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FARM + RANCH



LAND | PROFESSIONAL SERVICES

OUR SERVICES:

- VALUATION
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- BROKERAGE

Results Realty | Results Land Co. | 21309 S. Willison Road, Haven, Kansas
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RESULTS REALTY & RESULTS LAND COMPANY

Front Page

160+-Acres Native Grass

NE4 31-23-14E

Woodson County Kansas

RESULTS REALTY & RESULTS LAND CO

Limited Liability Company





RESULTS REALTY & RESULTS LAND COMPANY

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

RESULTS REALTY & RESULTS LAND CO

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RESULTS REALTY & RESULTS LAND COMPANY

Tract Information

Tract #1-160+- acres of Native Grass in NE4 31-23-14E

Woodson County Kansas

What ever minerals the seller may have will pass to new owner-

AcreValue Maps for websoil analysis, flood plain

FSA BASES & YIELDS: Please see 156EZE and mapping enclosed-

SOIL TYPE: Web Soil Survey Enclosed

RESULTS REALTY & RESULTS LAND CO

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RESULTS REALTY & RESULTS LAND COMPANY

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 This listing may be withdrawn and/or modified without notice at any time.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, 156 acres in Woodson County, KS

TOWNSHIP/SECTION 23S 14E - 31

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

41.8

COUNTY AVG

57.4

ECONOMIC ATTRIBUTES
Woodson County is a high tax county.
This land is in a low livestock demand area.
Expected Corn Basis: -\$0.38

PHYSICAL ATTRIBUTES
Annual Precipitation: 39.65 inches
Annual GDD: 3,791

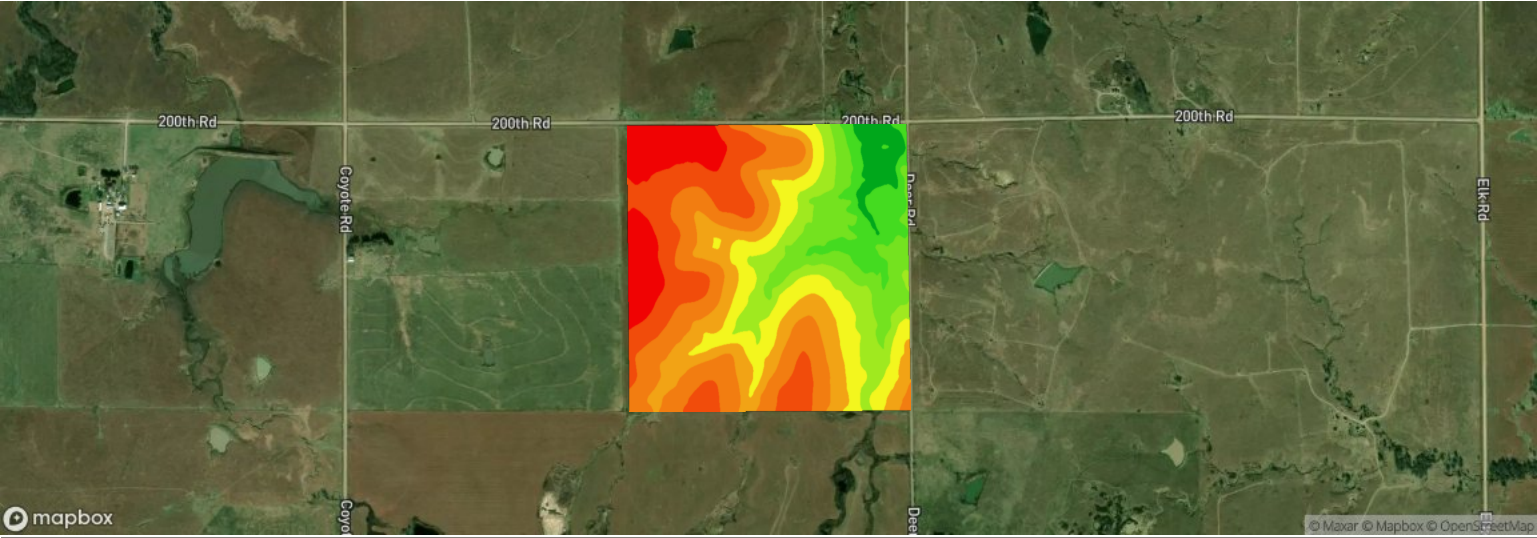
ZONING & LAND USE
Land Use: Grass/Pasture, Water, Non-Cropland, Developed
Zoning Code: A-G

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2024 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		156.50	38.00710 -95.90858	3.06%	95% Grass/Pasture, 5% Other	41.8	N/A



1 field, 156 acres in Woodson County, KS

TOWNSHIP/SECTION 23S 14E - 31



All fields

156 ac.

