



RESULTS REALTY & RESULTS LAND COMPANY

Front Page

75+- Acres in
S2NE4 20-22-09W
Reno County Kansas

RESULTS REALTY & RESULTS LAND CO

Limited Liability Company





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Tract Information

Parcel:75+-Acres in S2NE4 20-22-09W Reno County Kansas, Sellers mineral interest passes to new owner, This parcel has great visibility from Langdon Road, tillable, grass and timber great access for new home build site. Site also has tremendous timber in the back, Walnut trees, deer, turkey, quail and pheasant

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

SOIL TYPE: Web Soil Survey Enclosed

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Notice To Buyer

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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.

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See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DEREK ALAN ZONGKER
CRP Contract Number(s) : 3046
Recon ID : 20-155-2010-111
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
193.48	128.07	128.07	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	100.78		0.60		27.29	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	33.16	7.30	30	
Soybeans	66.34	0.00	29	
TOTAL	99.50	7.30		

NOTES

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Tract Number : 32388

Description : S 77.0 AC IN NE4 20-22-9
FSA Physical Location : KANSAS/RENO
ANSI Physical Location : KANSAS/RENO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : TERRY REU
Other Producers : None
Recon ID : 20-155-2010-109

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.85	55.32	55.32	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 32388 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	55.32	0.60	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	18.64	0.00	30
Soybeans	37.28	0.00	29
TOTAL	55.92	0.00	

NOTES

Tract Number : 32389

Description : NE 1/4 1-24-10
FSA Physical Location : KANSAS/RENO
ANSI Physical Location : KANSAS/RENO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : TERRY REU
Other Producers : None
Recon ID : 20-155-2010-110

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.63	72.75	72.75	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	45.46	0.00	27.29	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	14.52	7.30	30
Soybeans	29.06	0.00	29
TOTAL	43.58	7.30	

NOTES

KANSAS
RENO
Form: FSA-156EZ



FARM : 13815
Prepared : 7/23/24 4:27 PM CST
Crop Year : 2024

Abbreviated 156 Farm Record

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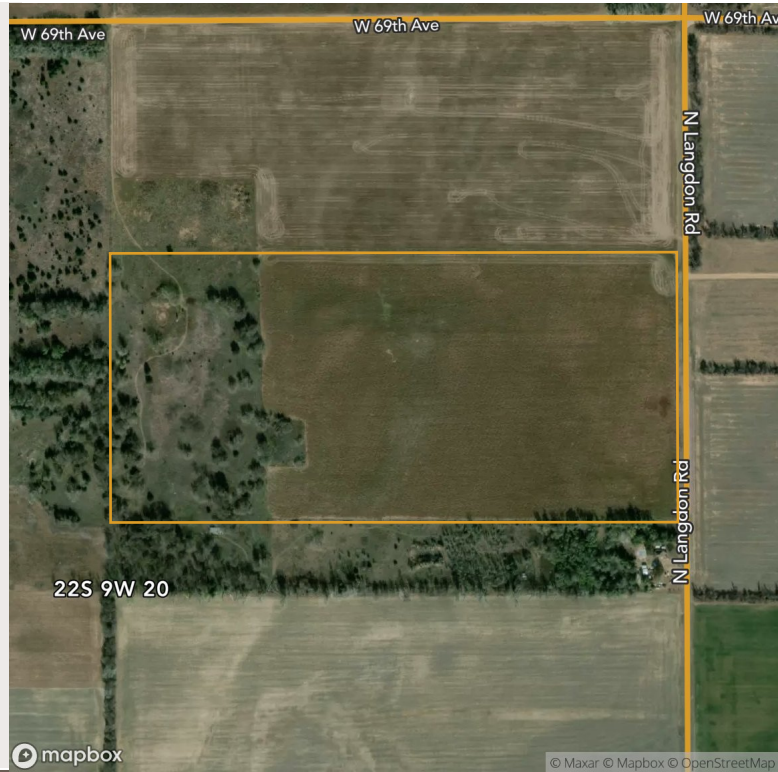


1 field, 75 acres in Reno County, KS TOWNSHIP/SECTION 22S 9W – 20

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI	COUNTY AVG
47.0	47.7



ECONOMIC ATTRIBUTES

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

PHYSICAL ATTRIBUTES

Annual Precipitation: 29.01 inches
Annual GDD: 3742

LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
all		74.83	38.12530 -98.33063	2.68%	48% Rye, 28% Grass/Pasture, 22% Winter Wheat, 2% Other	47.0	\$1,500	N/A



