

Information Binder

Private Listing

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RESULTS REALTY & RESULTS LAND CO





Front Page

North Fork 62 62 Acre Tract lying in the NW4 22-25-06W Reno County

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Table Of Contents

Tract Information

- Tract Information
- Agency Information
- Notice to Buyers
- Terms and Conditions
- TBD Title Binder
- Mapping

Aerial Map

Wetland & FEMA Floodplain

WebSoil Map

- Tax Information
- FSA Information-156 EZE
- WIMAS if Applicable

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Agency Information

AGENCY: The Broker is acting as agent for the Seller only. In the event of any dispute after the sale, Results Realty/Results Land Co 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 the deposit. If such action occurs, Results Realty/Results Land Co 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.

BuyersS 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 onsite 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 warranties given or implied by seller or sellers agent.

Results Realty/Results Land Co 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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Notice To Buyer

The information included herewith is a summary of information available from several 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 Realty/Results Land Co are Licensed Kansas Real Estate Brokers acting as agents of the Seller.

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Terms And Conditions Of 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/Results Land Co, 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 hookup 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.

TITLE/CLOSING COSTS: Seller and Purchaser shall share equally in the cost of title insurance and escrow closing, unless other arrangements have been agreed up in contract

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 statemen

The above are all subject to modification via actual contract-as this is a guideline for potential buyers

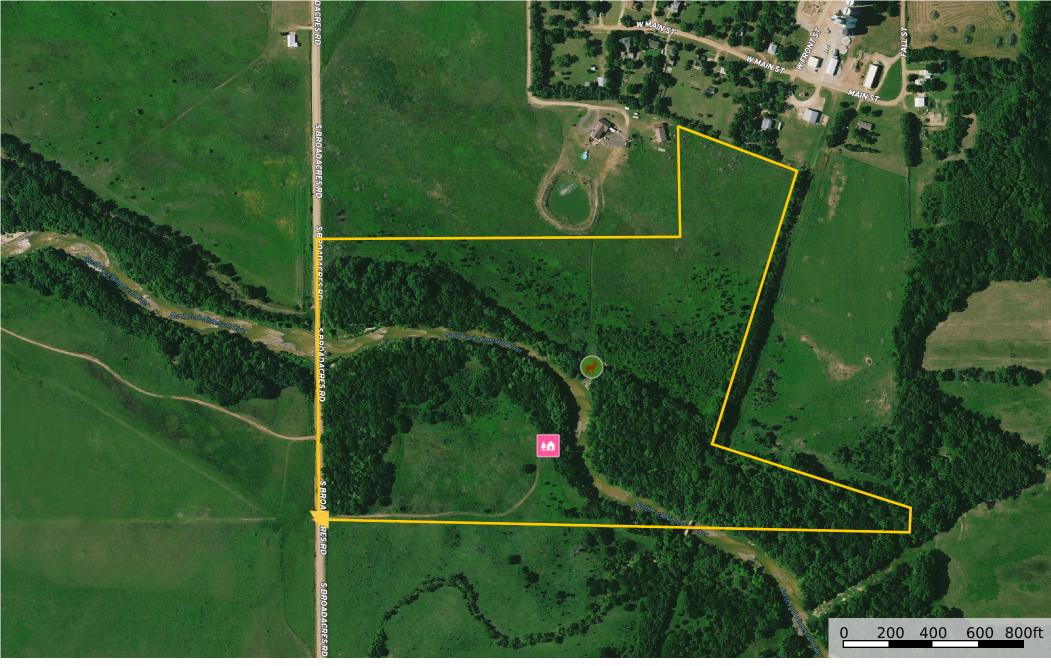
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North Fork 62

