

LAND SALES



PROFESSIONAL SERVICES

OUR SERVICES:

- VALUATION
- CONSULTATION
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RESULTS REALTY & RESULTS LAND COMPANY

Front Page

308 Acres in
W2 of 7-24-10W
Reno County Kansas

RESULTS REALTY & RESULTS LAND CO

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RESULTS REALTY & RESULTS LAND COMPANY

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RESULTS REALTY & RESULTS LAND COMPANY

Tract Information

308+-Acres in W2 7-24-10W

Reno County Kansas

Seller's mineral interest will pass to new owner-

AcreValue Maps for web soil analysis, flood plain

FSA BASES & YIELDS: Duck pond and appropriated water rights, tillable acres, grass, see attached 156EZE for details

SOIL TYPE: Web Soil Survey Enclosed

This is a very special highly developed tract located in sought after NW Reno County Kansas. This area consistently produces enormous whitetails (Several Documented on this parcel) very flocks of Turkeys. The biggest attraction-this smack in the middle of THE CENTRAL FLYWAY, Quivia is just north and west, some of the best waterfowl hunting in the nation, and this parcel has lots of developed water with a 15 acre foot appropriated water right. This deal has it all-Priced with comparable sales

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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 This listing may be withdrawn and/or modified without notice at any time.

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1 field, 303 acres in Reno County, KS Township/Section 24S 10W — 7

COUNTY AVG (\$/AC.)

N/A

AVG NCCPI

34.9

COUNTY AVG

48.9



Economic Attributes

Reno County is a high tax county.

Physical Attributes

Annual Precipitation: 28.64 inches
Annual GDD: 3,762

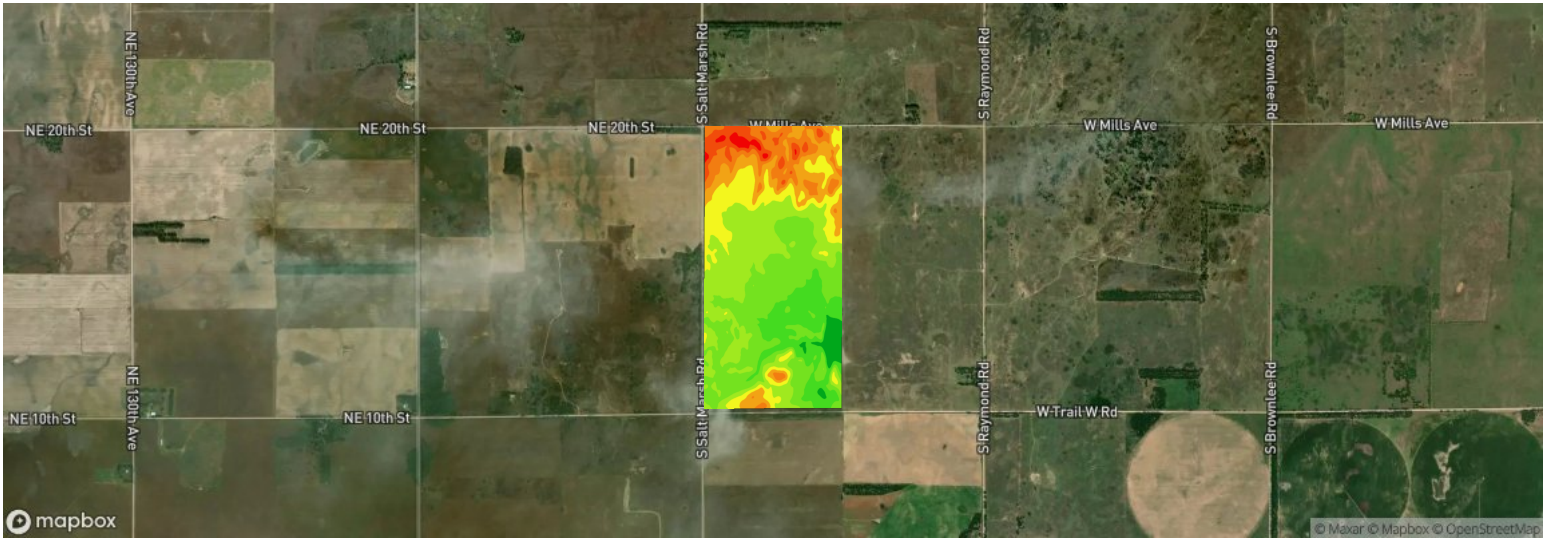
Land Use

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

Field	Acres	Latitude Longitude	Slope	2024 Crops	Avg NCCPI	County Avg (\$/ ac.)
1	303.20	37.97693 -98.46776	3.43%	80% Grass/Pasture, 12% Winter Wheat, 9% Other	34.9	N/A



