

AMERICAN  
FARM + RANCH



LAND | PROFESSIONAL SERVICES

OUR SERVICES:

- VALUATION
- CONSULTATION
- BROKERAGE

Results Realty | Results Land Co. | 21309 S. Willison Road, Haven, Kansas  
alan@resultsre.com | 316-250-4260 | ResultsRE.com



AMERICAN  
FARM + RANCH



LAND | PROFESSIONAL SERVICES

SINCE 2008

## Services: VALUATION · CONSULTATION · BROKERAGE

**A LIFETIME OF EXPERIENCE IN PRODUCTION AGRICULTURE** has given Alan a solid and comprehensive understanding of the challenges and uniqueness of the family farm.

Alan has been licensed since 2003, receiving his broker's license in 2006, and founding Results Realty in 2008. Alan has marketed and sold tens of thousands of acres and executed dozens of 1031 exchanges — forward and reverse. Beyond real estate Brokerage, it has been Alan's great pleasure to serve countless clients with his Valuation and Consultation Services.

Since its founding, Results' focus has remained the same: provide solutions for the landowner — typically the family farm. Solutions are not always a sales event: Valuations at Time of Death to step up the basis. Are there divided interests that need resolved? What are the farms capabilities? Who is going to operate the farm? Leases for the farm, minerals or wind? These are a few of the nuances that come with land ownership. Results provides solutions to each. Our extended services of Valuation and Consultation in conjunction with Brokerage have proven to be an enormous — and cost effective — benefit to our clients.

Alan's hobbies and interests stay close to the land. Primarily working at his own farm, maintaining, improving and enhancing for productivity and wildlife. When not working for clients or at the farm, fly fishing is the passion.



### Alan Howard

Owner · Broker ·  
Consultant  
**316-250-4260**

**ResultsRE.com**

KS License # BR00219131

### RESULTS EXPERTISE AND SPECIALTIES

- **Land Sales** — *Results Proven Marketing and Brokerage*
- **IRS Tax Code 1031 Exchange** — *Forward & Reverse*
- **Production Agriculture**
- **Water Rights and Appropriations**
- **Mineral Rights**
- **Wind Rights**
- **Farm and Ranch Leases**
- **Tenant Rights**

### ADDITIONAL PROFESSIONALS AVAILABLE FOR:

Trust Services; Elder Care Law; MTO's (Mineral Title Opinions);  
Estate Planning for Farms; CPA's; Certified Appraisers

### MEMBERSHIPS AND AFFILIATIONS

- *American Farm + Ranch*
- *The Trust Company of Kansas*

### ACCREDITATIONS

- *CLE — Certified Land Expert (AFR)*



**RESULTS**  
**WHEN EXPERIENCE AND INTEGRITY MATTER**

AMERICAN  
FARM + RANCH

Results Realty | Results Land Co. | 21309 S. Willison Road, Haven, Kansas





## **RESULTS REALTY & RESULTS LAND COMPANY**

### **Front Page**

231.67 Acres 2-33-05E

314.68 Acres 34-32-05E

Cowley County Kansas

**RESULTS REALTY & RESULTS LAND CO**

Limited Liability Company





## **RESULTS REALTY & RESULTS LAND COMPANY**

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- Tract Information
- Notice to Buyers
- Terms and Conditions
- TBD Title Binder-Available on Request
- Mapping
  - Aerial Map
  - Wetland & FEMA Floodplain
  - WebSoil Map
- Tax Information
- FSA Information-156 EZE
- WIMAS if Applicable

## **RESULTS REALTY & RESULTS LAND CO**

Limited Liability Company







## **RESULTS REALTY & RESULTS LAND COMPANY**

### **Tract Information**

Tract #1-231.67 acres of Native Grass in Section 2-33-05E

Tract #2 314.68 acres of Tillable and Hay Meadow in Section 34-32-05E

Both in Cowley County Kansas

Minerals are under production and will pass to new owner after closing, to be dated as to following month after close-New owner shall be responsible for transfer of said production

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**

Limited Liability Company







## 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.

**RESULTS REALTY & RESULTS LAND CO**

Limited Liability Company







1 field, 232 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 35, 33S 5E – 2

COUNTY AVG(\$/AC.)

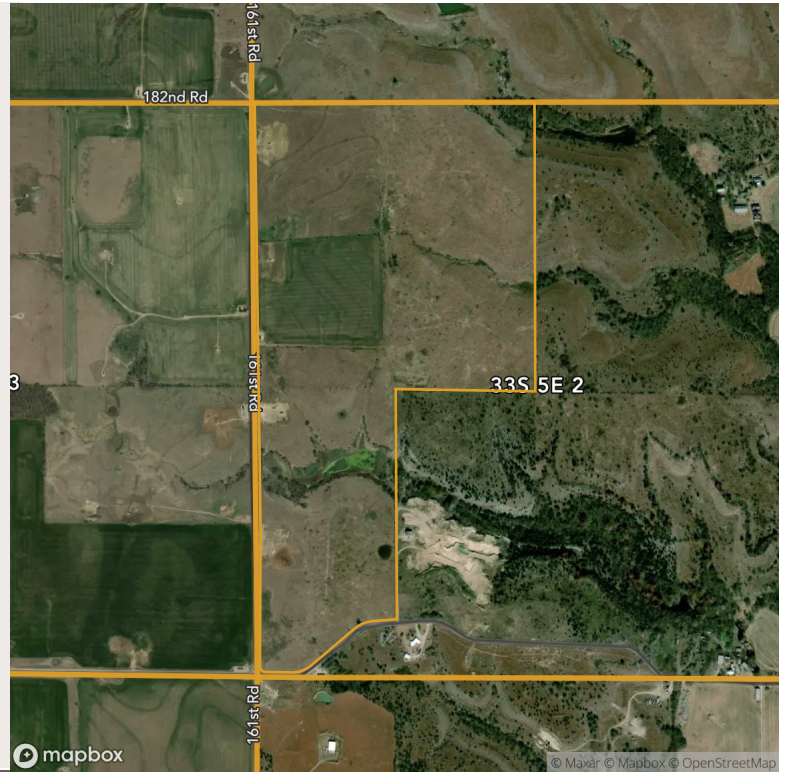
N/A

AVG NCCPI

37.7

COUNTY AVG

50.1



**ECONOMIC ATTRIBUTES**


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

**PHYSICAL ATTRIBUTES**

Annual Precipitation: 39.30 inches  
Annual GDD: 4076

**LAND USE**

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

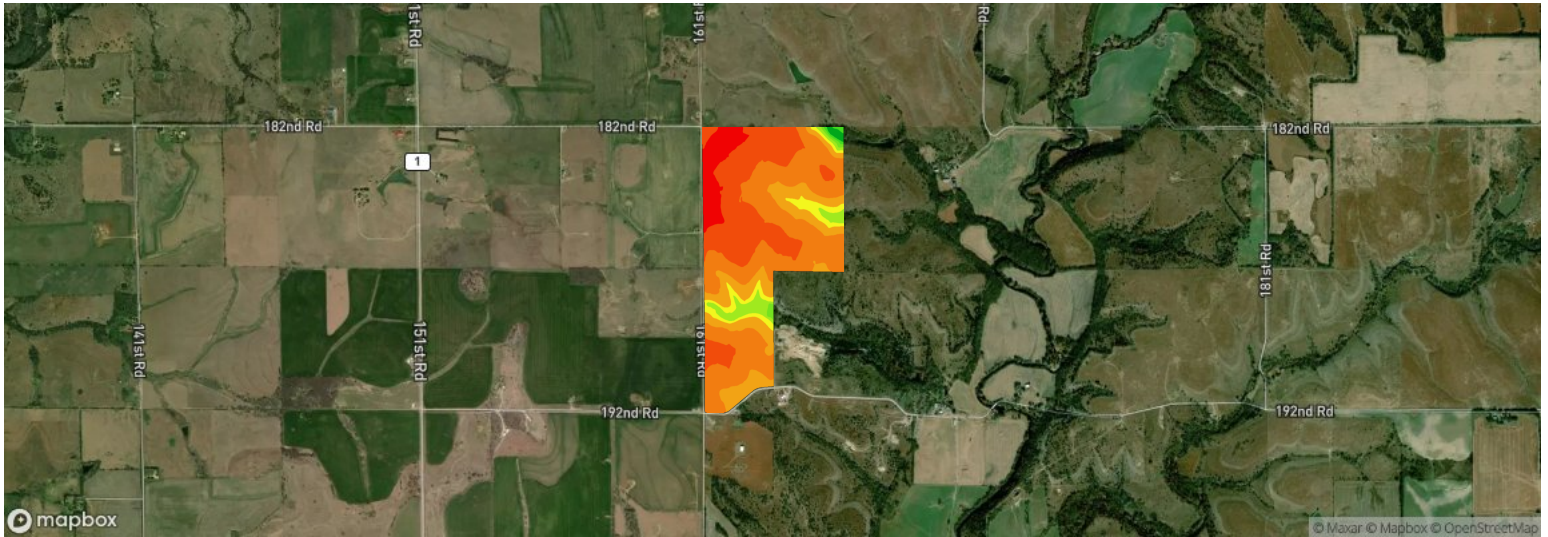
	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1		231.67	37.20948 -96.85713	2.97%	83% Grass/Pasture, 11% Double Crop, 5% Other, 0% Soybeans, 0% Winter Wheat	37.7	\$4,643	N/A





1 field, 232 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E - 35, 33S 5E - 2












All fields

232 ac.