Kansas, 62 AC +/-



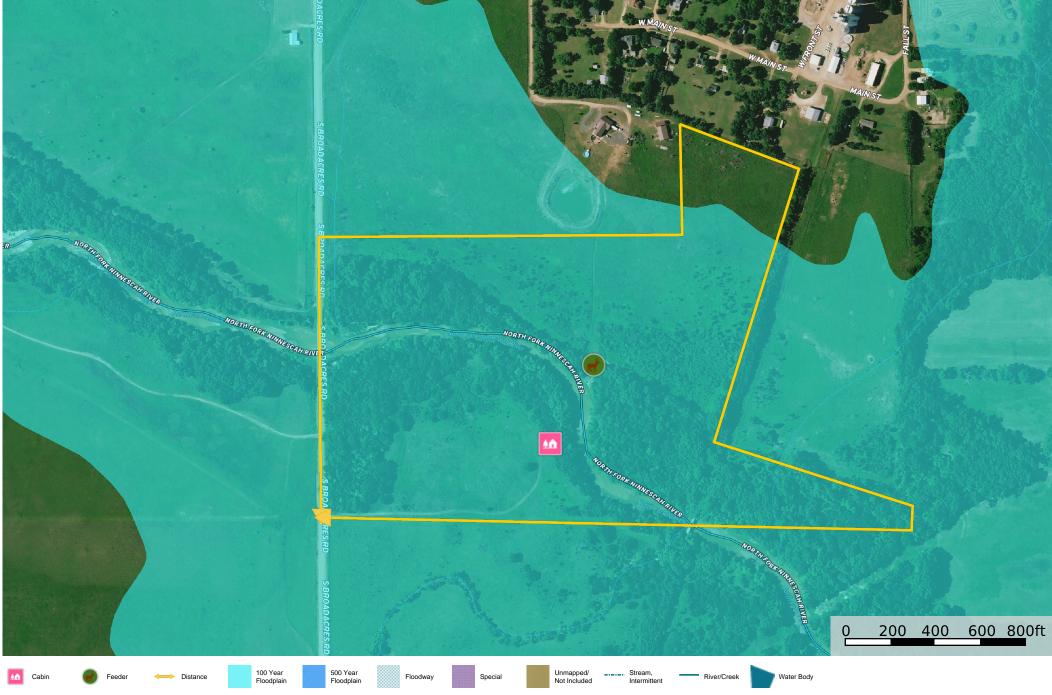




North Fork 62

Kansas, 62 AC +/-

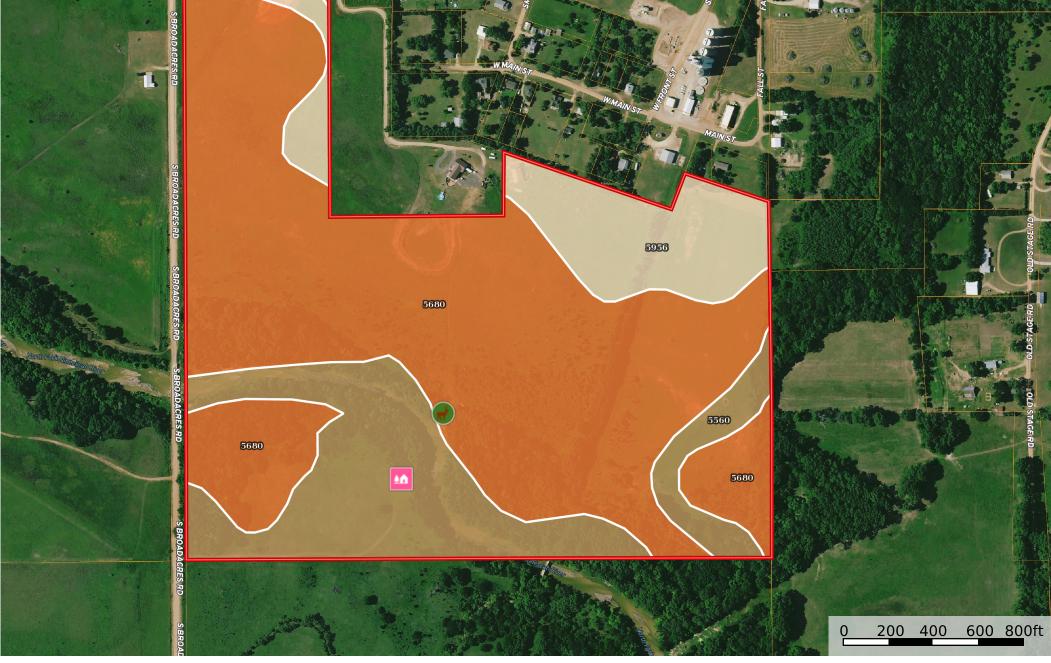




North Fork 62

Reno County, Kansas, 62 AC +/-







The information contained herein was obtained from sources deemed to be reliable.

MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary

| Boundary 110.97 ac

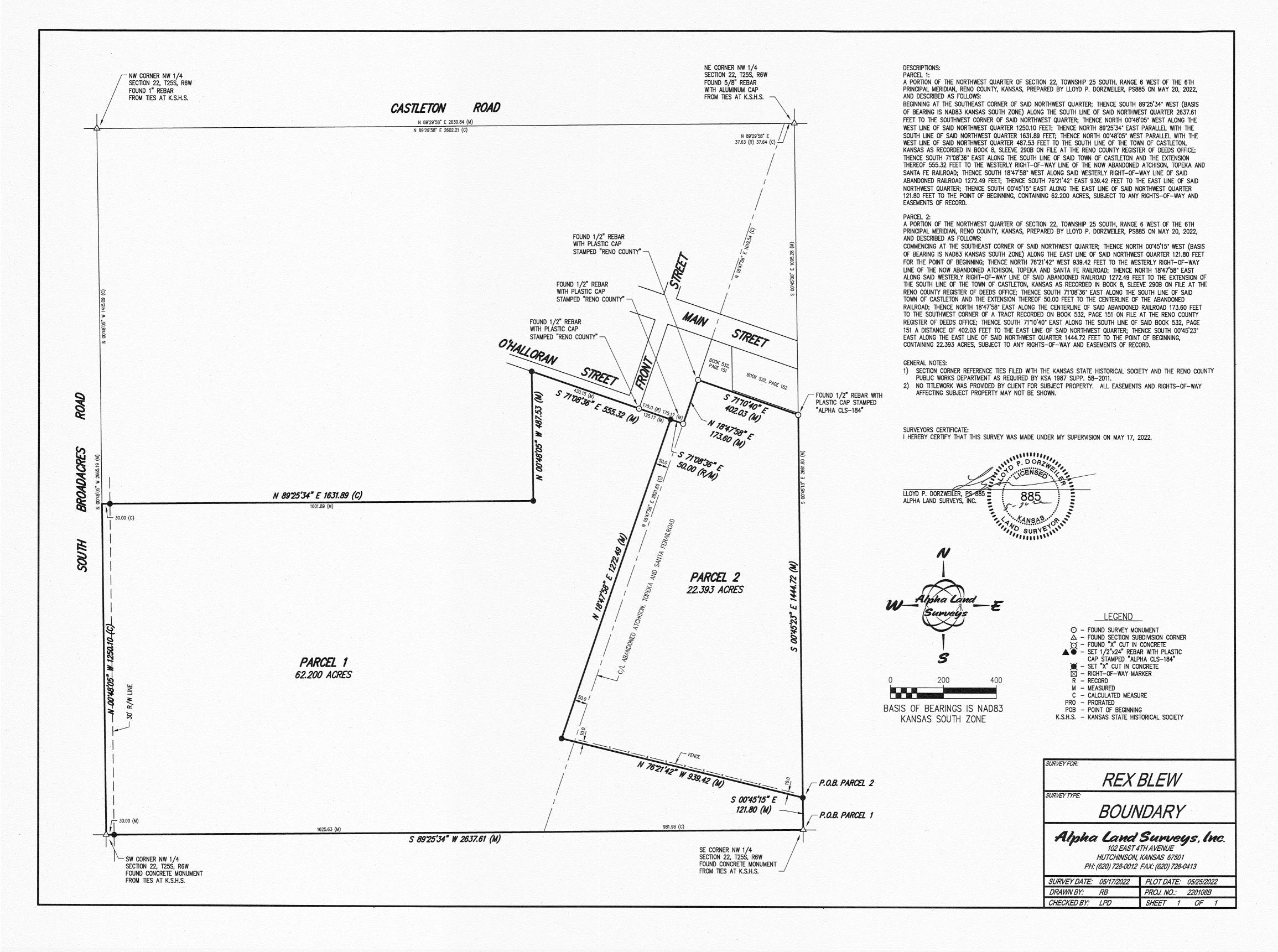
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5680	Yaggy-Saxman complex, occasionally flooded	71.86	64.77	0	26	2w
5560	Kanza-Ninnescah sandy loams, frequently flooded	24.19	21.8	0	31	5w
5956	Shellabarger sandy loam, 1 to 3 percent slopes	14.6	13.16	0	53	2e
6348	Jamash-Piedmont clay loams, 1 to 3 percent slopes	0.32	0.29	0	27	4s
TOTALS		110.9 5(*)	100%	-	30.65	2.66

^(*) 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.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water



FARM: 13929

Kansas U.S. Department of Agriculture Prepared: 10/1/21 11:10 AM

Report ID: FSA-156EZ Farm Service Agency Crop Year: 2022

Abbreviated 156 Farm Record Page: 1 of 2

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 NameFarm IdentifierRecon NumberBLEW PARTNERSHIPDIV 65232010 - 214

