

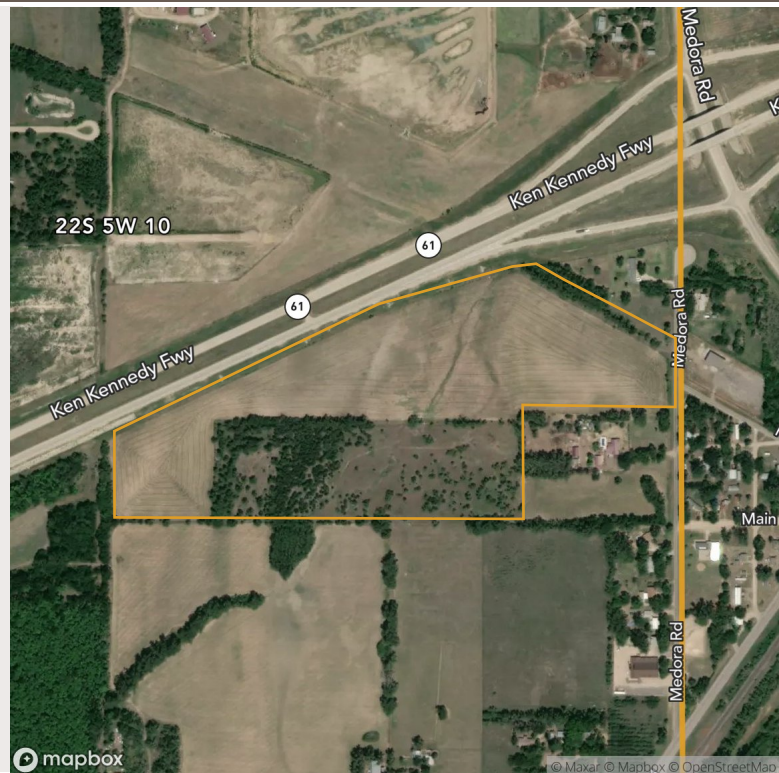


1 field, 44 acres in Reno County, KS TOWNSHIP/SECTION 22S 5W - 10

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI	COUNTY AVG
44.2	47.7



ECONOMIC ATTRIBUTES

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

PHYSICAL ATTRIBUTES

Annual Precipitation: 31.15 inches
Annual GDD: 3803

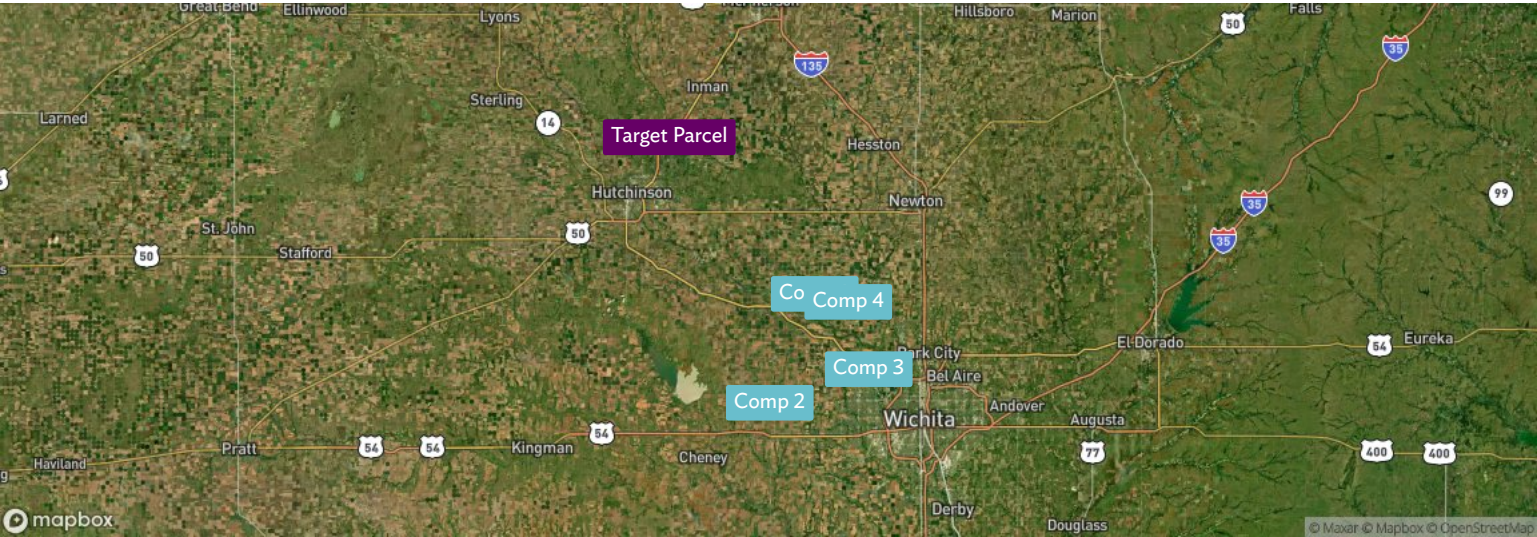
LAND USE

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

FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
all	44.09	38.14984 -97.85332	1.50%	38% Grass/Pasture, 24% Soybeans, 15% Winter Wheat, 8% Sorghum, 8% Forest, 7% Other, 0% Fallow	44.2	\$883	N/A



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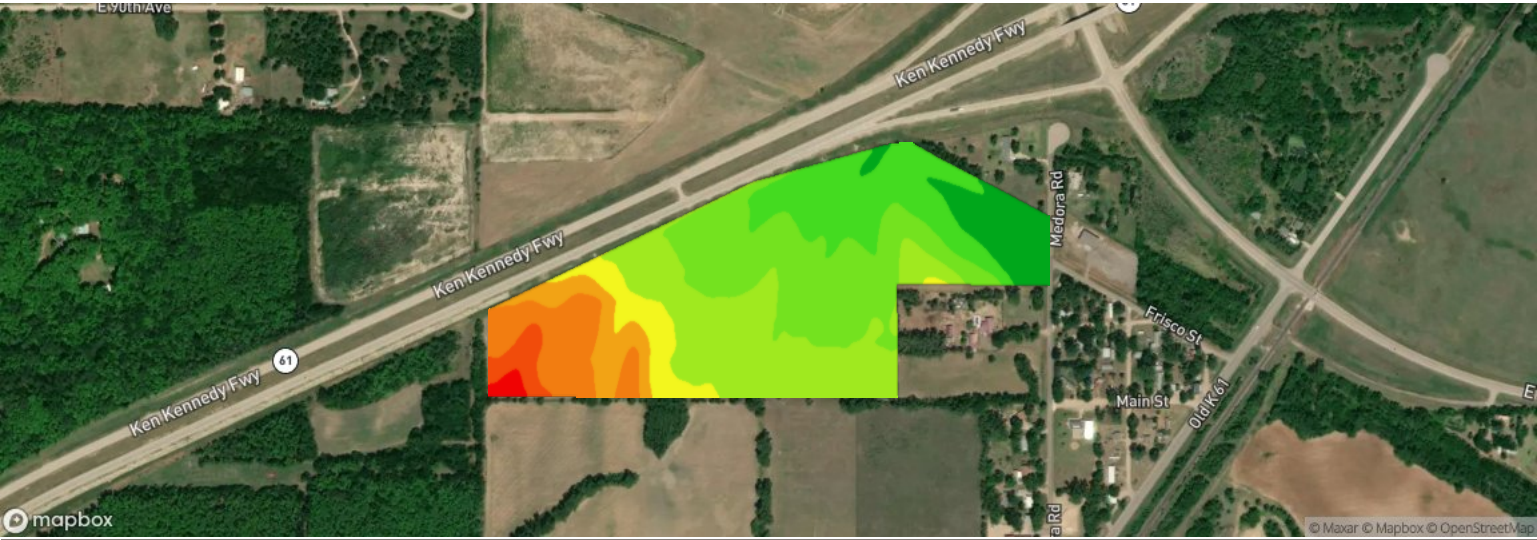
	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Sedgwick, KS	Sedgwick, KS	Sedgwick, KS	Sedgwick, KS		Reno, KS
SALE PRICE	\$53,125	\$718,750	\$472,211	\$395,000	\$389,931	
\$/AC. PRICE	\$10,503/ac.	\$143,995/ac.	\$1,980,217/ac.	\$46,982/ac.	\$87,674/ac.	
SALE DATE	04/12/24	06/10/24	05/29/24	10/18/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Mortgage	Mortgage	Mortgage		
DISTANCE (MI)	23.99	31.91	34.37	27.30	29.39	
ACRES	5.06	4.99	0.24	8.41	4.67	44.09
TOP CROP	None	None	None	Grass/Pasture		Grass/Pasture
NCCPI	57.3	63.8	76.0	59.4	60.2	44.2
\$/NCCPI	\$183	\$2,257	\$26,055	\$792	\$1,341	
TILLABLE %	22.9%	35.9%	51.2%	26.0%	28.1%	51.6%