Avg. Elevation

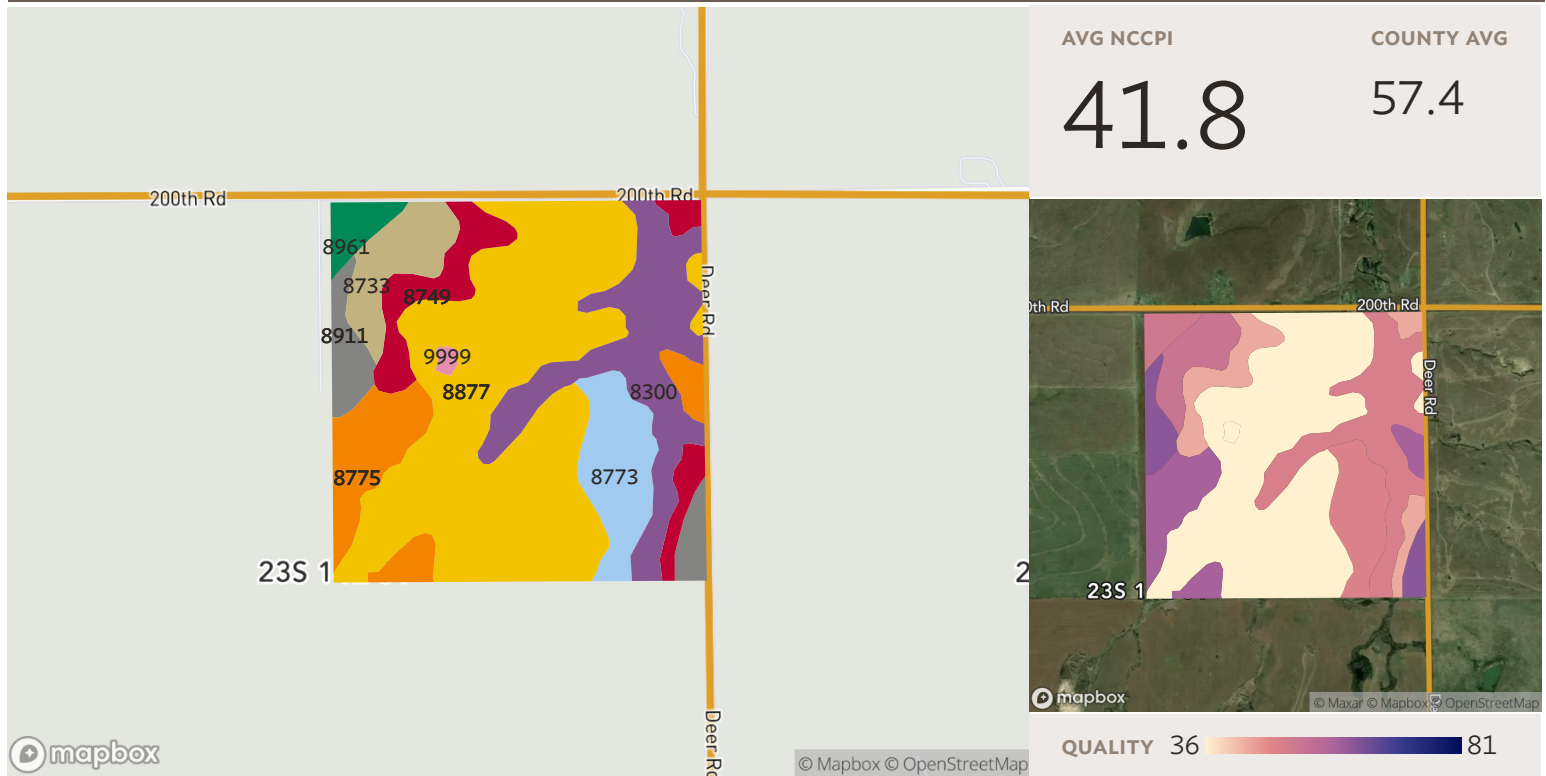
1,157.03 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,173.10 ft - 1,178.85 ft	14.63	9.35%
	1,167.34 ft - 1,173.10 ft	23.11	14.77%
	1,161.59 ft - 1,167.34 ft	28.73	18.36%
	1,155.83 ft - 1,161.59 ft	23.47	15.0%
	1,150.08 ft - 1,155.83 ft	20.47	13.08%
	1,144.32 ft - 1,150.08 ft	15.38	9.83%
	1,138.57 ft - 1,144.32 ft	15.09	9.64%
	1,132.81 ft - 1,138.57 ft	10.20	6.52%
	1,127.06 ft - 1,132.81 ft	5.41	3.46%