1 field, 303 acres in Reno County, KS Township/Section 24S 10W — 7



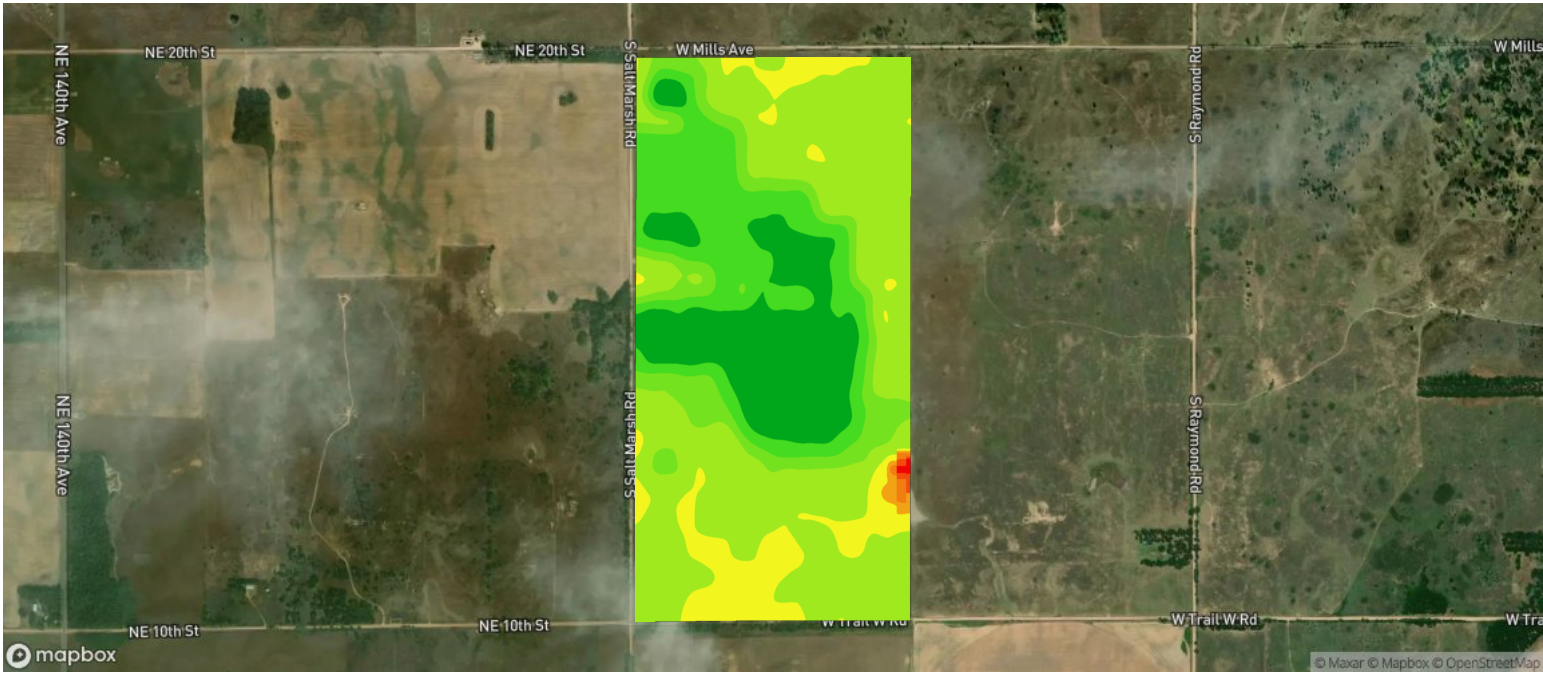
All fields
303 ac.