* Estimated Price Per Acre from AcreValue model.





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All fields

44 ac.

Avg. Elevation

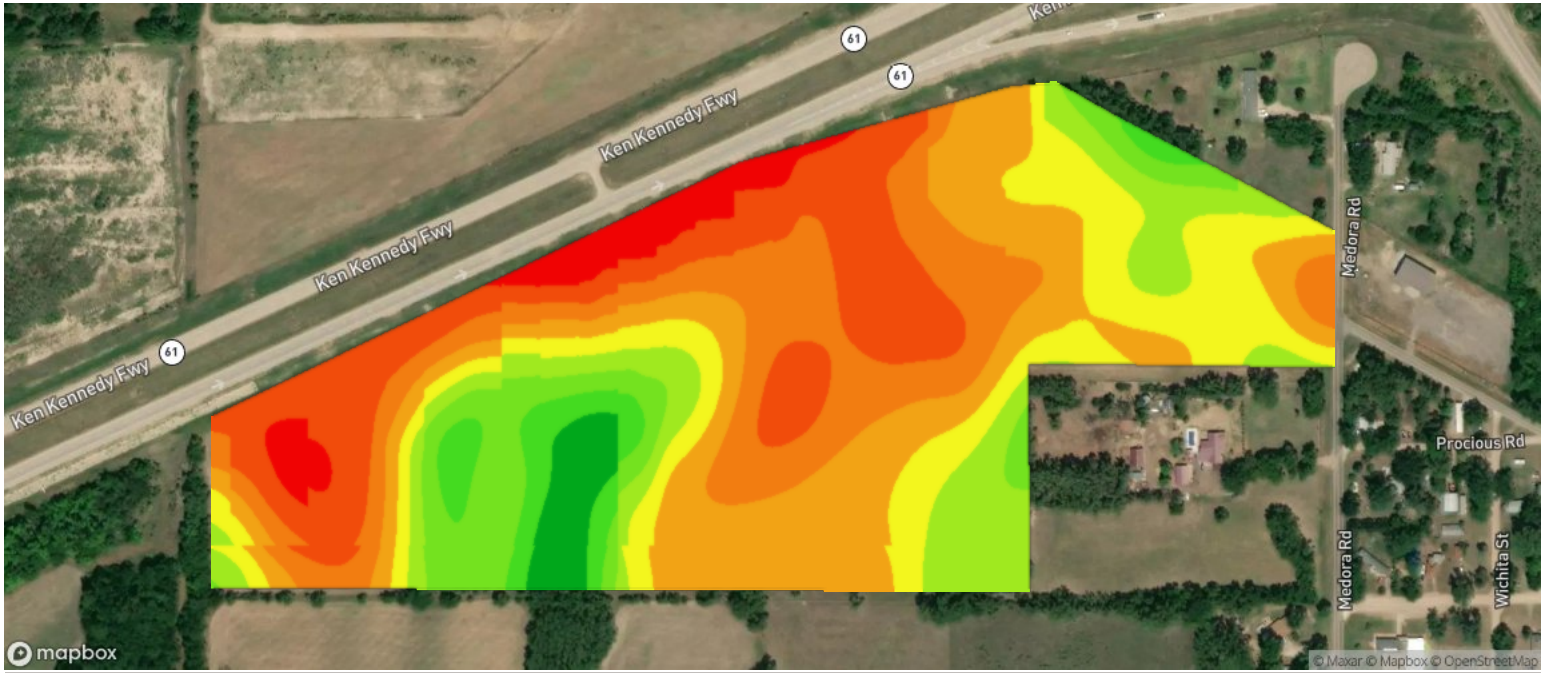
1,492.16 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,503.15 ft - 1,505.45 ft	0.36	0.81%
	1,500.84 ft - 1,503.15 ft	1.05	2.39%
	1,498.53 ft - 1,500.84 ft	3.98	9.03%
	1,496.23 ft - 1,498.53 ft	2.50	5.66%
	1,493.92 ft - 1,496.23 ft	2.62	5.94%
	1,491.62 ft - 1,493.92 ft	11.40	25.86%
	1,489.31 ft - 1,491.62 ft	11.32	25.68%
	1,487.01 ft - 1,489.31 ft	7.33	16.62%
	1,484.70 ft - 1,487.01 ft	3.53	8.01%