Avg. Elevation

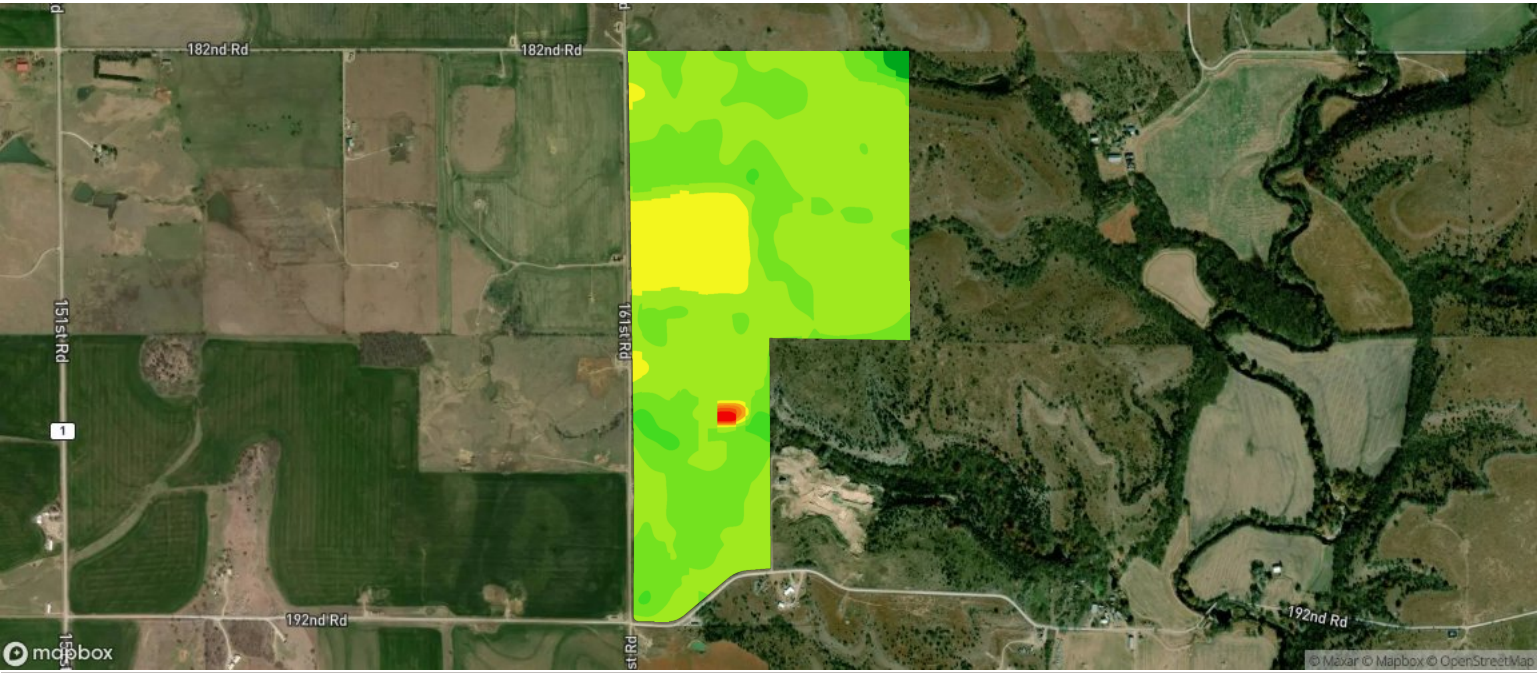
1,277.57 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,289.90 ft - 1,298.05 ft	17.05	7.36%
	1,281.76 ft - 1,289.90 ft	61.88	26.71%
	1,273.61 ft - 1,281.76 ft	91.88	39.66%
	1,265.47 ft - 1,273.61 ft	37.74	16.29%
	1,257.32 ft - 1,265.47 ft	11.63	5.02%
	1,249.17 ft - 1,257.32 ft	8.53	3.68%
	1,241.03 ft - 1,249.17 ft	1.23	0.53%
	1,232.88 ft - 1,241.03 ft	0.67	0.29%
	1,224.74 ft - 1,232.88 ft	1.04	0.45%



1 field, 232 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 35, 33S 5E – 2









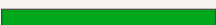


Source: Harmonized Landsat and Sentinel-2

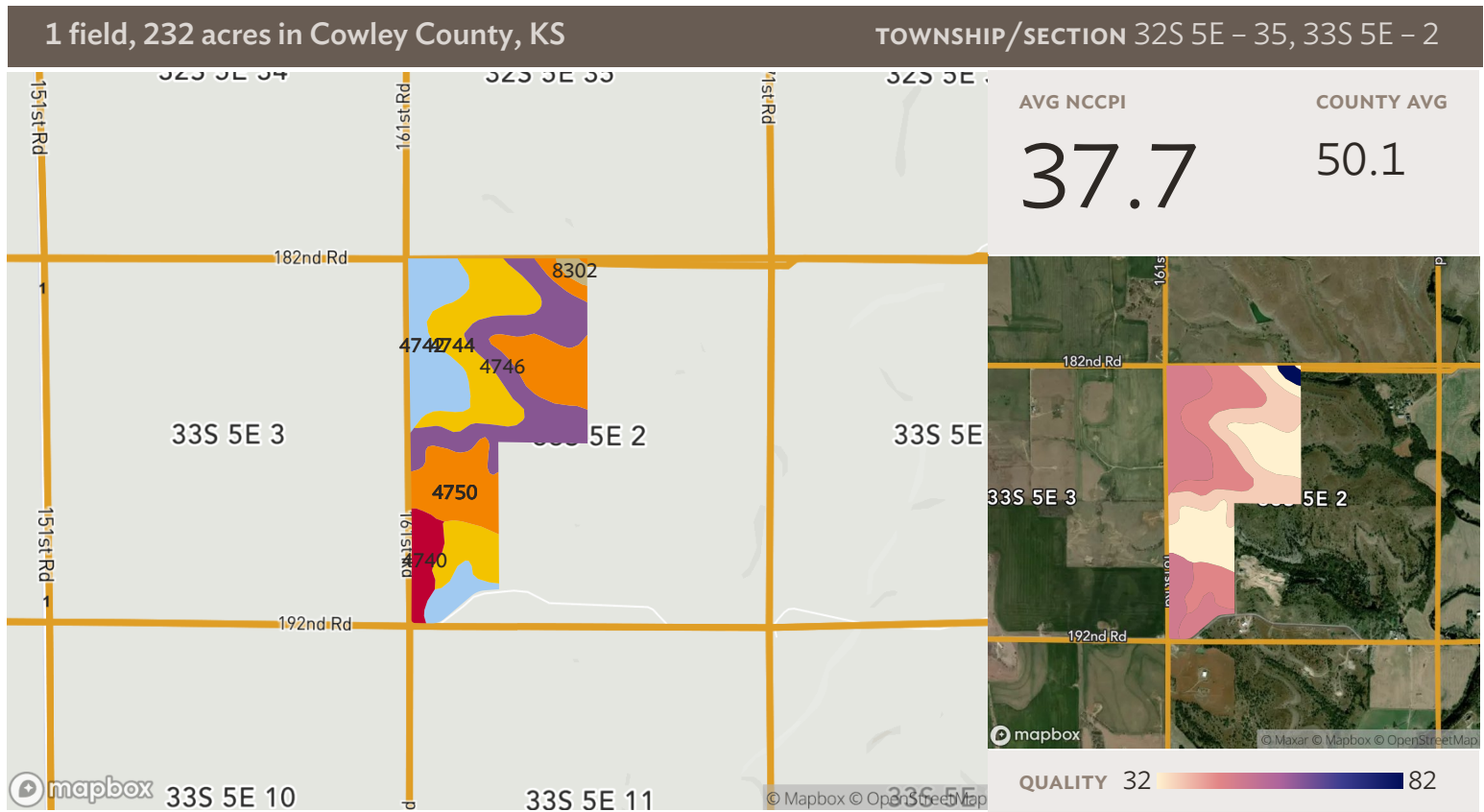
All fields  
232 ac.

Avg. NDVI  
34.32

Date  
10/24/2024

	NDVI RANGE	ACRES	PERCENT AREA
	-2.43 - 3.98	0.35	0.15%
	3.98 - 10.38	0.21	0.09%
	10.38 - 16.79	0.25	0.11%
	16.79 - 23.20	0.30	0.13%
	23.20 - 29.61	24.16	10.43%
	29.61 - 36.02	130.62	56.38%
	36.02 - 42.43	70.52	30.44%
	42.43 - 48.84	4.15	1.79%
	48.84 - 55.25	1.14	0.49%





Source: NRCS Soil Survey

## Field 1

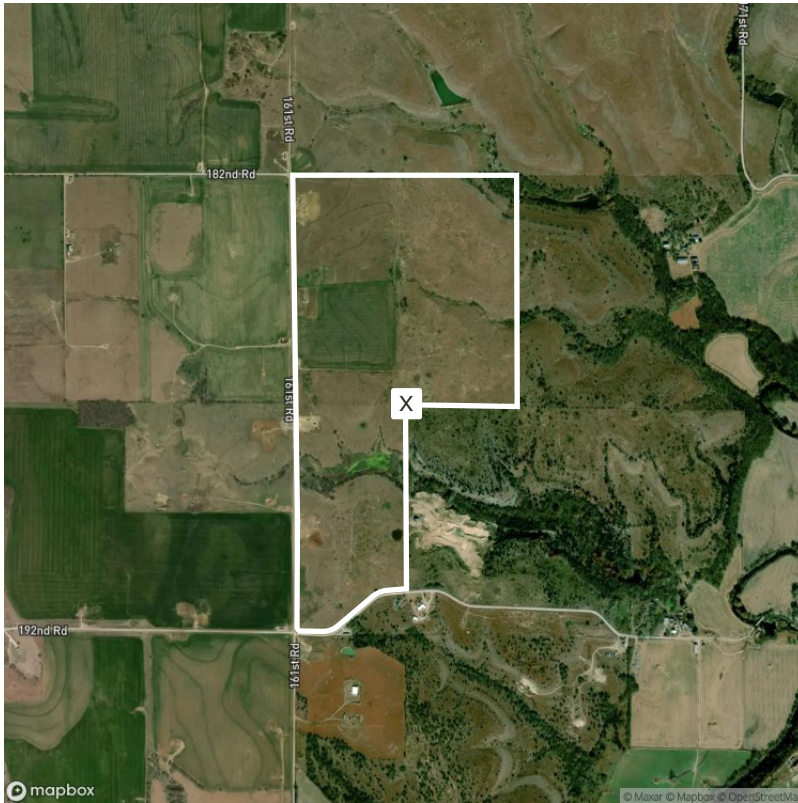
232 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
4744	Labette-Dwight complex, 0 to 3 percent slopes	59.84	25.8%	2	44.8
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	56.53	24.4%	4	36.1
4750	Sogn silty clay loam, 0 to 10 percent slopes	55.38	23.9%	6	19.1
4742	Labette silty clay loam, 3 to 7 percent slopes	44.28	19.1%	3	47.2
4740	Labette silty clay loam, 1 to 3 percent slopes	12.94	5.6%	2	48.9
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	2.72	1.2%	2	84.9
231.67					37.7



1 field, 232 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 35, 33S 5E – 2



## 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
  - Floodway Colorado River Floodway, Area of Special Consideration, Density Fringe Area
- 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 D
- 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.