Farms Associated with Operator:

1884, 1975, 3251, 4418, 7488, 7549, 8109, 8908, 10055, 12325, 12326, 12498, 12500, 13372, 13868, 13928, 14005, 14170, 14519, 16579, 16922, 17141,

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 10283A

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
114.83	77.66	77.66	0.0	0.0	0.0	55.02	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FW	P				
0.0	0.0	22.64	0.0	0.0					
				ARC/P	LC				
PLC		ARC-CO	ARC-	IC	PLC-De	fault	ARC-CO-Defau	lt	ARC-IC-Default
WHEA	AT	NONE	NON	E	NON	IE	NONE		NONE
Crop		ase eage		PLC /ield C	CCC-505 RP Reductio	on			
WHEAT	22	.29		27	26.10				
GRAIN SORGHU	JM 0	.0		0	22.40				
Total Base Acre	es: 22	.29							

FSA Physical Location: Reno, KS ANSI Physical Location: Reno, KS

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
114.83	77.66	77.66	0.0	0.0	0.0	55.02	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL/FWP		
0.0	0.0	22.64	0.0		0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	22.29	27	26.10
GRAIN SORGHUM	0.0	0	22.40
Total Base Acres:	22.29		

Owners: BLEW, REX ALAN

BLEW, AMY ETVWILER-

FARM: 13929

Kansas U.S. Department of Agriculture Prepared: 10/1/21 11:10 AM

Reno Farm Service Agency Crop Year: 2022

Report ID: FSA-156EZ Abbreviated 156 Farm Record Page: 2 of 2

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.

Other Producers: None



Reno County, KS





Search

No Global Search Results Return



Reno County, KS



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Summary

?

Parcel ID 265220000001000

Quick Ref ID R31860

Property Address 2601 W CASTLETON RD

HUTCHINSON, KS 67501

CASTLETON TOWNSHIP, S22, T25, R06W, ACRES 10, TR COM NW COR NW/4 TH E 700FT TO POB TH CONT E 71.2FT TH S 200FT TH E 217FT TH S 586.3FT TH E 374.4FT TH SWLY

Tax Description TO SW COR ORGINAL TOWNSITE TH SELY 150FT TH S 379.9FT TH W 806.6FT TH N

1211.2FT TO POB LESS RD R/W

(Note: Not to be used on legal documents)

Taxing Unit

Group

280

Lot Size (SF) N/A Acreage 10.03

Property Class Farm Homesite

Zoning N/A

Lot Block

--- CASTLETON TOWNSHIP

S-T-R 22-25-06W

Deed Book &

Subdivision

610 - 185;

Page

Neighborhood 802

Owner

Primary Owner

Blew, Rex A & Amy L Etzwiler

2601 W Castleton Rd

Hutchinson, KS 67501-8732

Market Land Info

Method Type AC/SF Class

Acre Primary Site - 1 1.07

Ag Acreage

Details:

$\mathbf{A}\mathbf{g}$	Ag	Ag	Non-irrigated	Non-irrigated	Irrigated	Irrigated	Total
Type	Acres	Soil	Base Rate	Adjusted Rate	Base Rate	Adjusted Rate	Value
DR	1.26	5680	66	66	0	0	80
DR	4.24	5956	315	315	0	0	1340
DR	1.35	6348	10	10	0	0	10
NG	0.84	5680	40	40	0	0	30
NG	1.27	5956	23	23	0	0	30

Summary:

Dry Land Acres 6.85

Irrigated Acres

Native Grass Acres 2.11

Tame Grass Acres

Total Ag Acres 8.96

Total Ag Value 1490.00

Residential Information

Res Type Single-Family Residence

Quality AV
Physical Condition AV
Year Built 2010
Eff Year 0

MS Style One Story

LBCS Struct Detached SFR unit

No. of Units 0
Total Living Area 1680
Upper Floor Living Area % 0
Main Floor Living Area 1680
CDU 07 - FR

Remodel

Arch Style Ranch
Bsmt Type Walkout - 5

Total Rooms 5
Bedrooms 2
Family Rooms 1
Full Baths 3
Half Baths 0

Dwelling Components

Code	Units Pct (Quality Year
Frame, Plywood or Hardboard	0100	
Galvanized Metal	0100	
Warmed & Cooled Air	0100	
Automatic Floor Cover Allowance	0	
Plumbing Fixtures	12	
Plumbing Rough-ins	1	
Raised Subfloor	1680	
Direct-Vented, Gas	1	
Attached Garage	1500	
Carport, Flat Roof	216	1.00
Garage Finish, Attached	1500	
Total Basement Area	1680	
Partition Finish Area	1450	
Open Slab Porch	706	
Open Slab Porch	180	
Open Slab Porch	600	
Wood Deck	140	
Slab Porch with Roof	100	
Slab Porch with Roof	560	
Enclosed Porch, Screened Walls	160	