1 field, 75 acres in Reno County, KS TOWNSHIP/SECTION 22S 9W – 20



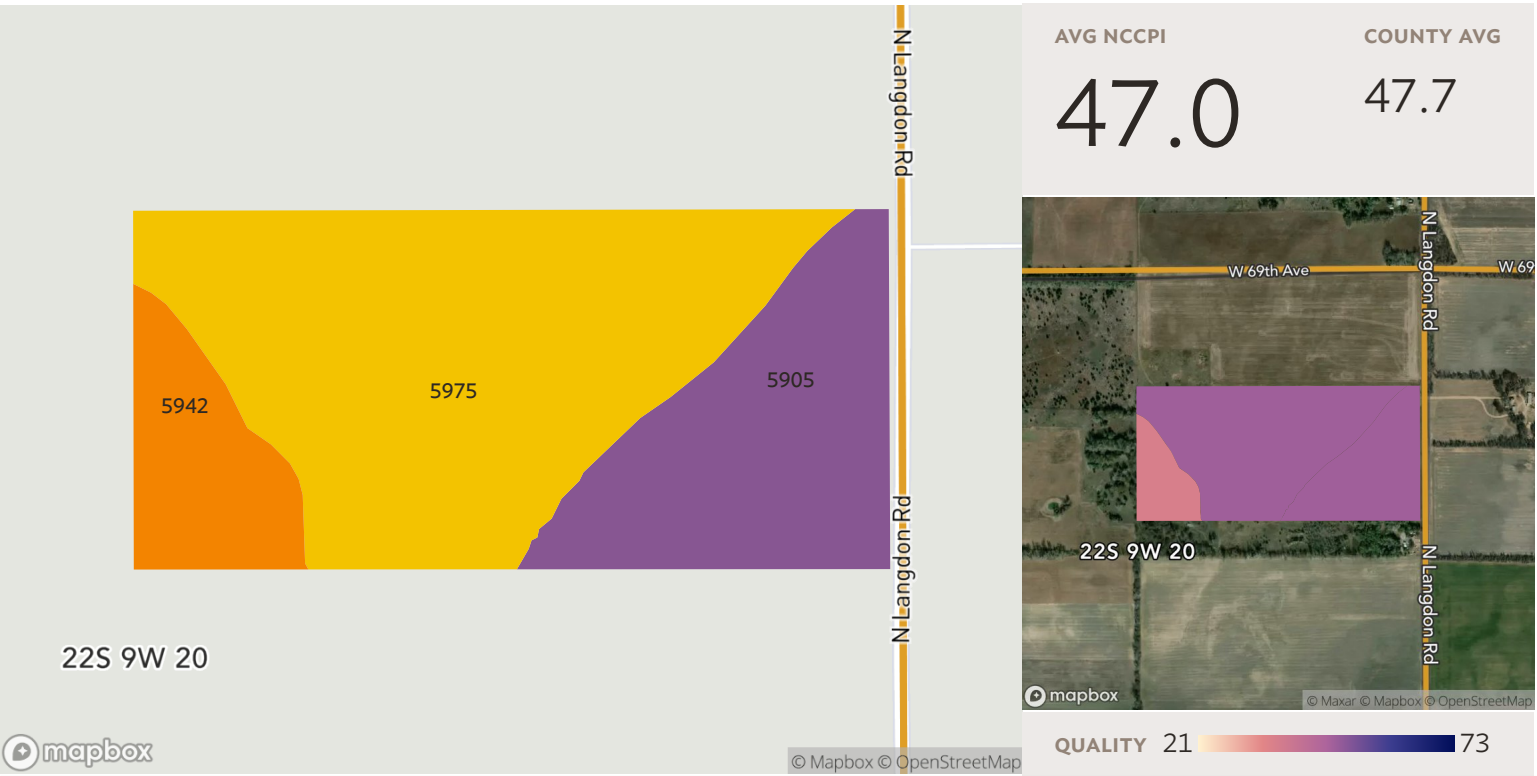
	COMP 1	COMP 2	COMP 3 ✓	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Sedgwick, KS	Sedgwick, KS	Stafford, KS	Sedgwick, KS		Reno, KS
SALE PRICE	\$487,500	\$65,000	\$184,000	\$212,500	\$230,345	
\$/AC. PRICE	\$6,947/ac.	\$824/ac.	\$2,355/ac.	\$2,742/ac.	\$3,115/ac.	
SALE DATE	06/27/24	05/30/24	03/14/23	06/06/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Cash Purchase	Unknown	Mortgage		
DISTANCE (MI)	40.87	41.50	20.20	43.24	36.45	
ACRES	70.18	78.88	78.13	77.49	76.17	74.83
TOP CROP	None	None	Winter Wheat	None		Rye
NCCPI	37.8	56.1	47.9	70.7	53.5	47.0
\$/NCCPI	\$184	\$15	\$49	\$39	\$69	
TILLABLE %	89.2%	75.6%	89.3%	97.1%	87.7%	70.3%

* Estimated Price Per Acre from AcreValue model.