## Field 1

232 ac.

Source: FEMA National Flood Hazard Layer

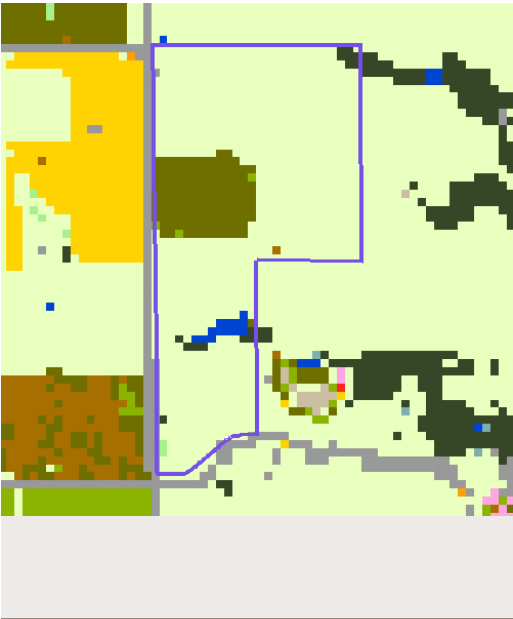
FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	231.67	100.0%
			<b>231.67</b>	





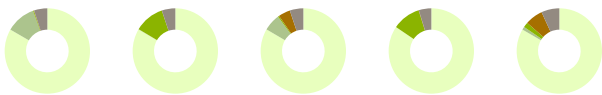
1 field, 232 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 35, 33S 5E – 2



Field 1

232 ac.



	2023	2022	2021	2020	2019
Grass/Pasture	83.3%	83.4%	83.4%	84.5%	83.4%
Double Crop	11.2%	0.1%	6.4%	–	1.2%
Soybeans	0.3%	11.3%	0.5%	10.7%	1.9%
Winter Wheat	0.1%	–	4.5%	0.1%	6.7%
Other	5.0%	5.1%	5.1%	4.7%	6.8%

Source: NASS Cropland Data Layer – All Images from 2023

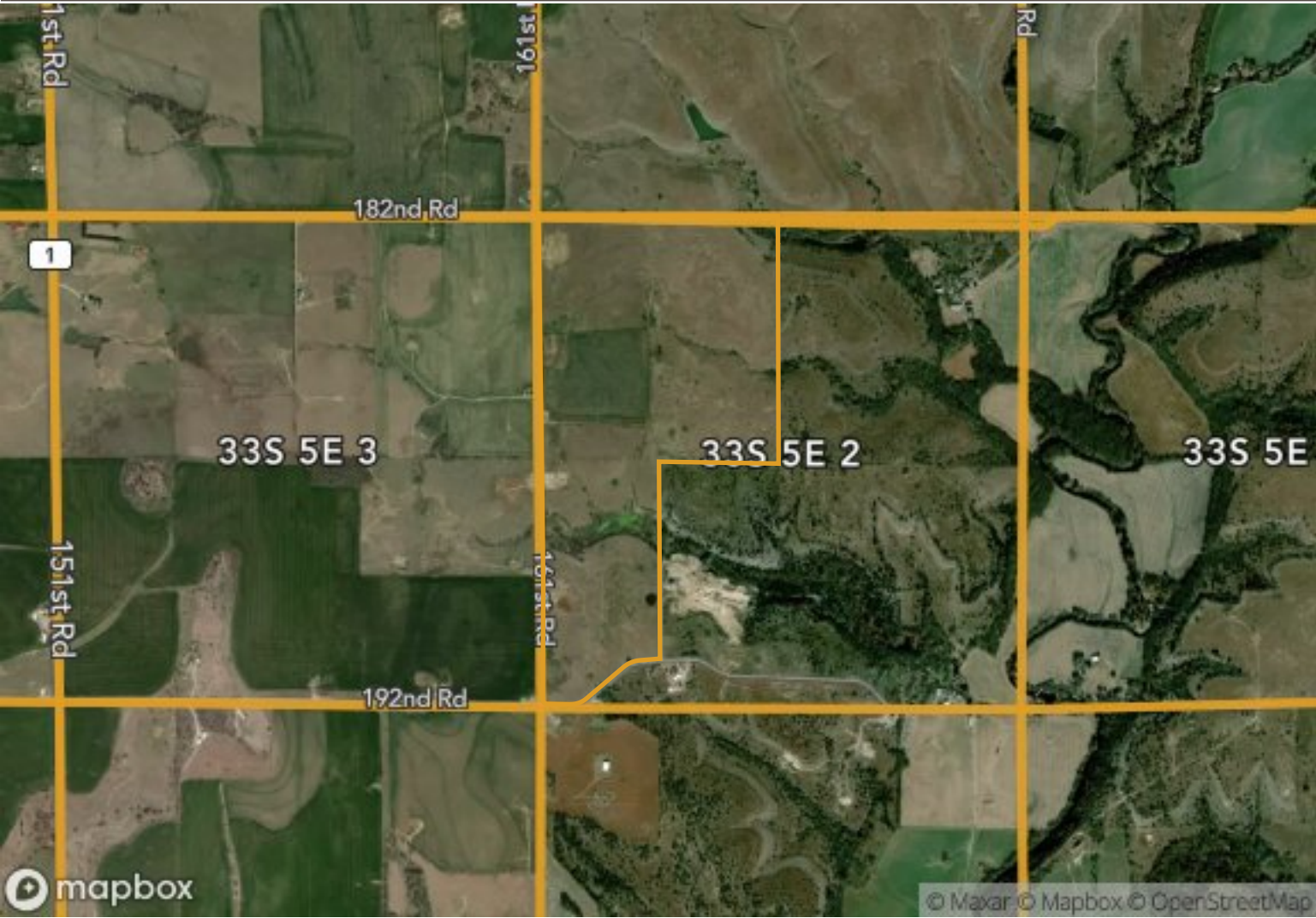


1 field, 232 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 35, 33S 5E – 2

Cowley County, KS

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	231.67	942.36	6,417.00	32S 5E – 35, 33S 5E – 2 APN: 2110200000002000	JARVIS, VIRGINIA M (12/21/2021)	2700 CABRILLO DR, WINFIELD, KS 67156	S02, T33, R05, ACRES 231.67, LTS 3 & 4 & S1/2NW1/4 & W1/2SW 1/4 EXC W1/2SW1/4 LYING S OF RD LESS ROW

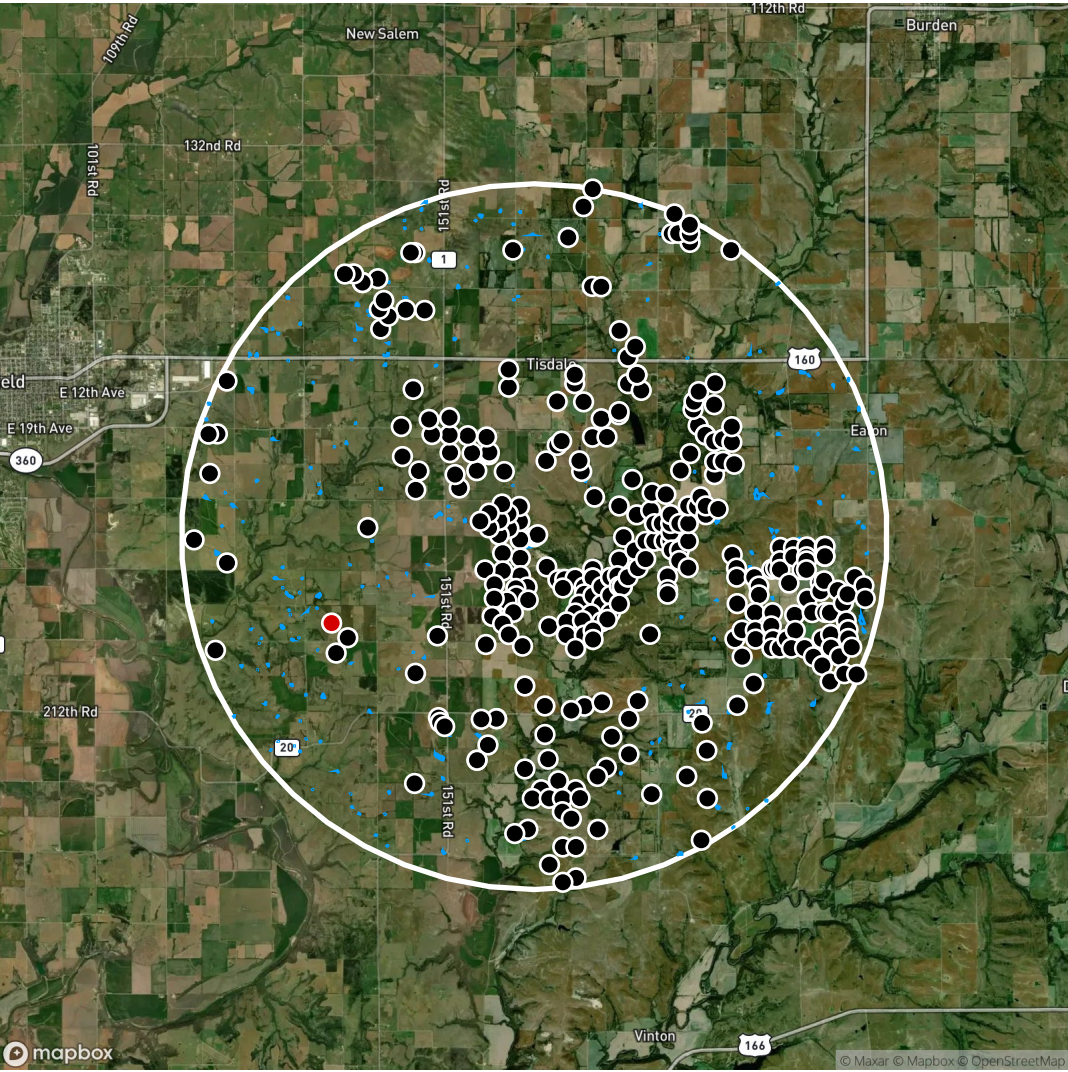






1 field, 232 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 35, 33S 5E – 2