1 field, 156 acres in Woodson County, KS

TOWNSHIP/SECTION 23S 14E - 31



Field 1

Source: NRCS Soil Survey

156 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
8877	Ringo-Sogn complex, 5 to 15 percent slopes	72.24	46.2%	6	30.5
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	25.12	16.1%	5	49.5
8775	Kenoma silt loam, 1 to 3 percent slopes	14.34	9.2%	3	59.0
8773	Kenoma and Woodson soils, 1 to 3 percent slopes, eroded	12.55	8.0%	4	48.9
8749	Eram-Collinsville complex, 5 to 15 percent slopes	12.32	7.9%	6	43.4
8733	Eram silty clay loam, 1 to 3 percent slopes	8.97	5.7%	3	52.8
8911	Summit silty clay loam, 1 to 3 percent slopes	7.06	4.5%	2	61.9
8961	Woodson silt loam, 0 to 1 percent slopes	3.31	2.1%	2	51.6
9999	Water	0.57	0.4%		N/A



1 field, 156 acres in Woodson County, KS

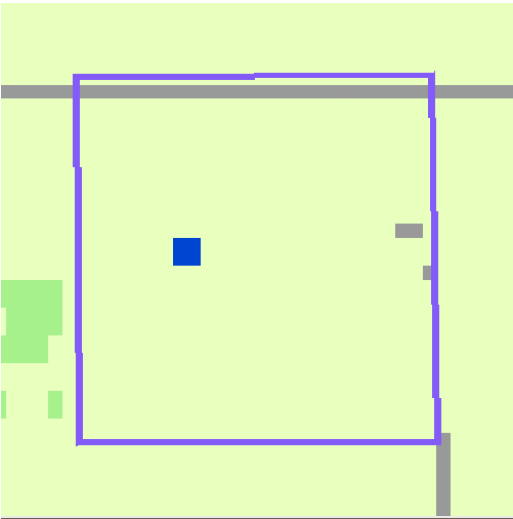
TOWNSHIP/SECTION 23S 14E - 31

155.92	99.6%	41.8
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1 field, 156 acres in Woodson County, KS

TOWNSHIP/SECTION 23S 14E - 31



Field 1

156 ac.