Avg. Elevation
1,787.76 ft

	Elevation Range	Acres	Percent Area
	1,812.68 ft - 1,818.50 ft	2.94	0.97%
	1,806.87 ft - 1,812.68 ft	11.52	3.8%
	1,801.06 ft - 1,806.87 ft	24.59	8.11%
	1,795.25 ft - 1,801.06 ft	30.84	10.17%
	1,789.44 ft - 1,795.25 ft	38.32	12.64%
	1,783.63 ft - 1,789.44 ft	71.55	23.6%
	1,777.82 ft - 1,783.63 ft	80.26	26.47%
	1,772.01 ft - 1,777.82 ft	35.99	11.87%
	1,766.20 ft - 1,772.01 ft	7.16	2.36%



1 field, 303 acres in Reno County, KS Township/Section 24S 10W — 7



Source: Harmonized Landsat and Sentinel-2

All fields
303 ac.

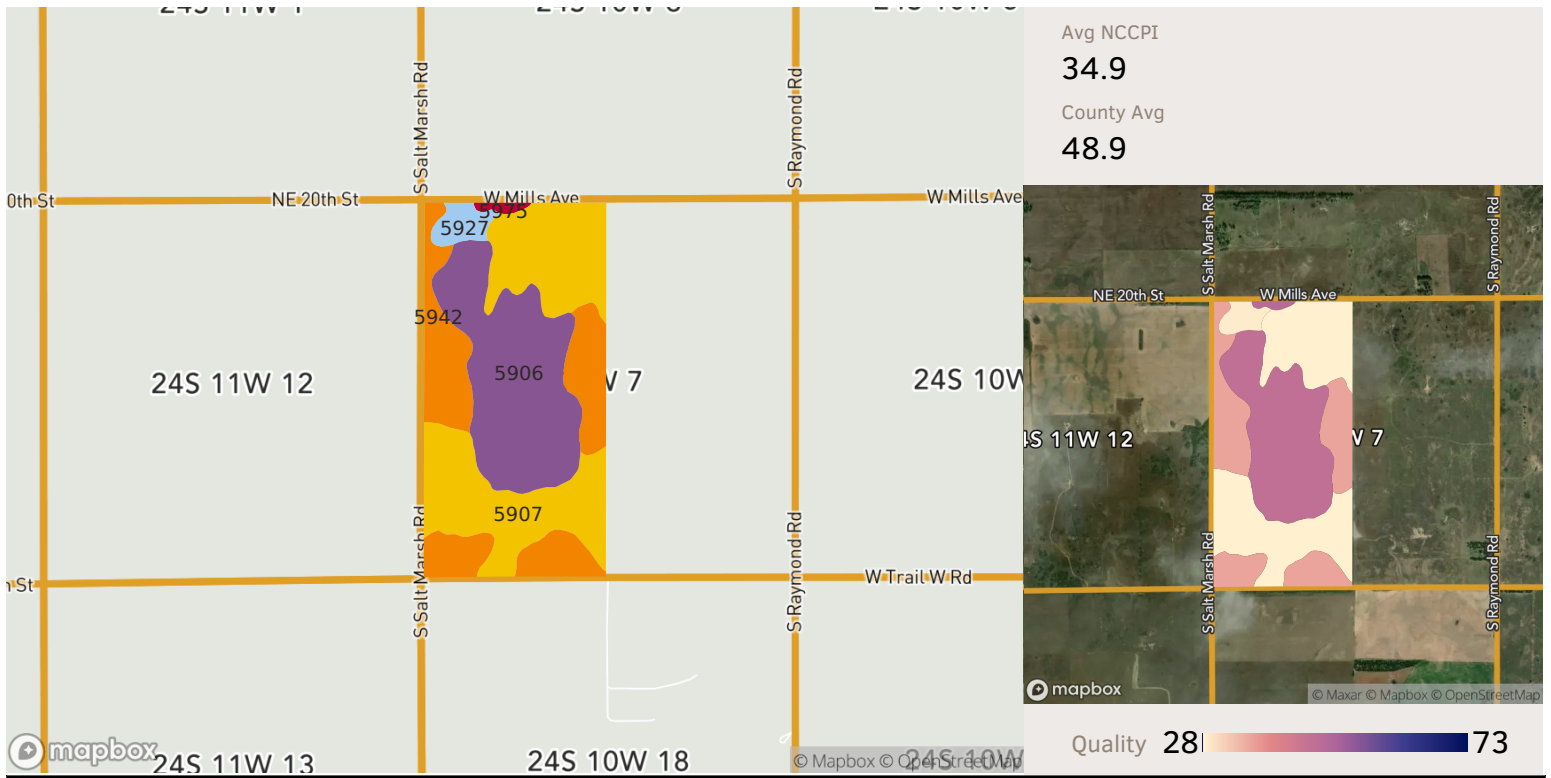
Avg NDVI
43.48

Date
03/10/2026

	NDVI Range	Acres	Percent Area
	-10.97 ft - -2.39 ft	0.27	0.09%
	-2.39 ft - 6.19 ft	0.42	0.14%
	6.19 ft - 14.77 ft	0.70	0.23%
	14.77 ft - 23.35 ft	1.24	0.41%
	23.35 ft - 31.93 ft	31.14	10.27%
	31.93 ft - 40.51 ft	133.10	43.9%
	40.51 ft - 49.09 ft	29.83	9.84%
	49.09 ft - 57.67 ft	53.54	17.66%
	57.67 ft - 66.25 ft	52.91	17.45%