Field 1 - 231.67 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	320	0.06
Oil Pipeline	1	2.59
Remediation Sites	1	3.13
Water Bodies	239	0.12

# Cowley County, KS

## Summary

Parcel ID	2110200000002000
Quick Ref ID	R10961
Location	192ND RD Winfield, KS 67156
Brief Tax Description	S02, T33, R05, ACRES 231.67, LTS 3 & 4 & S1/2NW1/4 & W1/2SW 1/4 EXC W1/2SW1/4 LYING S OF R D LESS ROW
Taxing Unit	133
Lot Size	
Acreage	231.67
Property Class	Agricultural Use
Lot Block	
S-T-R	02-33-05
Neighborhood	600 Rural tracts Winfield School District

## Owners

Primary Owner  
[Jarvis, Virginia M Family Trust](#)  
C/O Becky Long  
2703 Cabrillo Dr  
Winfield, KS 67156

## 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	0
Location	Neighborhood or Spot - 6	Parking Uncovered	0

## Agricultural Land

Details:			Summary:	
Ag Type	Ag Acres	Ag Soil	Dry Land Acres	24.38
DR	14.71	4742	Irrigated Acres	
DR	8.72	4744	Native Grass Acres	207.29
DR	0.95	4746	Tame Grass Acres	
NG	13.01	4740	Total Ag Acres	231.67
NG	29.64	4742		
NG	51.12	4744		
NG	55.49	4746		
NG	55.31	4750		
NG	2.72	8302		

## Appraised Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land Value	\$20,320.00	\$20,640.00	\$21,390.00	\$20,800.00	\$19,990.00
Appraised Total Value	\$20,320.00	\$20,640.00	\$21,390.00	\$20,800.00	\$19,990.00

## Assessed Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land Value	\$6,096.00	\$6,192.00	\$6,417.00	\$6,240.00	\$5,997.00
Assessed Total Value	\$6,096.00	\$6,192.00	\$6,417.00	\$6,240.00	\$5,997.00



2023 Taxing Units

Code	Description	Rate
CC041	COWLEY CCC	17.919
CT200	COWLEY COUNTY	43.328
FE050	FIRE DISTRICT 7	5.250
RC465	USD 465 RECREATION	3.990
RL704RN	SCKR LIBRARY	1.161
SB465	USD 465 BOND & INTEREST	4.941
SD465	USD 465 OTHER FUNDS	22.768
SG465	USD 465 GENERAL FUND	20.000
ST100	STATE	1.500
TW017	LIBERTY TWP	23.128
WS518	WATERSHED 92	1.869

No data available for the following modules: Market Land, Dwelling Information, Manufactured Home Information, Commercial Information, Other Building Improvements, Permits, Sketches, Photos, SVQ.

Cowley County Internet Mapping is not a legal document. Information and maps shown on this website are compiled from various sources and are subject to constant revision. These maps should not be used to determine the relationship of various facilities to property lines, streets, buildings, etc. This is an advisory tool and is intended to be used for general public inquiry only. We are pleased to give our community access to the Cowley County Web Map.  
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[Last Data Upload: 4/4/2025, 8:15:53 PM](#)

Contact Us



# Cowley County, KS

## Tax Summary

Tax ID	17027
Tax Year	2024
Name	JARVIS,VIRGINIA M FAMILY TRUST
Property Address	00000 192ND RD, Winfield, KS 67156
Sec-Twp-Rng	23-35-35
Description	S02, T33, R05, ACRES 231.67, LTS 3 & 4 & S1/2NW1/4 & W1/2SW 1/4 EXC W1/2SW1/4 LYING S OF R D LESS ROW
Parcel ID/Cama	2110200000002000
Parcel Classes	A
Tax Unit	133

## Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq
2024	\$6,192	144.215	\$892.98	\$0.00	\$892.98	\$892.98	N
2023	\$6,417	146.852	\$942.36	\$0.00	\$942.36	\$942.36	N
2022	\$6,240	152.219	\$949.86	\$0.00	\$949.86	\$949.86	N
2021	\$5,997	163.782	\$982.20	\$0.00	\$982.20	\$982.20	N
2020	\$5,751	168.256	\$967.64	\$0.00	\$967.64	\$967.64	N
2019		162.670	\$867.68	\$0.00	\$867.68	\$867.68	N
2018		160.518	\$765.68	\$0.00	\$765.68	\$765.68	N
2017		156.865	\$655.54	\$0.00	\$655.54	\$655.54	N
2016	\$3,753	156.541	\$587.50	\$0.00	\$587.50	\$587.50	N
2015		142.475	\$450.94	\$0.00	\$450.94	\$450.94	N
2014		143.401	\$377.72	\$0.00	\$377.72	\$377.72	N

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[Last Data Upload: 4/4/2025, 8:15:53 PM](#)

Contact Us







1 field, 315 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 27, 34

COUNTY AVG(\$/AC.)

