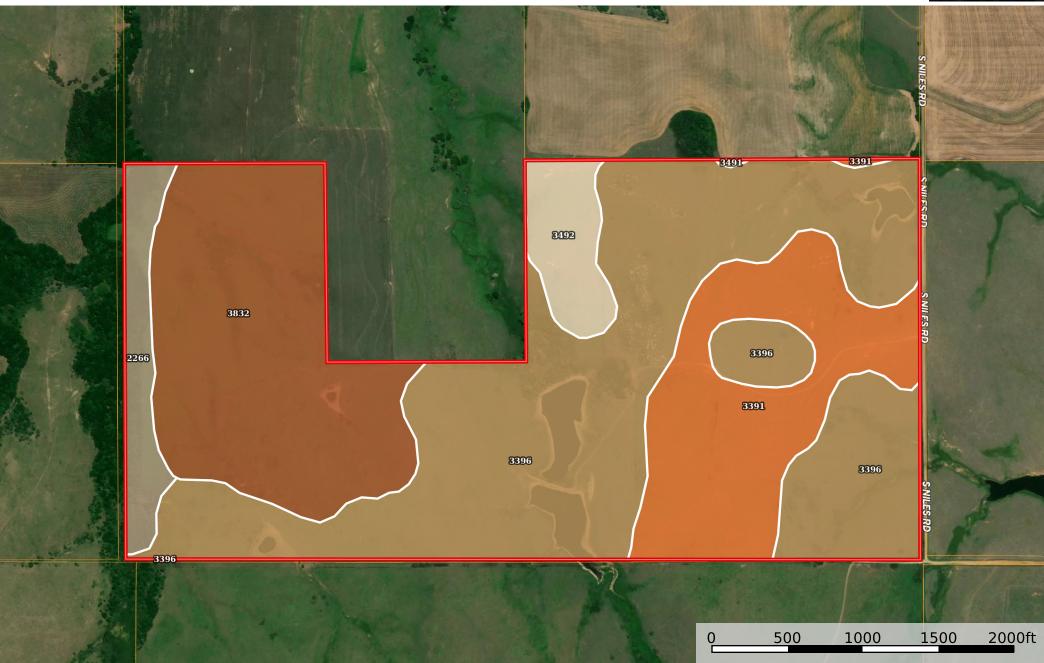
For properties within the *City of Wichita* the requirements are:

- 1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
- 2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YESNO	
If yes, what type? Irrigation Drinking Other	
Location of Well:	
DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YE	esno
If yes, what type? Septic Lagoon	
Location of Lagoon/Septic Access:	
Marty & Redden 09/03/2024	
Owner/Seller Authentistar	Date
Betty J Redden 09/03/2024	
Owner/Seller	Date
Buyer	Date
Buyer	Date









| Boundary 278.16 ac

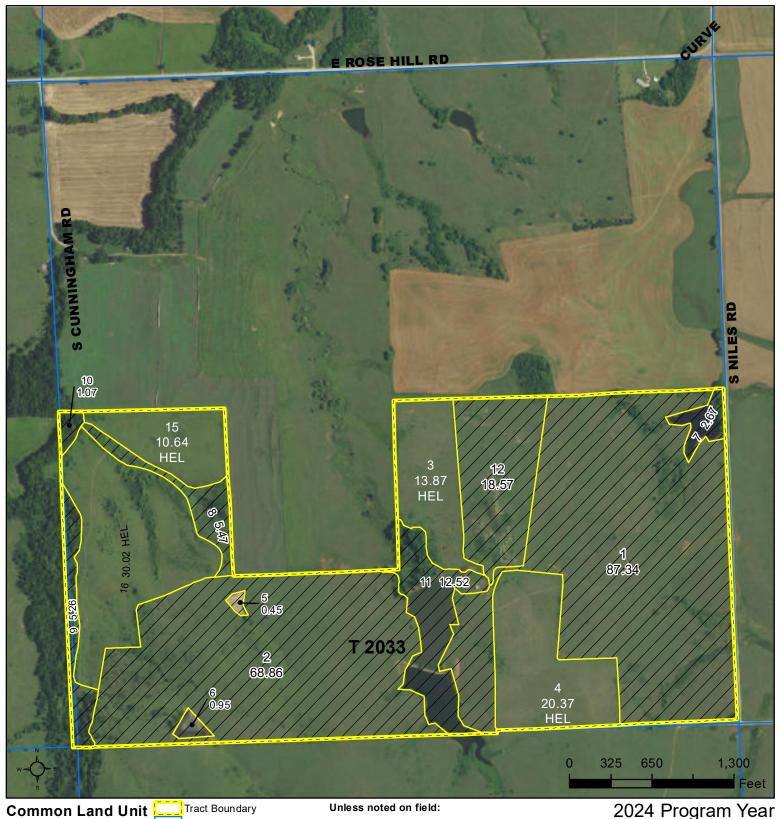
SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	136.3	49.0	0	42	6e
3832	Crete-Wells complex, 3 to 7 percent slopes	68.44	24.6	0	65	3e
3391	Lancaster loam, 3 to 7 percent slopes	48.86	17.56	0	52	4e
2266	Tobin silt loam, occasionally flooded	12.44	4.47	0	84	2w
3492	Wells loam, 3 to 7 percent slopes	11.95	4.3	0	67	3e
3491	Wells loam, 1 to 3 percent slopes	0.17	0.06	0	68	2e
TOTALS		278.1 6(*)	100%	1	52.38	4.6