1 field, 303 acres in Reno County, KS Township/Section 24S 10W — 7



Source: NRCS Soil Survey

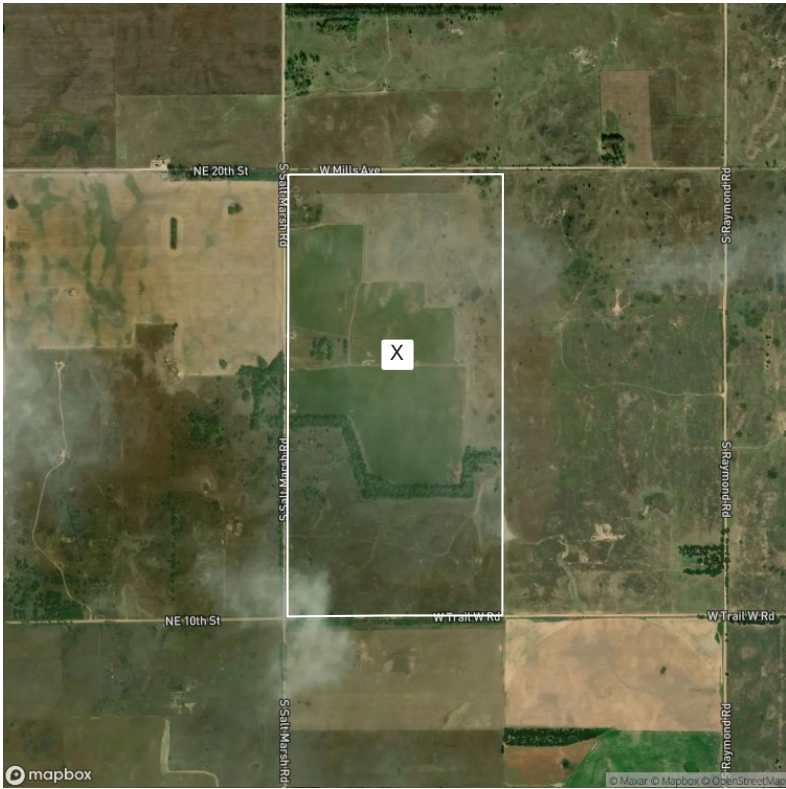
Field 1

303 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI	
5907	Langdon fine sand, 0 to 15 percent slopes	116.86	38.5%	6	24.5	
5906	Hayes-Turon complex, 0 to 5 percent slopes	99.89	32.9%	3	46.5	
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	75.51	24.9%	3	36.0	
5927	Pratt fine sand, 5 to 10 percent slopes	8.82	2.9%	4	28.6	
5975	Turon-Carway complex, 0 to 5 percent slopes	2.12	0.7%	3	48.0	
					303.20	34.9



1 field, 303 acres in Reno County, KS Township/Section 24S 10W — 7



Legend

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) *Zone A, V, A99*
 - With BFE or Depth *Zone AE, AO, AH, VE, AR*
- High flood risk**
 - Floodway Colorado River Floodway, Area of Special Consideration, Density Fringe Area *Zone X*
- 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 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.