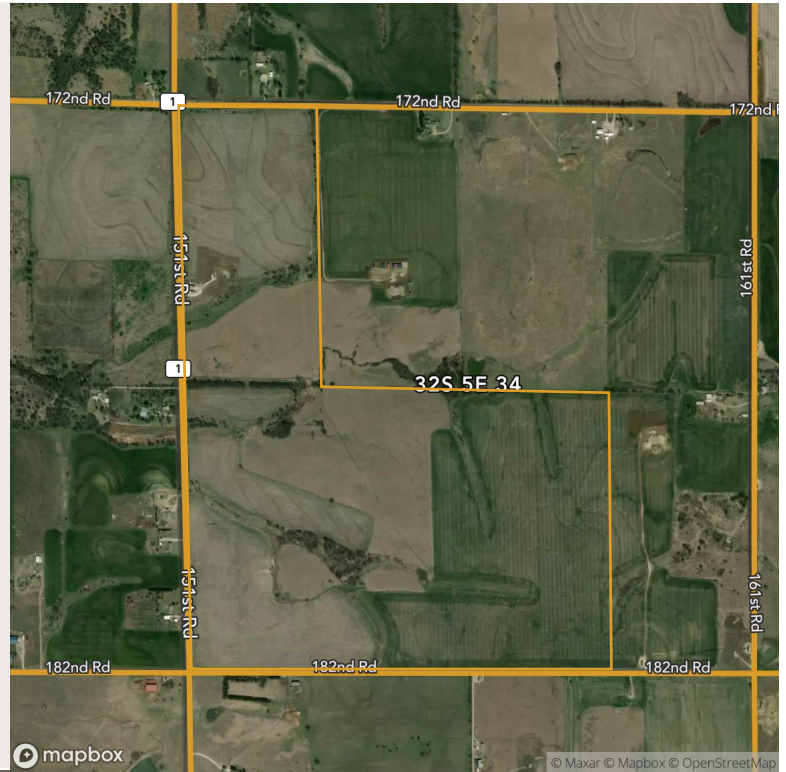
N/A

AVG NCCPI

47.2

COUNTY AVG

50.1



#### ECONOMIC ATTRIBUTES


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

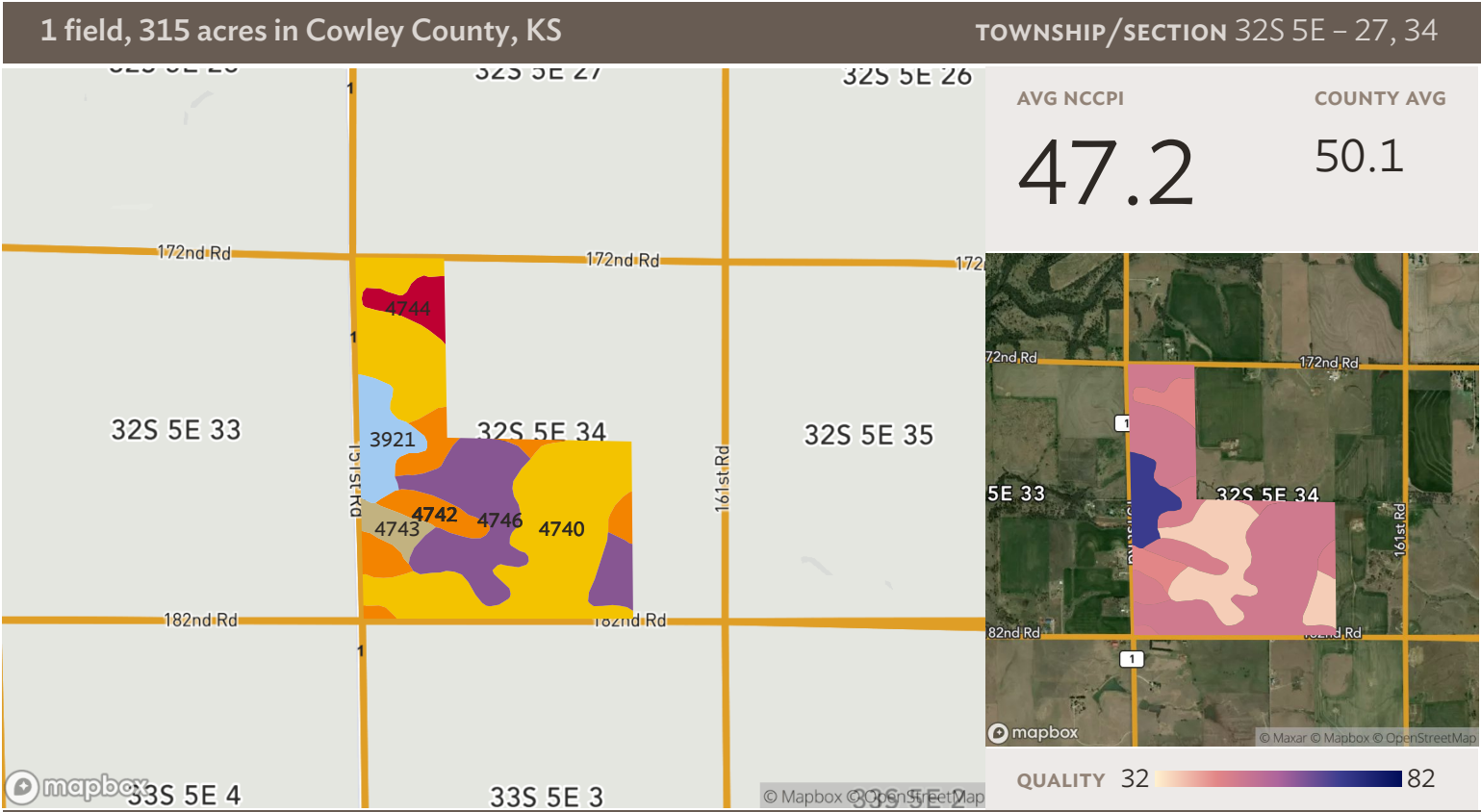
#### PHYSICAL ATTRIBUTES

Annual Precipitation: 39.29 inches  
Annual GDD: 4074

#### LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1		314.70	37.22076 -96.87368	2.47%	34% Soybeans, 30% Grass/Pasture, 30% Double Crop, 6% Other	47.2	\$6,307	N/A



Field 1

315 ac.

Source: NRCS Soil Survey

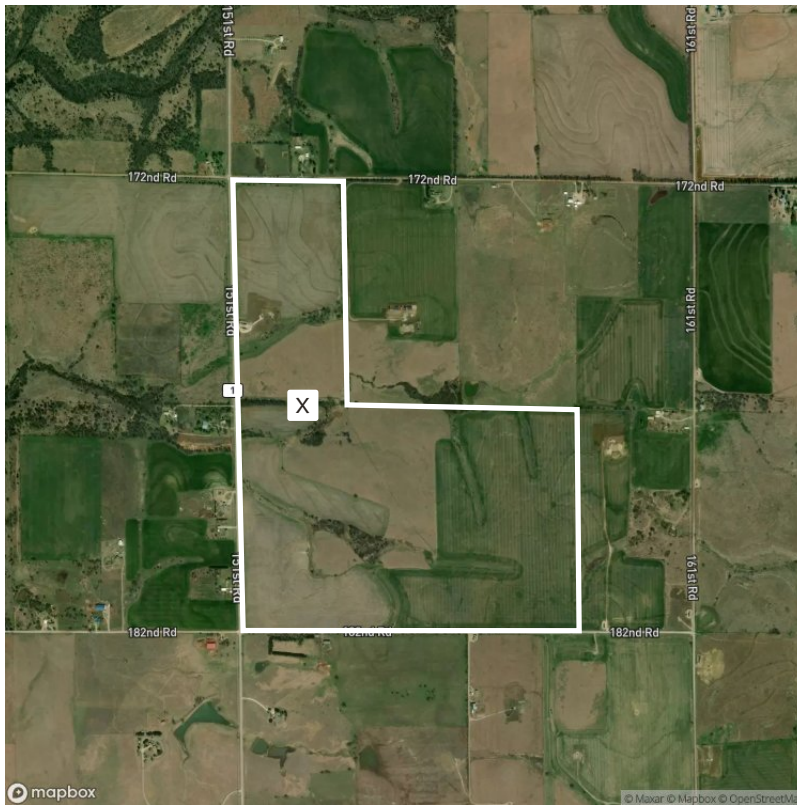
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
4740	Labette silty clay loam, 1 to 3 percent slopes	157.14	49.9%	2	48.9
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	69.51	22.1%	4	36.1
4742	Labette silty clay loam, 3 to 7 percent slopes	38.93	12.4%	3	47.2
3921	Smolan silty clay loam, 1 to 3 percent slopes	24.52	7.8%	2	69.9
4744	Labette-Dwight complex, 0 to 3 percent slopes	13.92	4.4%	2	44.8
4743	Labette silty clay loam, 3 to 7 percent slopes, eroded	10.67	3.4%	3	44.5
314.70					47.2













1 field, 315 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 27, 34



## Legend

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
High flood risk	 Floodway  Colorado River Floodway, Area of Special Consideration, Density Fringe Area
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 <i>Zone X</i>
	 Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	 Areas with Reduced Flood Risk due to Levee <i>Zone X</i>
	 Areas with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	 Area of Minimal Flood Hazard <i>Zone X</i>
	 Area of Undetermined Flood Hazard <i>Zone D</i>


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.

## Field 1

Source: FEMA National Flood Hazard Layer

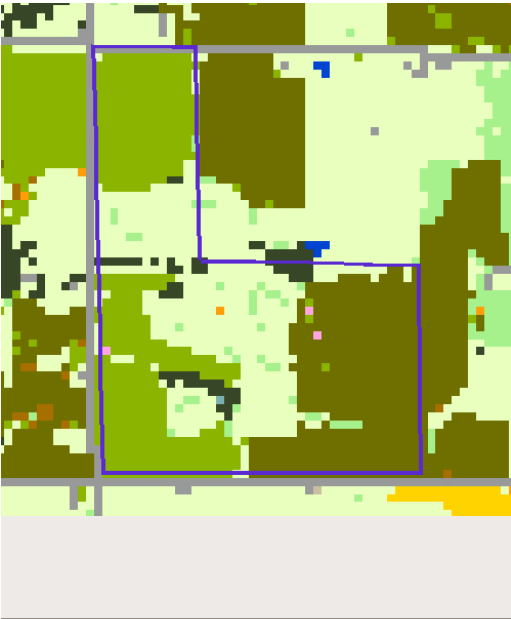
315 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	314.70	100.0%
			<b>314.70</b>	



1 field, 315 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 27, 34








Field 1

315 ac.



2023      2022      2021      2020      2019

 Soybeans	33.9%	30.3%	39.4%	30.8%	38.6%
 Grass/Pasture	30.3%	30.7%	29.8%	30.6%	30.1%
 Double Crop	29.6%	32.2%	17.9%	31.0%	10.3%
 Winter Wheat	–	0.6%	3.8%	0.6%	11.3%
 Other	6.3%	6.3%	9.0%	7.0%	9.7%