Building Permits

Number Amount Type Issue Date Status % Comp 99999 \$0 Dwelling 4/19/2010 C 100

Valuation

2021 Appraised Value

Class	Land	Building	Total
A	\$1,490	\$0	\$1,490
\mathbf{F}	\$2,540	\$240,980	\$243,520
Total	\$4,030	\$240,980	\$245,010

2020 Appraised Value

Class	Land	Building	Total
A	\$1,500	\$0	\$1,500
F	\$2,540	\$235,030	\$237,570
Total	\$4,040	\$235,030	\$239,070

Photos

?

Property Photo Property Photo Property Photo

Sketches

?

Building Sketch

No data available for the following modules: Mobile Home Information, Commercial Information, Other Buildings, Other Building Components.

Contact Information

Information



Announcements

• Search across multiple counties

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Reno County, KS





Search

No Global Search Results Return



Reno County, KS



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- No images Email Link

Summary

Parcel ID 2652200000001010

Quick Ref ID R302928

Property

Address W CASTLETON RD

HUTCHINSON, KS 67501

CASTLETON TOWNSHIP, S22, T25, R06W, ACRES 111, TR BEG NW COR NW/4 TH E 700FT TH S 1211.2FT TH E 806.6FT TH N 379.9FT TH SE TO W LI RR R/W TH SWLY ALG RR R/W

Tax Description TO S LINE NW/4 TH W TO SW COR NW/4 TH N TO POB AND NW/4 E & S RR R/W &

ABANDON RR R/W

(Note: Not to be used on legal documents)

Taxing Unit

Zang Ollit

Group
Lot Size (SF) N/A

Acreage 111

Property Class Agricultural Use

Zoning N/A

Lot Block

--- CASTLETON TOWNSHIP

Subdivision

22-25-06W

Deed Book &

641 - 261; 449 - 465;

Page

S-T-R

Neighborhood 802

Owner

Primary Owner

Blew, Rex A & Amy L Etzwiler

2601 W Castleton Rd

Hutchinson, KS 67501-8732

Ag Acreage

		• 1	
	eta		C1 •
.,			

Ag	_	_	0		_	Irrigated	
1 ype	Acres	3011	Dase Kate	Aujusteu Kate	Dase Kate	Adjusted Rate	v arue
DR	2.60	5560	81	81	0	0	210
DR	48.74	5680	66	66	0	0	3220
DR	13.31	5956	315	315	0	0	4190
DR	0.32	6348	10	10	0	0	10
NG	21.59	5560	125	125	0	0	2700
NG	23.14	5680	40	40	0	0	930
NG	1.30	5956	23	23	0	0	30

Summary:

Dry Land Acres 64.97

Irrigated Acres

Native Grass Acres 46.03

Tame Grass Acres

Total Ag Acres 111.00

Total Ag Value 11290.00

Other Buildings

Occupancy MSCIs Rank Qty Year Built Area Perim Hgt Dimensions Stories Phys Func Class Value

Farm Utility Building	P	1.00	1	20122,400	200	12	60 X 40	1	3	3	A 8,130
Farm Utility Storage Shed	P	1.00	1	2019 720	98	16	40 X 18	1	3	3	A 3,960

Other Building Components

Code Units Pct Size Rank Year

918-Single -Metal on Wood Frame0 1000918-Single -Metal on Wood Frame0 1000

Building Permits

Number Amount Type Issue Date Status % Comp 9999 \$22,500 Ag Bldg 12/20/2012 C 100

Valuation

2021 Appraised Value

Class	Land	Building	Total			
A	\$11,290	\$12,090	\$23,380			
Total	\$11,290	\$12,090	\$23,380			
2020 Approject Value						

2020 Appraised Value

Class	Land Building		Total
A	\$11,450	\$13,030	\$24,480
Total	\$11,450	\$13,030	\$24,480

No data available for the following modules: Market Land Info, Residential Information, Mobile Home Information, Commercial Information, Photos, Sketches.

Contact Information

Information



Announcements

• Search across multiple counties

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