



RESULTS REALTY & RESULTS LAND COMPANY

Front Page

50+-Acres in
S2NW4 3-23-06W

Reno County Kansas

RESULTS REALTY & RESULTS LAND CO

Limited Liability Company





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Tract Information

Parcel:50+-Acres in S2NW4 3-23-06W Reno County Kansas, Sellers mineral interest passes to new owner, This parcel has the Cow Skin Creek, lots of heavy timber and tremendous Whitetail and Turkey Hunting-Close in to Hutchinson, yet very secluded

FSA BASES & YIELDS: Tract has not been constituted with the FSA, no information available, new owner to reconstitute with the FSA

SOIL TYPE: Web Soil Survey Enclosed

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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 This listing may be withdrawn and/or modified without notice at any time.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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1 field, 79 acres in Reno County, KS

TOWNSHIP/SECTION 23S 6W – 3

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

40.1

COUNTY AVG

47.9



Generate Carbon Credit income with Carbon by Indigo – These fields could generate a combined **\$1,585** in additional revenue.



ECONOMIC ATTRIBUTES


Reno County is a high tax county.
This land is in a moderate livestock demand area.

PHYSICAL ATTRIBUTES

Annual Precipitation: 30.88 inches
Annual GDD: 3782

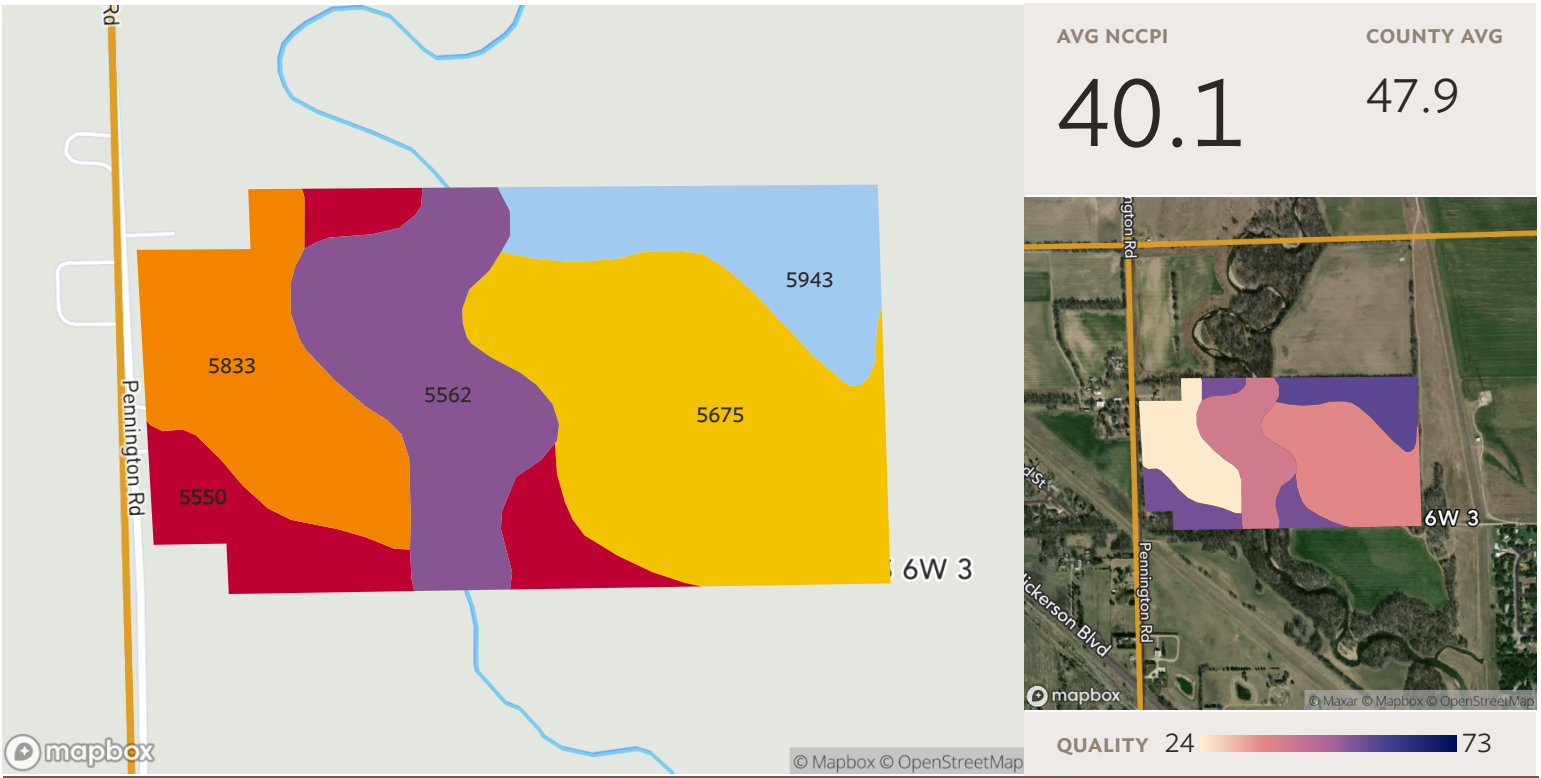
LAND USE

Land Use: Water, Developed, Grass/Pasture, Cropland, Non-Cropland

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
	all	 79.11	-97.97 38.08	2.60%	51% Forest, 43% Grass/Pasture, 3% Water, 2% Non-Cropland, 2% Other	40.1	\$1,585	N/A