Source: NASS Cropland Data Layer - All Images from 2023




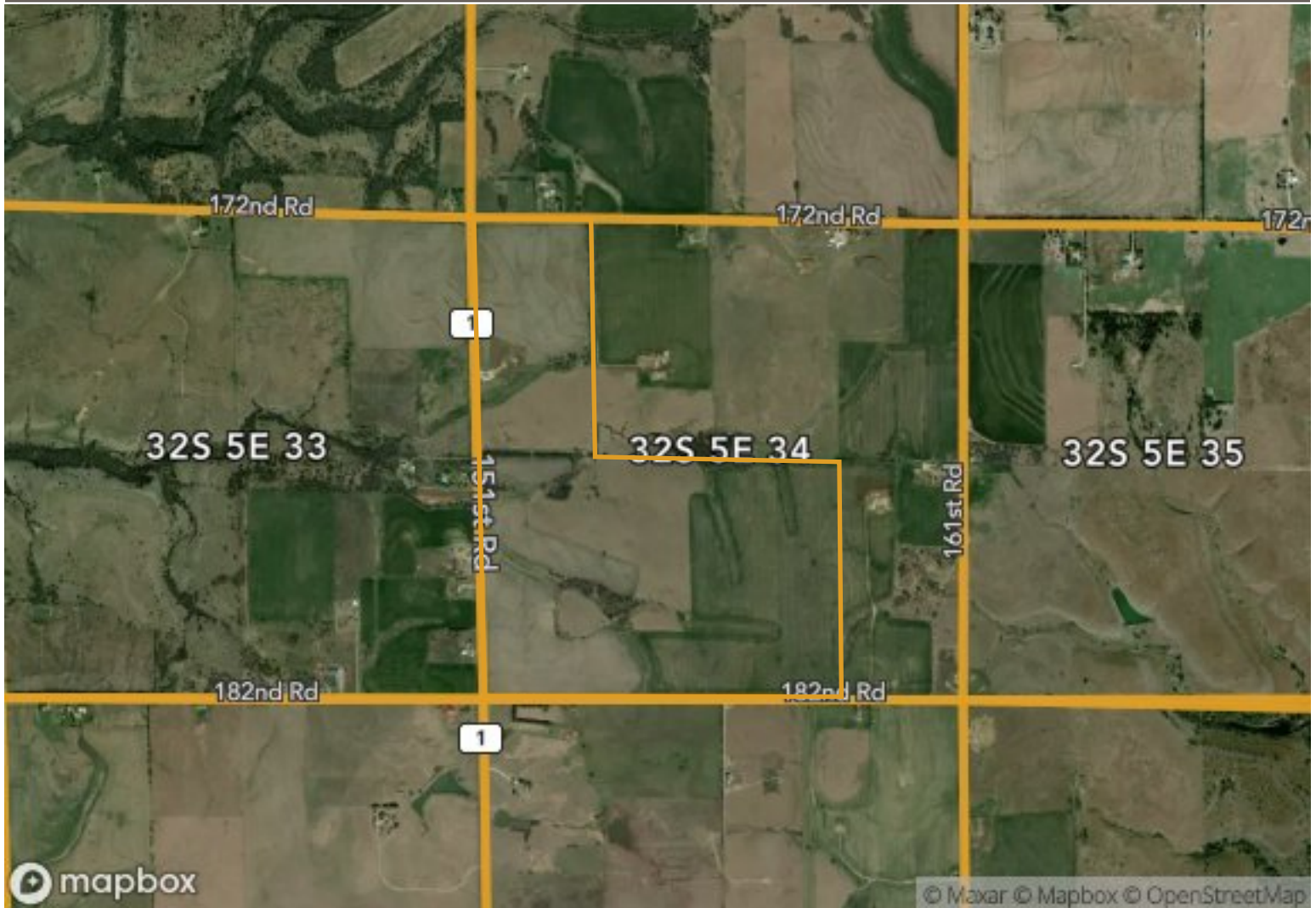


1 field, 315 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 27, 34

## Cowley County, KS

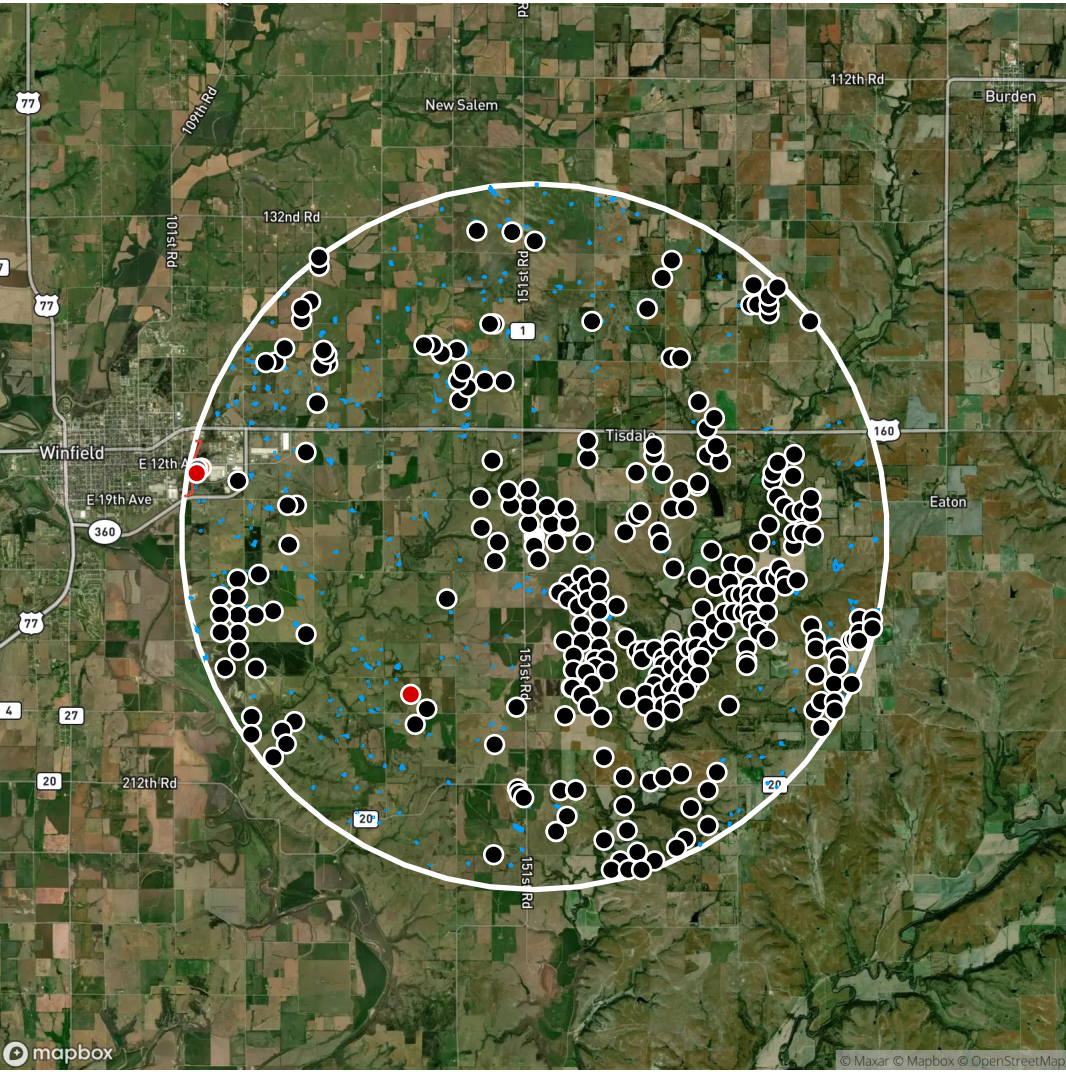
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	 314.70	2,197.92	16,416.00	32S 5E – 27, 34 APN: 1683400000003000	JARVIS, VIRGINIA M (12/21/2021)	2700 CABRILLO DR, WINFIELD, KS 67156	S34, T32, R05, ACRES 314.68, W1/2NW1/4 & SW1/4 & W1/2SE1/4 LESS ROW





1 field, 315 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E – 27, 34



Field 1 - 314.70 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)
Power Plant	1	4.82
Substation	1	4.87
Oil/Gas Well	290	0.13
Oil Pipeline	1	3.61
Transmission Line	3	4.82
Remediation Sites	2	2.84
Water Bodies	293	0.34



# Cowley County, KS

## Summary

Parcel ID	1683400000003000
Quick Ref ID	R4321
Location	16065 172ND RD Winfield, KS 67156
Brief Tax Description	S34, T32, R05, ACRES 314.68, W1/2NW1/4 & SW1/4 & W1/2SE1/4 LESS ROW
Taxing Unit	109
Lot Size	
Acreage	314.68
Property Class	Agricultural Use
Lot Block	
S-T-R	34-32-05
Neighborhood	600 Rural tracts Winfield School District

## Owners

Primary Owner  
[Jarvis, Virginia M Family Trust](#)  
C/O Becky Long  
2703 Cabrillo Dr  
Winfield, KS 67156

## Property Factors

Topography	Level - 1	Parking Type	None - 0
Utilities	None - 8	Parking Quantity	None - 0
Access	Dirt Road - 3	Parking Proximity	Far - 0
Fronting	Secondary Street - 3	Parking Covered	0
Location	Neighborhood or Spot - 6	Parking Uncovered	0

## Agricultural Land

Details:			Summary:	
Ag Type	Ag Acres	Ag Soil	Dry Land Acres	204.90
DR	11.08	3921	Irrigated Acres	
DR	130.31	4740	Native Grass Acres	46.33
DR	24.02	4742	Tame Grass Acres	63.45
DR	8.02	4743	Total Ag Acres	314.68
DR	13.47	4744		
DR	18.00	4746		
NG	6.46	3921		
NG	15.60	4740		
NG	6.18	4742		
NG	2.68	4743		
NG	0.40	4744		
NG	15.01	4746		
TG	7.07	3921		
TG	11.16	4740		
TG	8.75	4742		
TG	36.47	4746		

## Appraised Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land Value	\$45,440.00	\$49,180.00	\$54,720.00	\$55,380.00	\$52,890.00
Appraised Total Value	\$45,440.00	\$49,180.00	\$54,720.00	\$55,380.00	\$52,890.00

## Assessed Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land Value	\$13,632.00	\$14,754.00	\$16,416.00	\$16,614.00	\$15,867.00
Assessed Total Value	\$13,632.00	\$14,754.00	\$16,416.00	\$16,614.00	\$15,867.00



2023 Taxing Units

Code	Description	Rate
CC041	COWLEY CCC	17.919
CT200	COWLEY COUNTY	43.328
FE050	FIRE DISTRICT 7	5.250
RC465	USD 465 RECREATION	3.990
RL704RN	SCKR LIBRARY	1.161
SB465	USD 465 BOND & INTEREST	4.941
SD465	USD 465 OTHER FUNDS	22.768
SG465	USD 465 GENERAL FUND	20.000
ST100	STATE	1.500
TW030	TISDALE TWP	12.033

No data available for the following modules: Market Land, Dwelling Information, Manufactured Home Information, Commercial Information, Other Building Improvements, Permits, Sketches, Photos, SVQ.