1 field, 75 acres in Reno County, KS TOWNSHIP/SECTION 22S 9W - 20



All fields

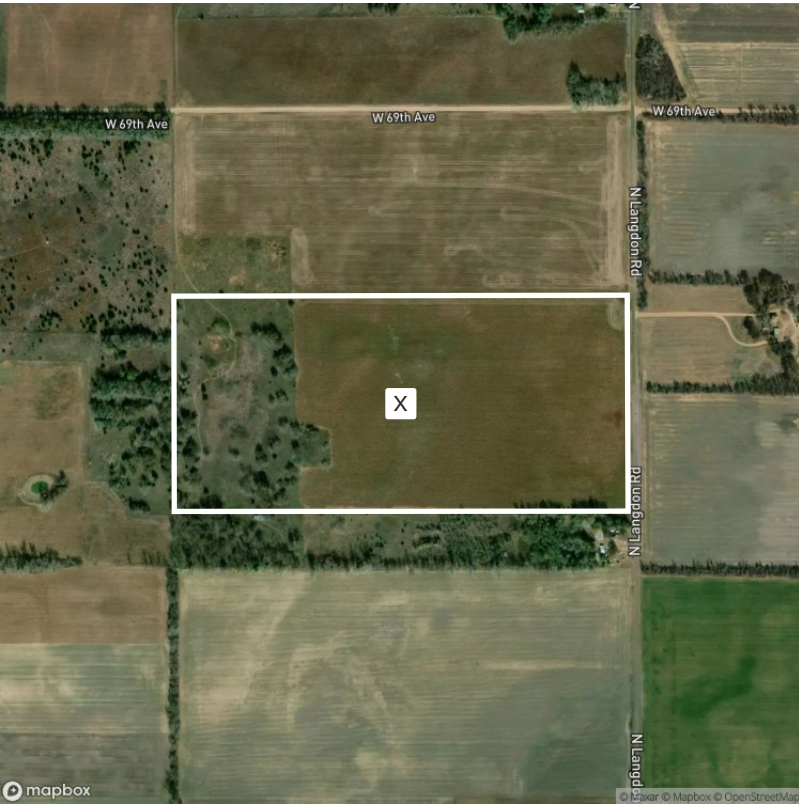
Source: NRCS Soil Survey

75 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5975	Turon-Carway complex, 0 to 5 percent slopes	44.75	59.8%	3	48.5
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	21.08	28.2%	3	48.4
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	9.00	12.0%	3	36.5
74.83					47.0



1 field, 75 acres in Reno County, KS TOWNSHIP/SECTION 22S 9W – 20



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

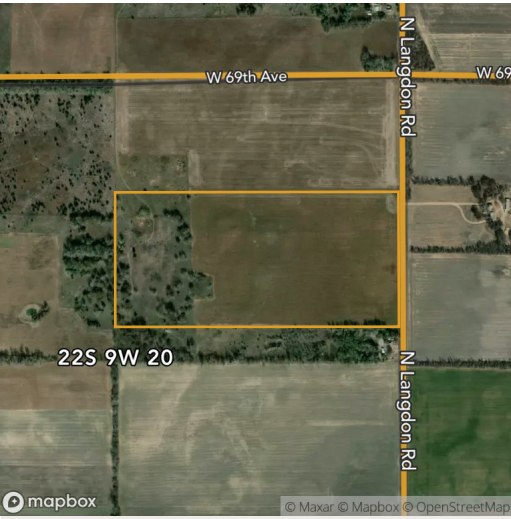
All fields

75 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
□ X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	74.83	100.0%
			74.83	

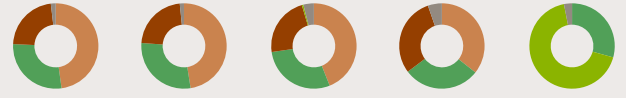


1 field, 75 acres in Reno County, KS TOWNSHIP/SECTION 22S 9W - 20



All fields

75 ac.