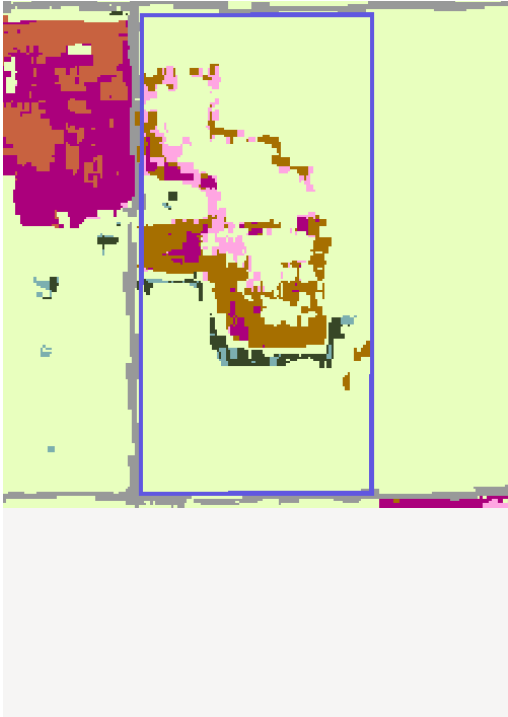
Source: FEMA National Flood Hazard Layer

Field 1
303 ac.

Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field	
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	303.20	100.0%
			303.20		

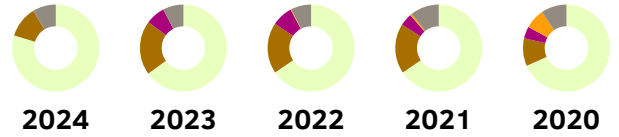


1 field, 303 acres in Reno County, KS Township/Section 24S 10W — 7



Field 1

303 ac.



	2024	2023	2022	2021	2020
Grass/Pasture	79.7%	65.0%	65.5%	65.5%	68.3%
Winter Wheat	11.7%	20.2%	19.0%	18.6%	10.3%
Rye	--	7.2%	7.8%	4.6%	4.4%
Sorghum	--	--	0.3%	0.7%	7.4%
Other	8.7%	7.7%	7.5%	10.7%	9.5%

Source: NASS Cropland Data Layer - All Images from 2024



1 field, 303 acres in Reno County, KS Township/Section 24S 10W — 7

Reno County, KS

Field	Acres	Tax Amount	Assessed Value	Location	Owner (Last Updated)	Owner Address	Legal Description
1	303.20	1,076.79	6,066.00	24S 10W -- 7 APN: 2130700000002000	WILLIS, SCOTT T (02/12/2025)	4007 E 118TH PL, TULSA, OK 74137	SYLVIA TOWNSHIP, S07, T24, R10W, ACRES 303.3, W 1/2 EXC RD R/W





1 field, 303 acres in Reno County, KS Township/Section 24S 10W — 7



Field 1

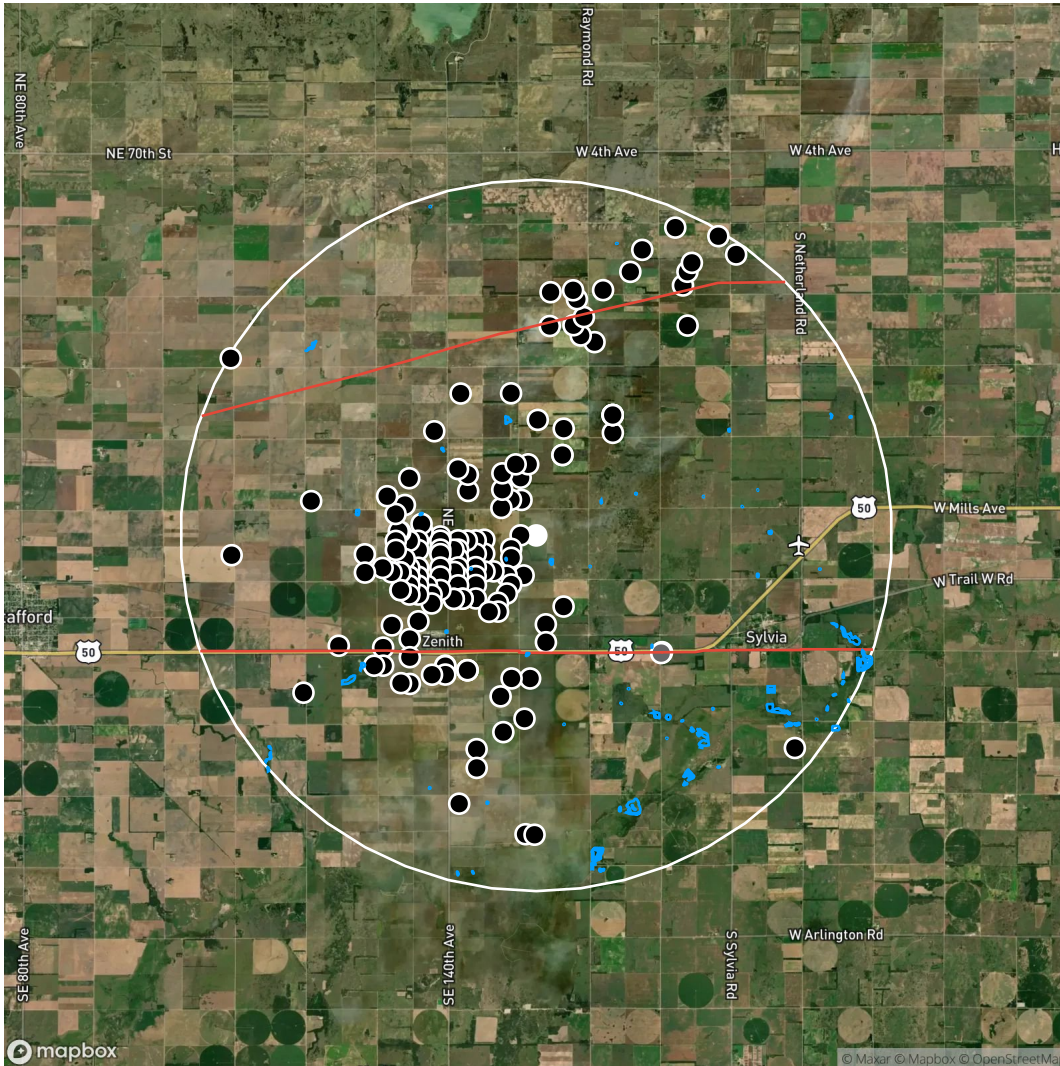
303 ac.