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# Cowley County, KS

## Tax Summary

Tax ID	14923
Tax Year	2024
Name	JARVIS,VIRGINIA M FAMILY TRUST
Property Address	00000 182ND RD, Winfield, KS 67156
Sec-Twp-Rng	34-32-25
Description	S34, T32, R05, ACRES 314.68, W1/2NW1/4 & SW1/4 & W1/2SE1/4 LESS ROW
Parcel ID/Cama	1683400000003000
Parcel Classes	A
Tax Unit	109

## Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Delq
2024	\$14,754	129.379	\$1,908.86	\$0.00	\$1,908.86	\$1,908.86	N
2024	\$14,754	129.379	\$1,908.86	\$0.00	\$1,908.86	\$1,908.86	N
2023	\$16,416	133.888	\$2,197.92	\$0.00	\$2,197.92	\$2,197.92	N
2023	\$16,416	133.888	\$2,197.92	\$0.00	\$2,197.92	\$2,197.92	N
2022	\$16,614	137.105	\$2,277.86	\$0.00	\$2,277.86	\$2,277.86	N
2022	\$16,614	137.105	\$2,277.86	\$0.00	\$2,277.86	\$2,277.86	N
2021	\$15,867	143.720	\$2,280.42	\$0.00	\$2,280.42	\$2,280.42	N
2021	\$15,867	143.720	\$2,280.42	\$0.00	\$2,280.42	\$2,280.42	N
2020	\$15,153	145.344	\$2,202.40	\$0.00	\$2,202.40	\$2,202.40	N
2020	\$15,153	145.344	\$2,202.40	\$0.00	\$2,202.40	\$2,202.40	N
2019		142.696	\$2,110.48	\$0.00	\$2,110.48	\$2,110.48	N
2019		142.696	\$2,110.48	\$0.00	\$2,110.48	\$2,110.48	N
2018		140.637	\$2,018.00	\$0.00	\$2,018.00	\$2,018.00	N
2018		140.637	\$2,018.00	\$0.00	\$2,018.00	\$2,018.00	N
2017		140.780	\$1,855.34	\$0.00	\$1,855.34	\$1,855.34	N
2017		140.780	\$1,855.34	\$0.00	\$1,855.34	\$1,855.34	N
2016	\$11,898	138.093	\$1,643.04	\$0.00	\$1,643.04	\$1,643.04	N
2016	\$11,898	138.093	\$1,643.04	\$0.00	\$1,643.04	\$1,643.04	N
2015		137.224	\$1,465.14	\$0.00	\$1,465.14	\$1,465.14	N
2015		137.224	\$1,465.14	\$0.00	\$1,465.14	\$1,465.14	N
2014		137.372	\$1,346.80	\$0.00	\$1,346.80	\$1,346.80	N
2014		137.372	\$1,346.80	\$0.00	\$1,346.80	\$1,346.80	N

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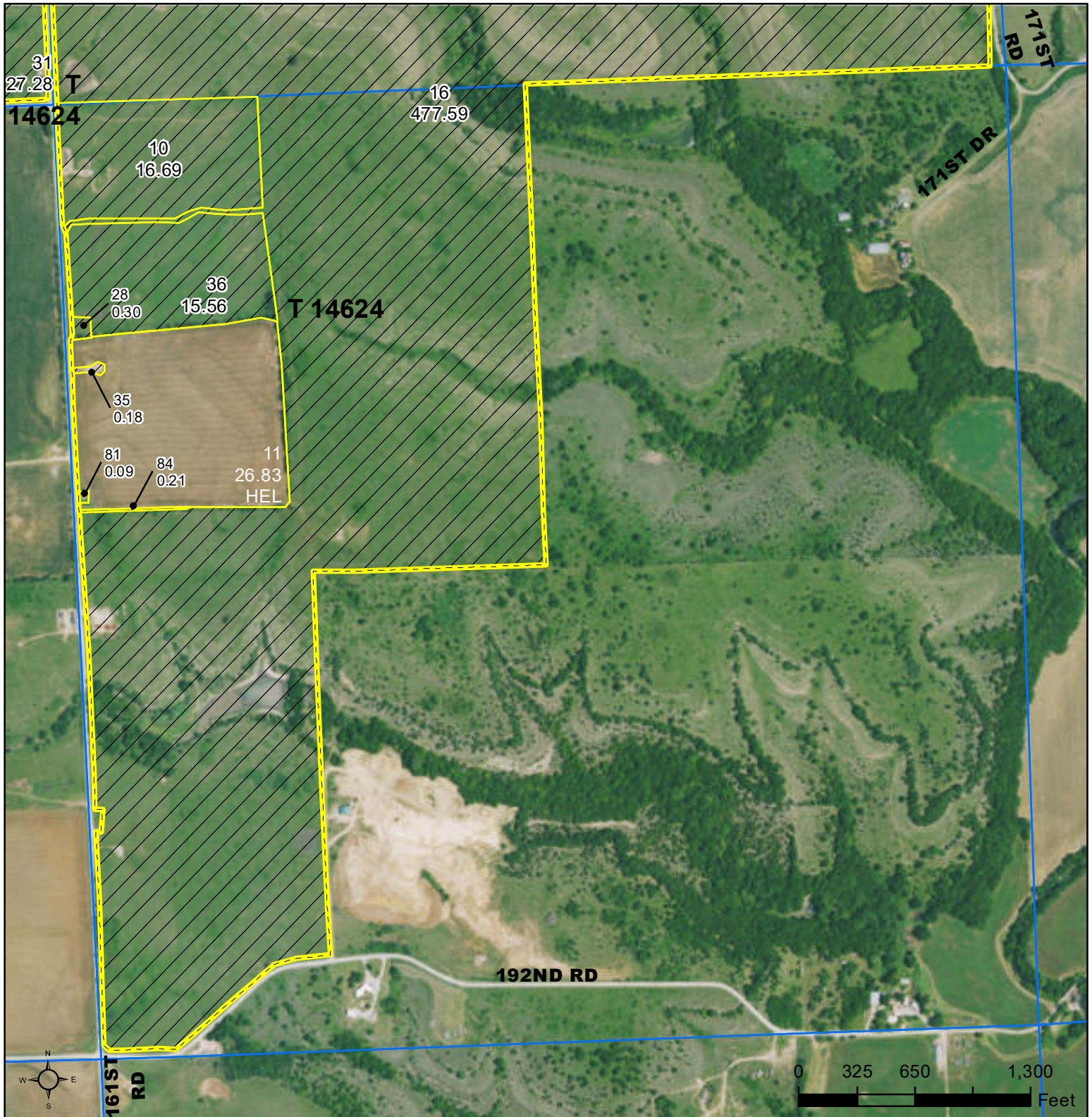
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United States  
Department of  
Agriculture

## Cowley County, Kansas



### Common Land Unit

- Non-Cropland
- Cropland

### Wetland Determination Identifiers

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

- Tract Boundary
- PLSS

### Unless noted on field:

- |                             |                                |
|-----------------------------|--------------------------------|
| 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          |

Tract Cropland Total: 393.37 acres

2025 Program Year

Map Created October 24, 2024

Farm 10035  
Tract 14624

2-33-5

Displayed over 2023 NAIP

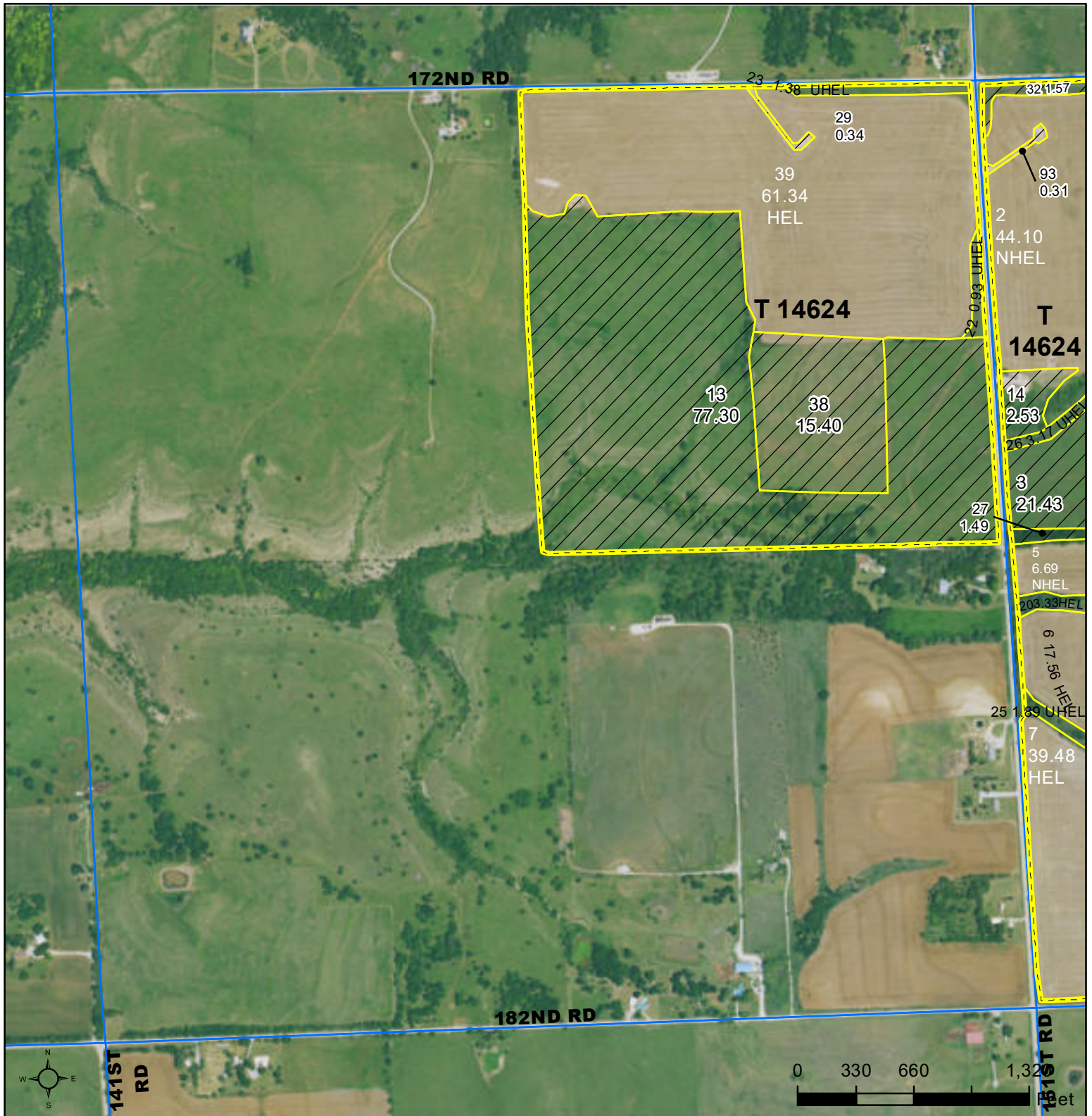
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United States  
Department of  
Agriculture

## Cowley County, Kansas



### Common Land Unit

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| 5/ Grass NAG, NI, GZ        | 10/ Grass NAG, NI, LS          |