1 field, 79 acres in Reno County, KS

TOWNSHIP/SECTION 23S 6W – 3



Source: NRCS Soil Survey

All fields

79 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5675	Willowbrook fine sandy loam, occasionally flooded	27.82	35.2%	2	36.1
5562	Kaskan silty clay loam, frequently flooded, channeled	15.84	20.0%	5	40.2
5833	Saxman loamy sand, 0 to 1 percent slopes	14.48	18.3%	3	24.8
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	10.71	13.5%	2	57.2
5550	Imano clay loam, occasionally flooded	10.27	13.0%	3	54.5
79.11					40.1

1 field, 79 acres in Reno County, KS

TOWNSHIP/SECTION 23S 6W – 3



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

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

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

All fields

79 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div>AE</div>	HIGH	FLOODWAY	79.11	100.0%
			79.11	

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TOWNSHIP/SECTION 23S 6W - 3








All fields

79 ac.

All fields

79 ac.

	 2022	 2021	 2020	 2019	 2018
<div>Forest</div>	50.9%	48.1%	53.7%	54.7%	45.6%
<div>Grass/Pasture</div>	42.7%	42.0%	38.7%	41.3%	43.9%
<div>Water</div>	3.4%	2.0%	2.2%	2.0%	5.3%
<div>Non-Cropland</div>	1.5%	6.4%	1.2%	0.4%	4.2%
<div>Other</div>	1.5%	1.5%	4.2%	1.5%	1.1%



This crop rotation may be eligible for Carbon by Indigo - the following crops are currently supported: Barley, Dry beans/peas, Canola, Corn, Cotton, Flax, Oats, Peanuts, Rye, Sorghum, Soybeans, Sugar beets, Sunflowers, Triticale, and Wheat. [Click here to find out more about your qualification.](#)