1 field, 44 acres in Reno County, KS

TOWNSHIP/SECTION 22S 5W - 10



Source: Harmonized Landsat and Sentinel-2

All fields










Avg. NDVI

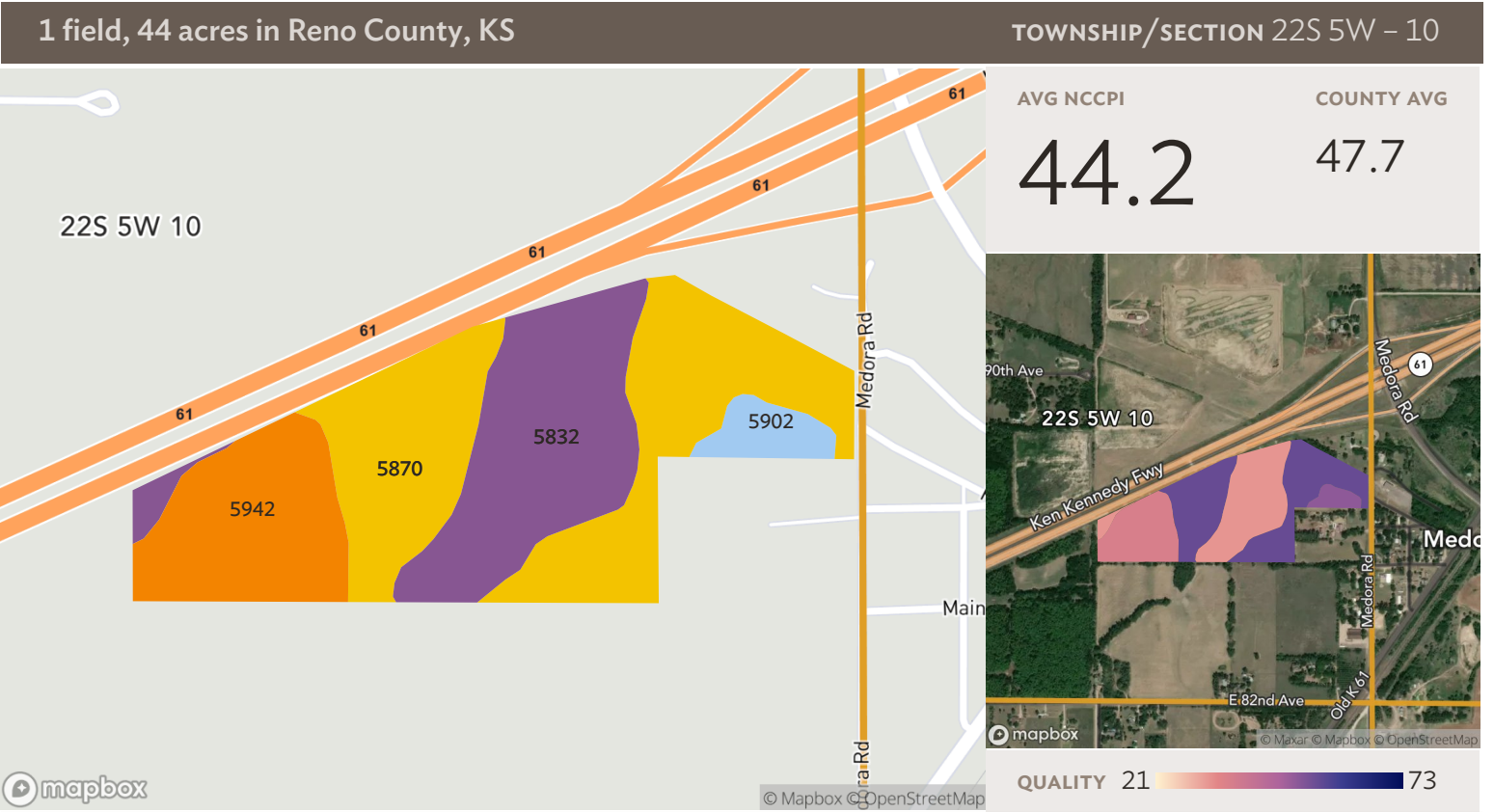
Date

44 ac.

53.55

06/25/2024

	NDVI RANGE	ACRES	PERCENT AREA
	38.52 - 42.52	1.91	4.33%
	42.52 - 46.52	7.45	16.91%
	46.52 - 50.51	7.42	16.82%
	50.51 - 54.51	9.24	20.96%
	54.51 - 58.50	6.92	15.7%
	58.50 - 62.50	4.93	11.18%
	62.50 - 66.49	3.27	7.42%
	66.49 - 70.49	1.73	3.93%
	70.49 - 74.49	1.21	2.75%



Source: NRCS Soil Survey

All fields

44 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5870	Carway and Carbika soils, 0 to 1 percent slopes	19.99	45.3%	2	55.0
5832	Punkin-Taver complex, 0 to 1 percent slopes	13.24	30.0%	3	32.1
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	9.00	20.4%	3	36.5
5902	Hayes fine sandy loam, 1 to 5 percent slopes	1.86	4.2%	3	50.5
					44.2



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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
 - 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

44 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	44.09	100.0%
			44.09	

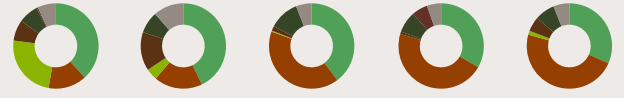


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All fields

44 ac.



	2022	2021	2020	2019	2018
Grass/Pasture	38.2%	42.8%	39.8%	33.2%	31.6%
Winter Wheat	14.6%	18.3%	40.7%	46.3%	47.6%
Soybeans	24.3%	4.4%	0.4%	-	1.5%
Sorghum	7.9%	14.7%	1.8%	0.9%	5.5%
Forest	7.5%	8.2%	11.4%	8.1%	7.6%
Fallow	0.5%	-	-	6.0%	-
Other	7.0%	11.5%	5.9%	5.4%	6.1%


Source: NASS Cropland Data Layer



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TOWNSHIP/SECTION 22S 5W - 10