2025 Program Year

Map Created October 24, 2024

**Farm 10035**  
**Tract 14624**

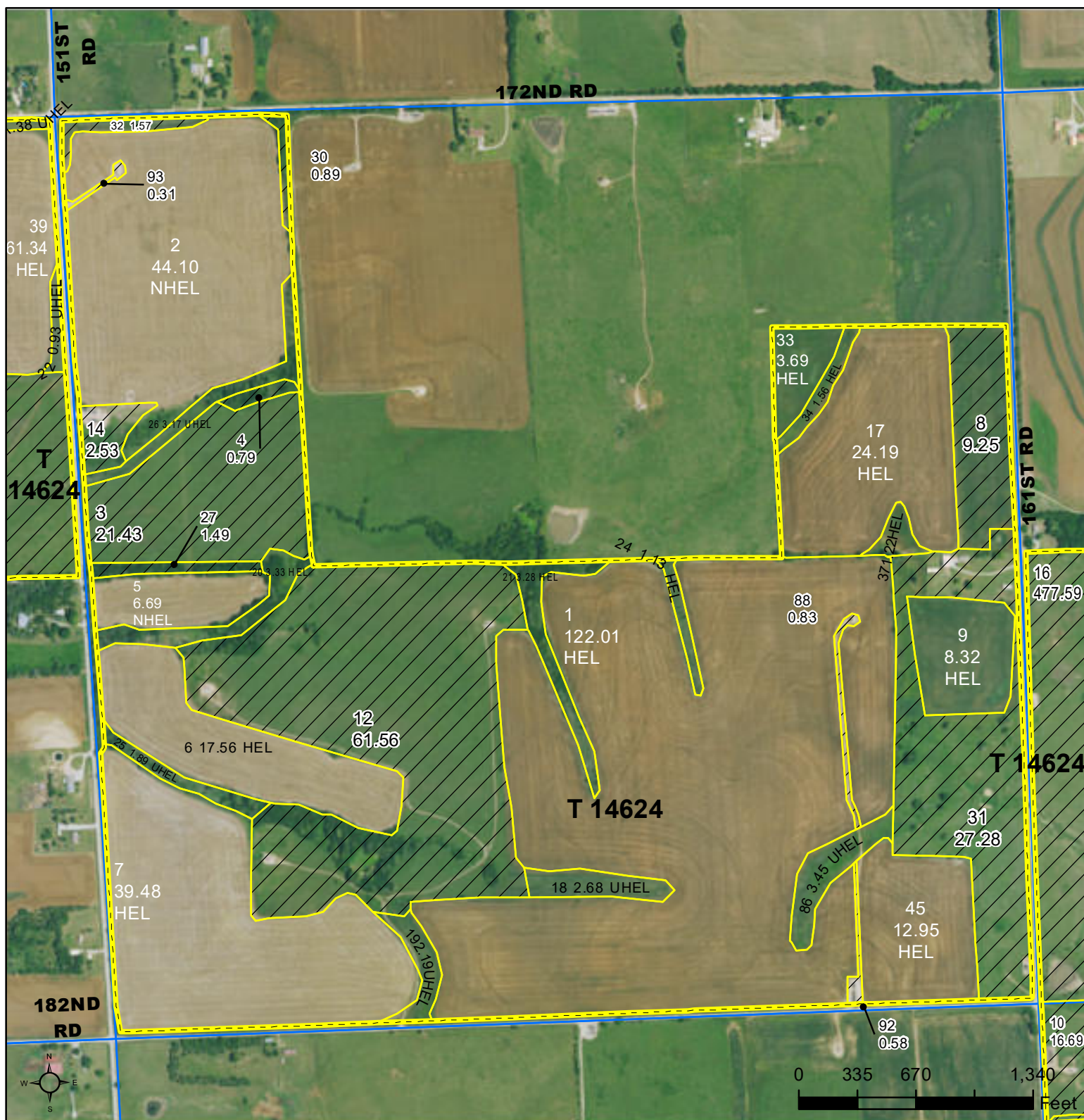
Tract Cropland Total: 393.37 acres

**33-32-5**



Displayed over 2023 NAIP

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**Common Land Unit**  **Tract Boundary**

 Non-Cropland  
 Cropland

### Wetland Determination Identifiers

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

**Unless noted on field:**

- |                             |                                |
|-----------------------------|--------------------------------|
| 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          |

Tract Cropland Total: 393.37 acres

2025 Program Year

Map Created October 24, 2024

Farm 10035

Tract 14624

**34-32-5**

Displayed over 2023 NAIP

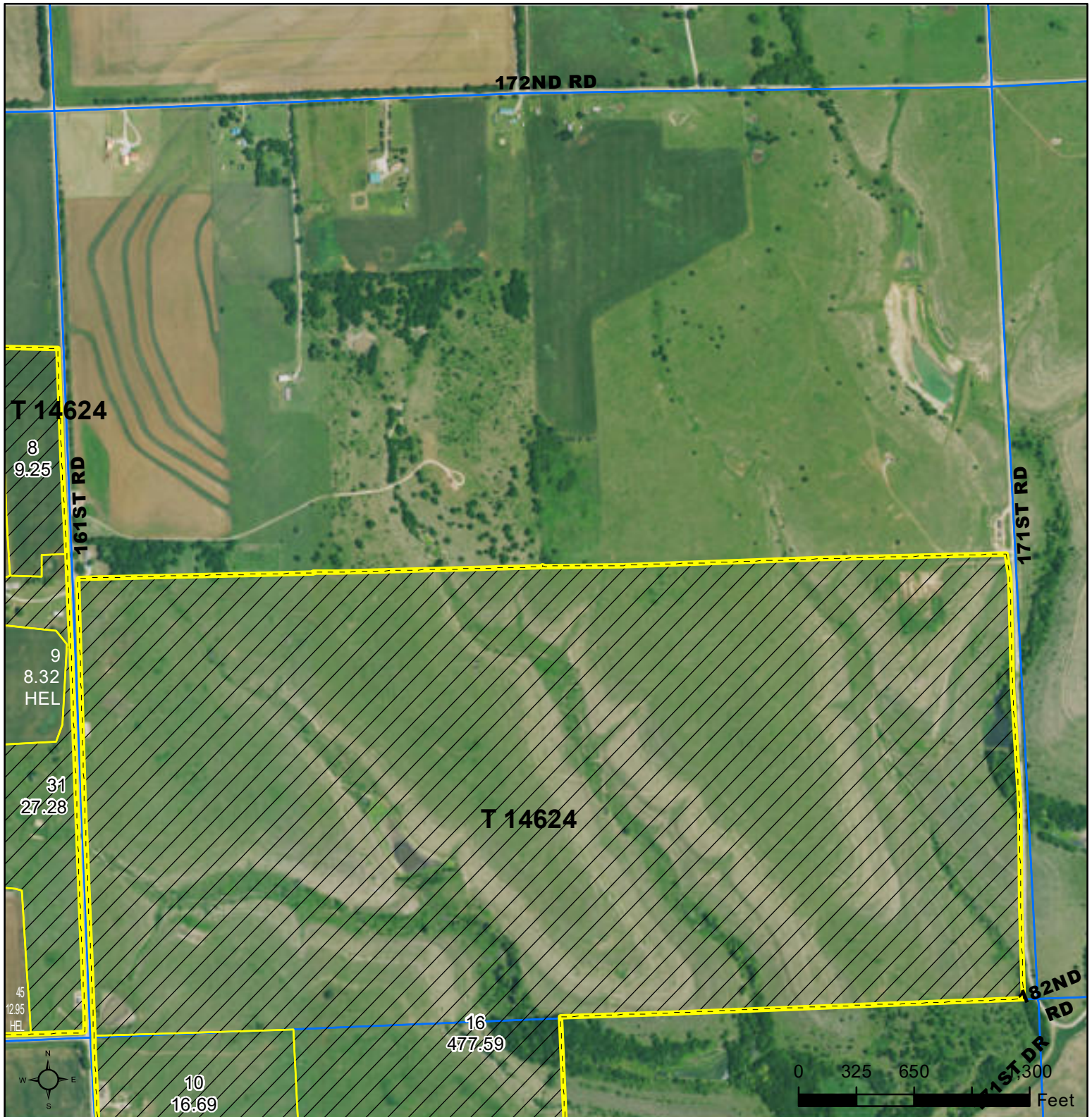
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United States  
Department of  
Agriculture

## Cowley County, Kansas



**Common Land Unit**   PLSS

- Non-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    | 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          |

**Tract Cropland Total: 393.37 acres**

**2025 Program Year**

Map Created October 24, 2024

**Farm 10035**

**Tract 14624**

**35-32-5**

Displayed over 2023 NAIP

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KANSAS  
COWLEY



United States Department of Agriculture  
Farm Service Agency

FARM : 10035

Prepared : 12/16/24 9:22 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

**Operator Name** : PILKINGTON DOZER & FARMS AGRICULTURAL LLC  
**CRP Contract Number(s)** : None  
**Recon ID** : 20-035-2020-99  
**Transferred From** : None  
**ARCPLC G//F Eligibility** : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,125.54	393.37	393.37	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	393.37	6.40			0.00	0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, SORGH

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	164.14	0.00	42	
Grain Sorghum	46.30	0.00	60	
Soybeans	185.26	0.00	28	0
<b>TOTAL</b>	<b>395.70</b>	<b>0.00</b>		

#### NOTES

**Tract Number** : 14624

**Description** :  
**FSA Physical Location** : KANSAS/COWLEY  
**ANSI Physical Location** : KANSAS/COWLEY  
**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** : None  
**Owners** : VIRGINIA M JARVIS IRR TR  
**Other Producers** : REBECCA J LONG  
**Recon ID** : 20-035-2020-98

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,125.54	393.37	393.37	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 14624 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	393.37	6.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	164.14	0.00	42
Grain Sorghum	46.30	0.00	60
Soybeans	185.26	0.00	28
<b>TOTAL</b>	<b>395.70</b>	<b>0.00</b>	

NOTES

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