2024 2023 2022 2021 2020

Grass/Pasture	94.8%	97.1%	97.1%	97.1%	96.0%
Other	5.2%	2.9%	2.9%	2.9%	4.0%

Source: NASS Cropland Data Layer - All Images from 2024

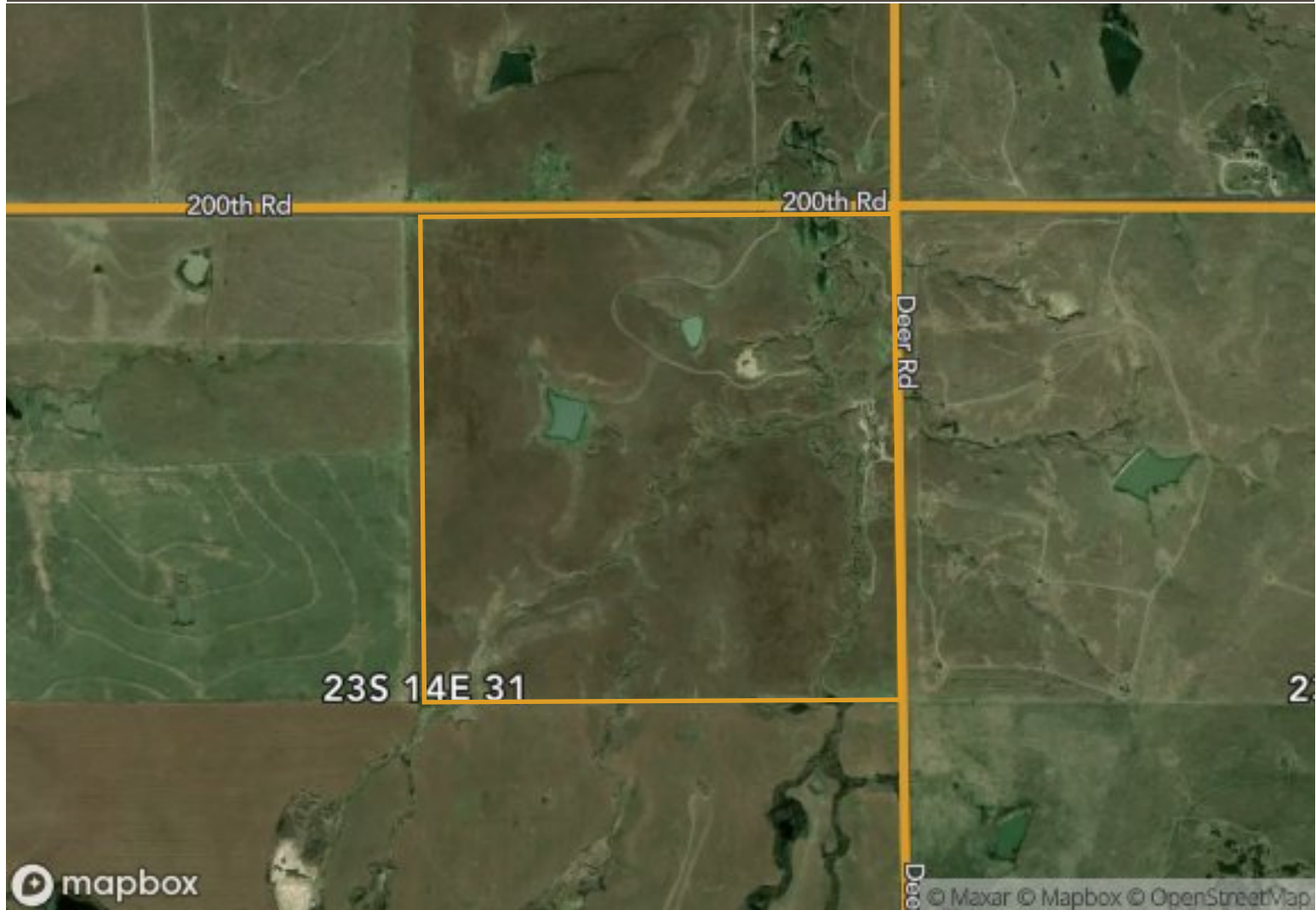


1 field, 156 acres in Woodson County, KS

TOWNSHIP/SECTION 23S 14E - 31

Woodson County, KS

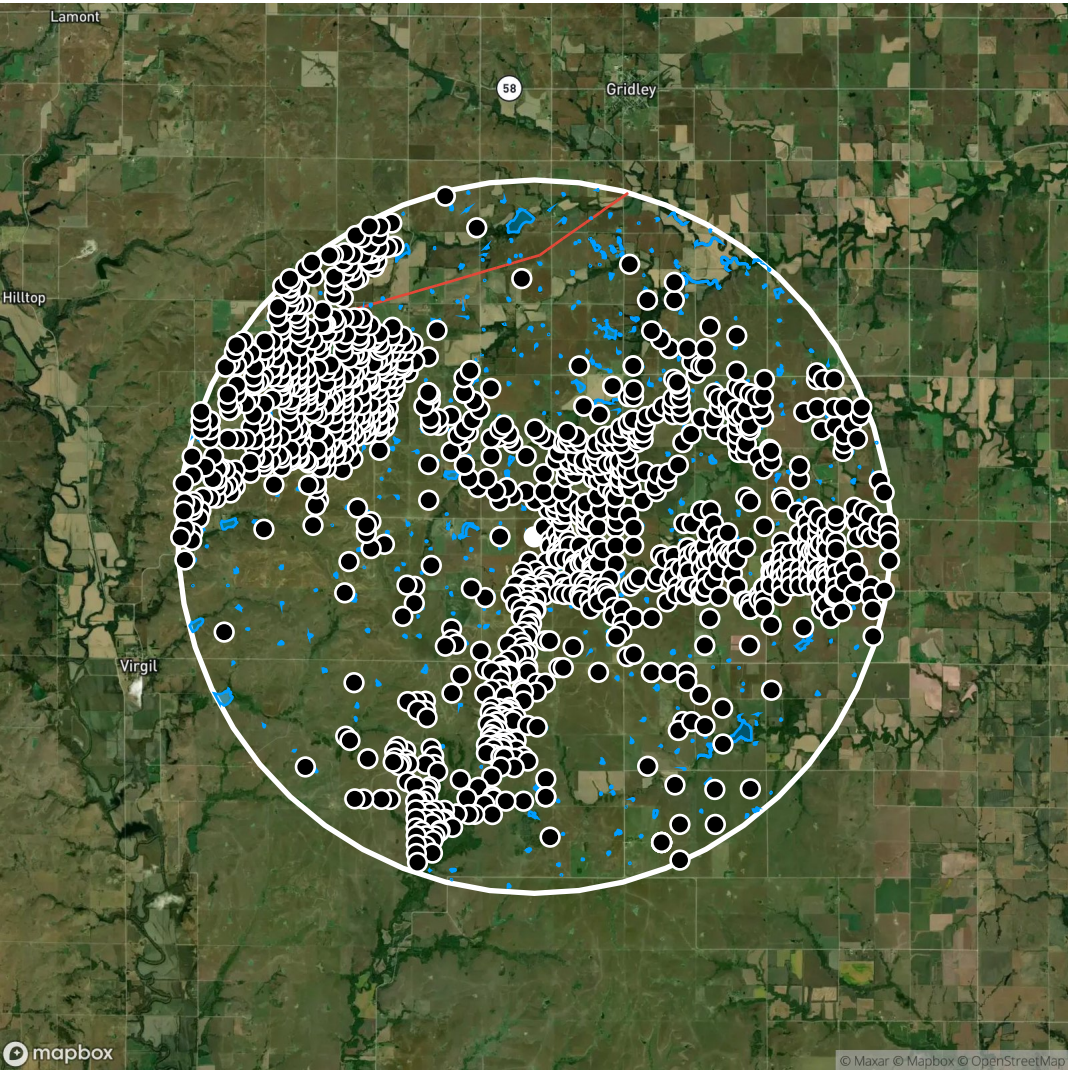
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION	
1		156.50	N/A	5,088.00	23S 14E – 31 APN: 104-049-31-0-00-00-001.00-0	HALE, NORMA JEAN; HOWARD, CAROLYN MARIE (09/04/2024)	626 LADENEY DR, ONTARIO, CA 91762	S31, T23, R14, ACRES 159.0, NE4 EXC ROW





1 field, 156 acres in Woodson County, KS

TOWNSHIP/SECTION 23S 14E - 31



Field 1 - 156.50 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Oil/Gas Well	1162	0.19
Transmission Line	2	3.77
Water Bodies	526	0.09

Real Estate Information



This database was last updated on 4/7/2025 at 9:23 AM

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Parcel Details for 104-049-31-0-00-00-001.00-0

Quick Reference #: R638

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Owner Information	Property Address
Owner's Name: HALE, NORMA JEAN & HOWARD, CAROLYN MARIE	Address: 1974 Deer Rd Gridley, KS 66852
Mailing: 626 Ladeney Dr	

General Property Information	Deed Information
Property Class: Agricultural Use - A	Document Document Link #
Living Units:	D119-716
Zoning: A-G	D119-675
Neighborhood: 001	D118-468
	D118-347
	D113-153

Neighborhood / Tract Information	
Neighborhood:	001
Tract:	Section: 31 Township: 23 Range: 14
Tract Description:	S31 , T23 , R14 , ACRES 159.0 , NE4 EXC ROW
Acres:	159.00
Market Acres:	0.00

Land Based Classification System	
Function:	Farming / ranch land (no improvements)
Activity:	Farming, plowing, tilling, harvesting, or related activities
Ownership:	Private-fee simple
Site:	Dev Site - crops, grazing etc - no structures