Reno County, KS

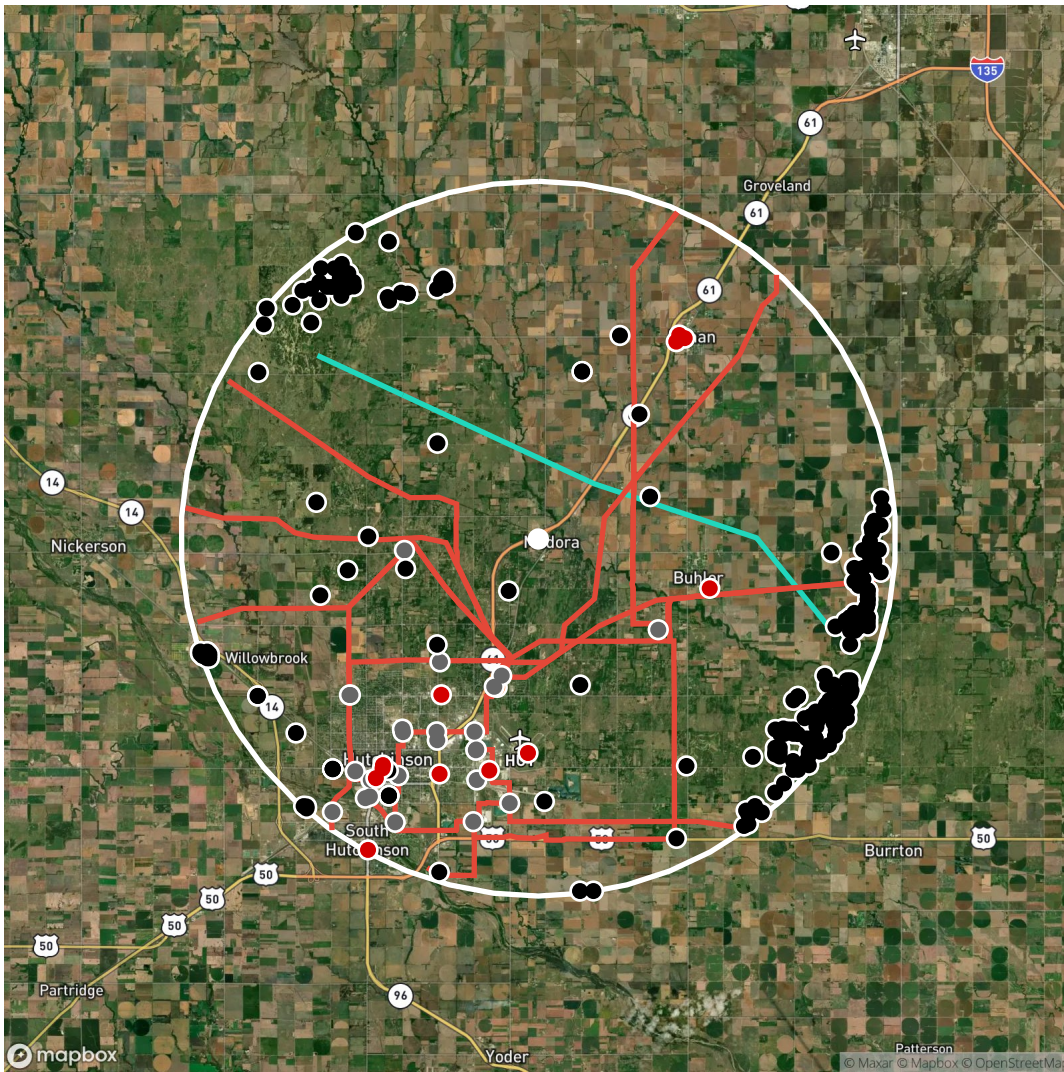
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	44.09	176.32	1,125.00	22S 5W - 10 APN: 0221000006001000	SCHRATER, GERALD D & JUDY (09/30/2021)	201 N MILES AVE, VALLEY CENTER, KS 67147	MEDORA TOWNSHIP, S10, T22, R05W, ACRES 44.1, N/2 SE/4 EXC N & E OF ABANDON RR R/W & EXC N & W OF K61 HWY & EXC TR BEG SE COR N/2 SE/4 TH N 511.38FT TH NW 730.92FT TH SE 511.58FT TH E 715.86FT TO POB LESS RD & HWY R/W





1 field, 44 acres in Reno County, KS

TOWNSHIP/SECTION 22S 5W - 10



Field 1 - 44.09 acres

Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	1	4.31
Substation	25	3.76
Oil/Gas Well	219	1.68
Oil Pipeline	4	2.06
Transmission Line	47	1.77
Remediation Sites	12	5.0