Source: NASS Cropland Data Layer

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TOWNSHIP/SECTION 23S 6W – 3

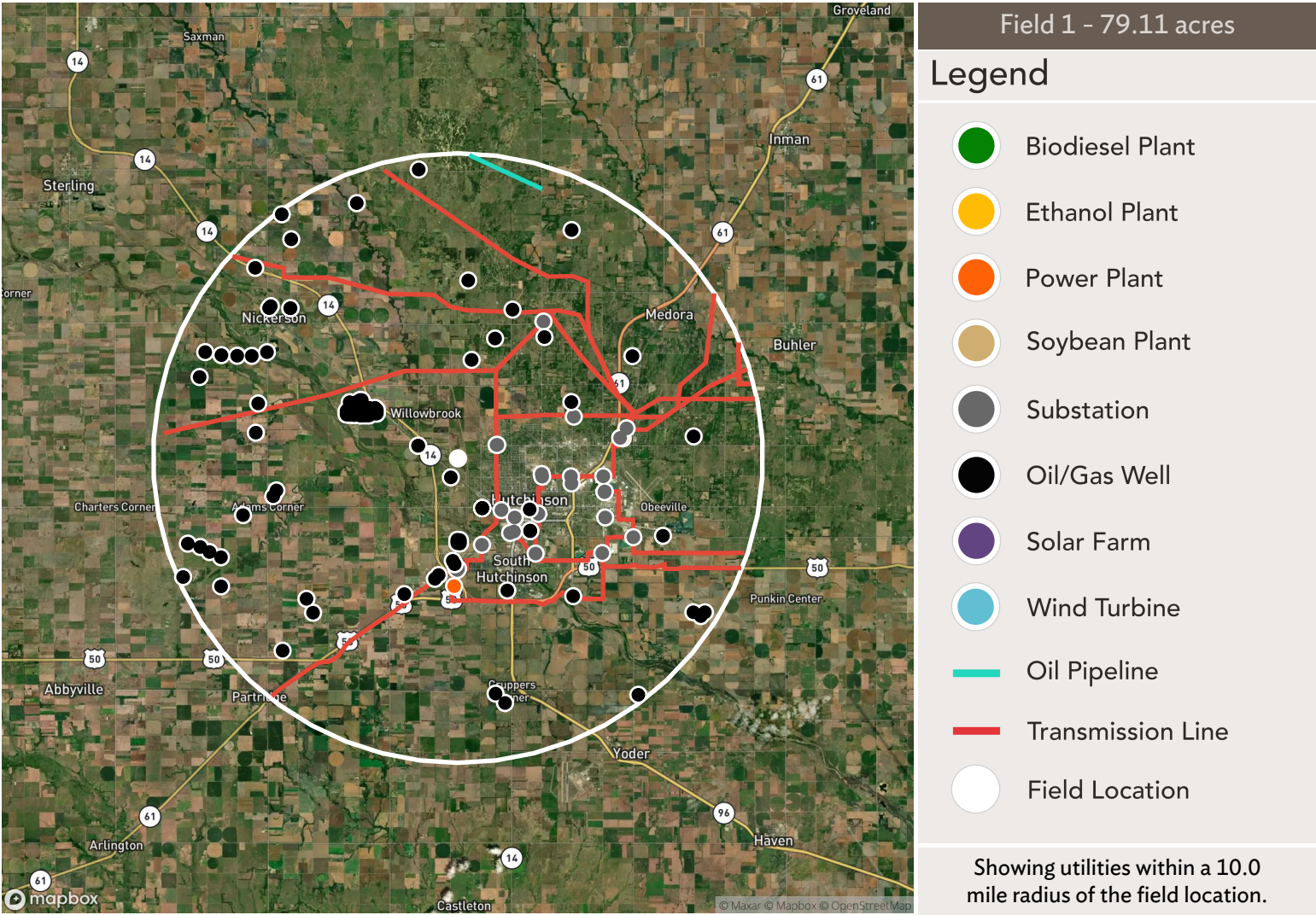
Reno County, KS

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	79.11	2,340.72	15,945.00	23S 6W – 3 APN: 1220302001003000	CULP, BENJAMIN & TONYA (09/30/2021)	2400 PENNINGTON RD, HUTCHINSON, KS 67502	RENO TOWNSHIP, S03, T23, R06W, ACRES 79.1, S 1/2 NW 1/4 EXC A TR COM 30 FT E OF SW COR NW 1/4 TH E 248.7 FT N 175.15 FT TH W 248.7 FT S 175.15 FT TO POB & EXC A TRACT COM NW COR S 1/2 NW 1/4 TH E 417.5 FT TH S 208.75 FT W 417.5 FT N 208.75 FT TO POB & EXC THE W 30 FT FOR ROAD R/W



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TOWNSHIP/SECTION 23S 6W – 3



UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	2	4.2
Substation	29	1.34
Oil/Gas Well	130	0.67
Oil Pipeline	2	9.18
Transmission Line	48	1.25