	Local Designation	Easement Name	Acres	Percentage of Field	Duration
<input type="checkbox"/>	n/a	n/a	303.20	100.0%	n/a



1 field, 303 acres in Reno County, KS

Township/Section 24S 10W — 7



Field 1 - 303.20 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)
Substation	2	2.41
Oil/Gas Well	150	0.22
Transmission Line	6	1.64
Water Bodies	90	0.39

Reno County, KS

Summary

Parcel ID 2130700000002000
Quick Ref ID R30221
Property Address S SALT MARSH RD
 SYLVIA, KS 67581
Brief Tax Description SYLVIA TOWNSHIP, S07, T24, R10W, ACRES 303.3, W 1/2 EXC RD R/W
 (Note: Not to be used on legal documents)
Taxing Unit Group 248
Lot Size (SF) N/A
Acreage 303.39
Property Class Agricultural Use
Zoning N/A
Lot Block Subdivision --- SYLVIA TOWNSHIP
S-T-R 07-24-10W
Deed Book & Page 608 - 424; 636 - 410; 702 - 387;
Neighborhood 801

Owner

Primary Owner
 Willis, Scott T
 2894 S Utica Ave
 Tulsa, OK 74114

Ag Acreage

Details:									Summary:	
Ag Type	Ag Acres	Ag Soil	Non-irrigated Base Rate	Non-irrigated Adjusted Rate	Irrigated Base Rate	Irrigated Adjusted Rate	Total Value	Dry Land Acres	Irrigated Acres	
DR	84.18	5906	134	134	0	0	11280	121.99		
DR	5.77	5907	10	10	0	0	60		181.40	
DR	3.38	5927	10	10	0	0	30			
DR	25.44	5942	48	48	0	0	1220		303.39	
DR	2.17	5975	24	24	0	0	50		17270.00	
DR	1.05	WST	10	10	0	0	10			
NG	15.77	5906	31	31	0	0	490			
NG	111.09	5907	22	22	0	0	2440			
NG	5.47	5927	31	31	0	0	170			
NG	49.07	5942	31	31	0	0	1520			

Valuation

2026 Appraised Value				2025 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$17,270	\$0	\$17,270	A	\$18,120	\$0	\$18,120
Total	\$17,270	\$0	\$17,270	Total	\$18,120	\$0	\$18,120

Historical Valuations

2024 Appraised Value				2023 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$20,220	\$0	\$20,220	A	\$24,060	\$0	\$24,060
Total	\$20,220	\$0	\$20,220	Total	\$24,060	\$0	\$24,060

Historical Valuations (Cont)