Property Factors			
Topography:	Level - 1; Rolling - 4	Parking Type:	On and Off Street - 3
Utilities:	None - 8	Parking Quantity:	Adequate - 2
Access:	Semi Improved Road - 2	Parking Proximity:	On Site - 3
Fronting:	Secondary Street - 3	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values				
Tax Year	Property Class	Land	Building	Total
2025	Agricultural Use - A	17,380	00	17,380
Market Land Information [Information Not Available]				
Residential Information [Information Not Available]				
Commercial Information [Information Not Available]				
Other Building Improvement Information [Information Not Available]				
Agricultural Information				
Agricultural Land				
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 1,140
Acres:	12.30	Well Depth:	Govt. Prgm:	Market Value: 29,520
Soil Unit:		Acres Feet:	Base Rate: 93	
8749 - Ex - Eram-Collinsville complex, 5-15%		Acres Feet/Ac:	Adjust Rate: 93	
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 4,790
Acres:	25.10	Well Depth:	Govt. Prgm:	Market Value: 60,240
Soil Unit:		Acres Feet:	Base Rate: 191	
8300 - Vc - Verdigris silt loam, channeled		Acres Feet/Ac:	Adjust Rate: 191	
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 7,010
Acres:	75.40	Well Depth:	Govt. Prgm:	Market Value: 180,960
Soil Unit:		Acres Feet:	Base Rate: 93	
8877 - Rd - Ringo-Sogn complex, 5-15%		Acres Feet/Ac:	Adjust Rate: 93	
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 840
Acres:	9.00	Well Depth:	Govt. Prgm:	Market Value: 21,600
Soil Unit:		Acres Feet:	Base Rate: 93	
8733 - Eb - Eram silty clay loam, 1-3%		Acres Feet/Ac:	Adjust Rate: 93	
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 310
Acres:	3.30	Well Depth:	Govt. Prgm:	Market Value: 7,920
Soil Unit:		Acres Feet:	Base Rate: 93	
8961 - Wa - Woodson silt loam, 0-1%		Acres Feet/Ac:	Adjust Rate: 93	
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 800
Acres:	7.10	Well Depth:	Govt. Prgm:	Market Value: 17,040
Soil Unit:		Acres Feet:	Base Rate: 113	
8911 - Sd - Summit silty clay loam, 1-3%		Acres Feet/Ac:	Adjust Rate: 113	
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 1,330
Acres:	14.30	Well Depth:	Govt. Prgm:	Market Value: 34,320
Soil Unit:		Acres Feet:	Base Rate: 93	
8775 - Ka - Kenoma silt loam, 1-3%		Acres Feet/Ac:	Adjust Rate: 93	
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 1,160
Acres:	12.50	Well Depth:	Govt. Prgm:	Market Value: 30,000
Soil Unit:		Acres Feet:	Base Rate: 93	
8773 - Kw - Kenoma and Woodson soils, 1-3%		Acres Feet/Ac:	Adjust Rate: 93	
Agricultural Land Summary				
Native Grass - NG Acres: 159.00		Total Land Acres:	159.00	
		Total Land Use Value:	17,380	
		Total Land Mkt Value:	381,600	

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[This parcel record was last updated on 4/9/2025 at 6 am.](#)

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Version: 3.0.1.10 : 09/28/2024

**PROPERTY TAX
INFORMATION**

Woodson County Kansas

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Type	CAMA Number	Tax Identification
RL	049 31 0 00 00 001 00 0 01	037-NO2116
Owner ID	HALE00008HALE, NORMA JEAN CAROLYN MARIE HOWARD	

[Tax History](#)[Current Real](#)[Estate Detail](#)

Situs Address: 1974 DEER; 66852

Subdivision	Invalid Code	Block	Lot(s)	Section	31	Township	23	Range	14
Tract 1	NO2116								

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Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	0012910	001			0.00	428.00	428.00	0.00	Yes	Yes
2024	0012910	002		SOLID WASTE PER ACRE	477.00	3.18	3.18	0.00	Yes	Yes

Click on underlined tax year to see payment detail and where the tax dollars go.

* - Does not include all interest, penalties and fees.

** - Specials payoff amount for current year only.

For delinquent tax pay off amount contact Woodson County Treasurer.

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