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





Saline County, Kansas





Restricted Use

Limited Restrictions

Wetland Determination Identifiers

Exempt from Conservation

Compliance Provisions

PLSS Non-Cropland Cropland

1/ All Wheat HRW, NI, GR 6/ Grass SMO, NI, FG 2/ All Sorghum GRS, NI, GR 7/ Alfalfa, NI, FG 3/ All Corn YEL, NI GR 8/ Sorghum Forage Cane, NI, FG 4/ All Soybeans COM, NI, GR 9/ Cotton, Upland, NI, GR 5/ Grass NAG, NI, GZ 10/ Grass NAG, NI, LS

Map Created October 19, 2023

Farm **8425** Tract 2033

36-16-2 Displayed over 2021 NAIP

Tract Cropland Total: 74.90 acres

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).

KANSAS SALINE

United States Department of Agriculture Farm Service Agency

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM: 8425

Prepared: 9/4/24 9:40 AM CST

Crop Year: 2024

Operator Name : MARTY G REDDEN

CRP Contract Number(s) : 11058A

: 20-169-2021-35 Recon ID

Transferred From : None ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
747.31	378.47	378.47	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	374.5	54	0.00		3.93	0.00	0.00	0.00

Crop Election Choice					
ARC Individual ARC County Price Loss Coverage					
None	None	WHEAT, OATS, SOYBN			

DCP Crop Data							
Crop Name	Base Acres CCC-505 CRP Reduction Acres		PLC Yield	HIP			
Wheat	331.54	2.81	43				
Oats	6.01	0.06	40				
Soybeans	17.67	0.15	30				

TOTAL 3.02 355.22

NOTES

Tract Number : 2033

Description : S 36 EX. NE; SW 36-16-2

FSA Physical Location : KANSAS/SALINE : KANSAS/SALINE **ANSI Physical Location**

BIA Unit Range Number

HEL Status : HEL field on tract. Conservation system being actively applied

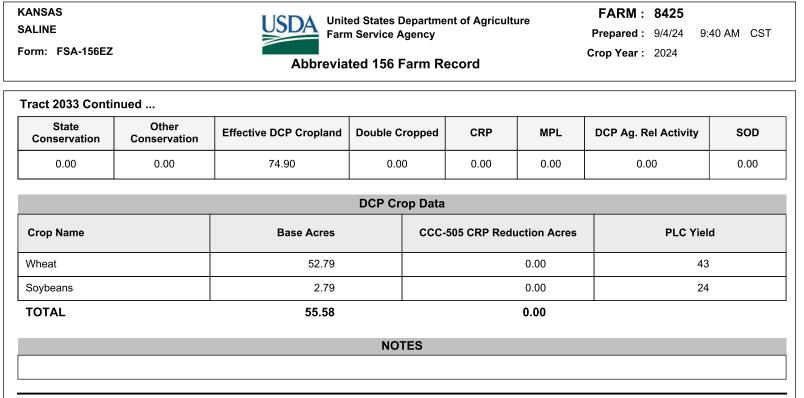
Wetland Status : Tract does not contain a wetland

WL Violations

MARTY G & BETTY J REDDEN FAMILY TRUST Owners

Other Producers : None Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
278.06	74.90	74.90	0.00	0.00	0.00	0.00	0.0



278 +/- Acres on S. Niles Rd, Gypsum, KS 67448 - Flood Map



Legend SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD **HAZARD AREAS** Regulatory Floodway 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X **Future Conditions 1% Annual** Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D - - - Channel, Culvert, or Storm Sewer **GENERAL** STRUCTURES | LILLI Levee, Dike, or Floodwall 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation **Coastal Transect** տտ 5/3 տա Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary **Coastal Transect Baseline** OTHER **Profile Baseline FEATURES** Hydrographic Feature Digital Data Available No Digital Data Available MAP PANELS Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/13/2024 at 9:31 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



278 +/- Acres on S. Niles Rd, Gypsum, KS 67448 - Aerial Map