2022 Appraised Value			
Class	Land	Building	Total
A	\$25,970	\$0	\$25,970
Total	\$25,970	\$0	\$25,970

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

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 Last Data Upload: 3/26/2026, 8:00:37 PM

Contact Us



Reno County, KS

Summary

Tax ID WILL01010
Tax Year 2025
Name WILLIS, SCOTT T
Property Address 00000 S SALT MARSH
Sec-Twp-Rng 7--24-10
Description
Parcel ID/Cama 213070000002000
Parcel Classes RL
Tax Unit 248

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIQ
2025	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2025	\$0	0.000	\$0.00	\$0.00	\$913.32	\$913.32	N
2024	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2024	\$0	0.000	\$0.00	\$0.00	\$1,061.62	\$1,061.62	N
2023	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2023	\$0	0.000	\$0.00	\$0.00	\$1,209.38	\$1,209.38	N
2022	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2022	\$0	0.000	\$0.00	\$0.00	\$1,319.24	\$1,319.24	N
2021	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2021	\$0	0.000	\$0.00	\$0.00	\$1,324.70	\$1,324.70	N
2020	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2020	\$0	0.000	\$0.00	\$0.00	\$1,263.18	\$1,263.18	N
2019	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2019	\$0	0.000	\$0.00	\$0.00	\$1,253.62	\$1,253.62	N
2018	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2018	\$0	0.000	\$0.00	\$0.00	\$1,275.28	\$1,275.28	N
2017	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2017	\$0	0.000	\$0.00	\$0.00	\$1,222.96	\$1,222.96	N
2016	\$0	0.000	\$0.00	\$0.00	\$15.17	\$15.17	N
2016	\$0	0.000	\$0.00	\$0.00	\$1,079.74	\$1,079.74	N
2015	\$0	0.000	\$0.00	\$0.00	\$15.15	\$15.15	N
2015	\$0	0.000	\$0.00	\$0.00	\$953.34	\$953.34	N
2014	\$0	0.000	\$0.00	\$0.00	\$15.15	\$15.15	N
2014	\$0	0.000	\$0.00	\$0.00	\$854.42	\$854.42	N
2013	\$0	0.000	\$0.00	\$0.00	\$15.15	\$15.15	N
2013	\$0	0.000	\$0.00	\$0.00	\$763.54	\$763.54	N
2012	\$0	0.000	\$0.00	\$0.00	\$15.15	\$15.15	N
2012	\$0	0.000	\$0.00	\$0.00	\$741.60	\$741.60	N
2011	\$0	0.000	\$0.00	\$0.00	\$15.15	\$15.15	N
2011	\$0	0.000	\$0.00	\$0.00	\$773.80	\$773.80	N
2010	\$0	0.000	\$0.00	\$0.00	\$15.15	\$15.15	N
2010	\$0	0.000	\$0.00	\$0.00	\$842.06	\$842.06	N
2009	\$0	0.000	\$0.00	\$0.00	\$900.83	\$900.83	N
2009	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
2008	\$0	0.000	\$0.00	\$0.00	\$953.33	\$953.33	N
2008	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
2007	\$0	0.000	\$0.00	\$0.00	\$966.25	\$966.25	N
2007	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
2006	\$0	0.000	\$0.00	\$0.00	\$1,036.87	\$1,036.87	N
2006	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
2005	\$0	0.000	\$0.00	\$0.00	\$1,010.53	\$1,010.53	N
2005	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
2004	\$0	0.000	\$0.00	\$0.00	\$971.91	\$971.91	N
2004	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
2003	\$0	0.000	\$0.00	\$0.00	\$877.95	\$877.95	N
2003	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
2002	\$0	0.000	\$0.00	\$0.00	\$910.77	\$910.77	N
2002	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
2001	\$0	0.000	\$0.00	\$0.00	\$830.63	\$830.63	N
2001	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
2000	\$0	0.000	\$0.00	\$0.00	\$830.17	\$830.17	N
2000	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dtq
1999	\$0	0.000	\$0.00	\$0.00	\$763.91	\$763.91	N
1999	\$0	0.000	\$0.00	\$7.57	\$15.15	\$15.15	N
1998	\$0	0.000	\$0.00	\$0.00	\$728.16	\$728.16	N
1998	\$0	0.000	\$0.00	\$6.82	\$13.64	\$13.64	N
1997	\$0	0.000	\$0.00	\$0.00	\$771.04	\$771.04	N
1997	\$0	0.000	\$0.00	\$6.08	\$12.16	\$12.16	N

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Developed by



Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

Operator Name : SANDHILLS LAND AND LIVESTOCK INC
CRP Contract Number(s) : None
Recon ID : 20-185-2012-31
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
386.50	227.51	227.51	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	227.51		0.00		0.00	0.00	0.00	0.00

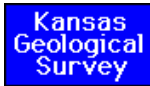
Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	181.00	0.00	42	0
TOTAL	181.00	0.00		

NOTES

Tract Number : 1794
Description : RENO CO W/2 7-24-10
FSA Physical Location : KANSAS/RENO
ANSI Physical Location : KANSAS/RENO
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SCOT T WILLIS
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
307.80	148.81	148.81	0.00	0.00	0.00	0.00	0.0



WIMAS Water Right Information Sheet

Water Right Information represents conditions as of 03/22/2026.

Information shown on this page depends on a water right's selected **Type(s) of Use** and point of diversion, **PD(s)**. If there are multiple uses and/or multiple points of diversion, the page will update details, quantity and rate, and reported water use depending on which entry is selected from those list boxes.

Because water rights can overlap both in points of diversion and places of use (which in turn can affect the authorized quantities and rate) AND water usage is often aggregated into a single report, **you cannot determine if a water right has reported more water use than authorized from this page only.**

Water Right			
Water Right: <input type="text" value="51216 - 00"/>	1 Type(s) of Use: <input type="text" value="REC"/>	1 PD(s): <input type="text" value="7-24S-10W 1"/>	Google Location Map
WWC5 Links:	None	WIZARD Link:	None
Water Right Details			
Source: <input type="text" value="G"/>	Right Type: <input type="text" value="A"/>	Total Acres Authorized: <input type="text"/>	Net Acres Authorized: <input type="text" value="0"/>
Water Right Status: <input type="text" value="KE"/>		Place(s) of Use: <input type="text" value="7-24S-10W 1 (active)"/>	
Priority Date: <input type="text" value="03/27/2024"/>	Action Trail: <input type="text" value="03/27/2024- PENDING INITIAL REVIEW"/>		
Point of Diversion Details			
Pd Active: <input type="text" value="1"/>	Feet North: <input type="text" value="1690"/>	Feet West: <input type="text" value="2700"/>	Qualifiers: <input type="text" value="SE NE SW"/>
County: <input type="text" value="RENO"/>		GMD Num: <input type="text" value="5"/>	Number of Wells: <input type="text"/>
Subbasin: <input type="text" value="N F NINNESCAH RIVER"/>		Stream Number: <input type="text"/>	
Special Use Area(s): <input type="text"/>	Comment: <input type="text"/>		
Authorized Quantity & Rate			
Quantity Stored By: <input type="text" value="Water Right"/>	Authorized Quantity (AF): <input type="text" value="15"/>	Net Quantity (AF): <input type="text" value="15"/>	
Rate Stored By: <input type="text" value="Water Right"/>	Authorized Rate (GPM): <input type="text" value="99"/>	Net Rate (GPM): <input type="text" value="99"/>	
Reported Water Use			<input type="button" value="Graph Water Use History"/>
Water Use Year(s): <input type="text"/>	Total Water Used (AF): <input type="text"/>	Acres Irrigated: <input type="text"/>	
Water Use Reported on Right Num: <input type="text"/>	Reel Number: <input type="text"/>	Blip Number: <input type="text"/>	
Metered Quantity: <input type="text"/>	Meter Unit: <input type="text"/>	Depth to Water: <input type="text"/>	Depth of Well: <input type="text"/>
Beginning Meter Reading: <input type="text"/>	Ending Meter Reading: <input type="text"/>		
System Type: <input type="text"/>	Hours Pumped: <input type="text"/>	Pump Rate: <input type="text"/>	Date of Measurement: <input type="text"/>
Date Report Received: <input type="text"/>	Chemigation Indicator: <input type="text"/>	Water Use Code: <input type="text"/>	Crop Code: <input type="text"/>
Current Water Use Correspondent(s): <input type="text" value="SCOT WILLIS"/>			
<input type="button" value="Print ASCII Report"/>			
WIMAS520260327151800610.txt			



[Disclaimer](#)

For information on the WRIS/WIMAS database or water right related questions, please contact the KDA-DWR at 785-564-6640. For web page or internet based comments, please contact webadmin@kgs.ku.edu. WIMAS data updated weekly.