	2022	2021	2020	2019	2018
■ Rye	47.8%	47.5%	44.0%	35.6%	-
■ Grass/Pasture	27.9%	28.6%	28.8%	29.1%	29.3%
■ Winter Wheat	22.4%	22.3%	22.7%	30.0%	-
■ Soybeans	-	-	0.6%	-	67.6%
■ Other	1.9%	1.6%	4.0%	5.3%	3.1%

Source: NASS Cropland Data Layer



1 field, 75 acres in Reno County, KS TOWNSHIP/SECTION 22S 9W - 20

Reno County, KS

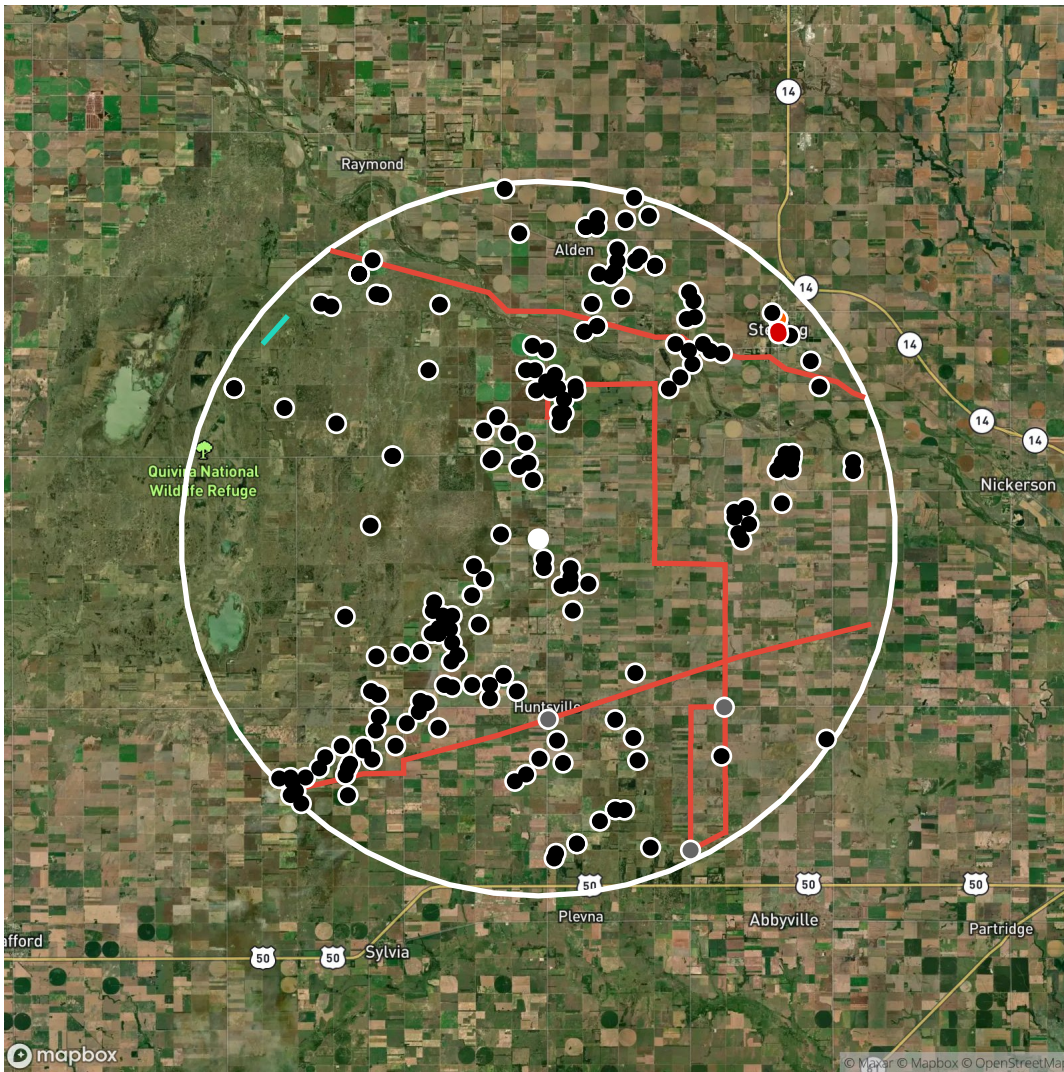
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	74.83	402.48	2,532.00	22S 9W - 20 APN: 0642000000001000	REU, TERRY (09/30/2021)	7123 REU RANCH RD, FORT COLLINS, CO 80524	WALNUT TOWNSHIP, S20, T22, R09W, ACRES 74.8, NE/4 EXC S 330FT & EXC TR BEG NE COR NE/4 TH S 1075.99FT TH W 2659.64FT TH N 1038.59FT TH E 2649.61FT TO POB LESS RD R/W





1 field, 75 acres in Reno County, KS

TOWNSHIP/SECTION 22S 9W - 20



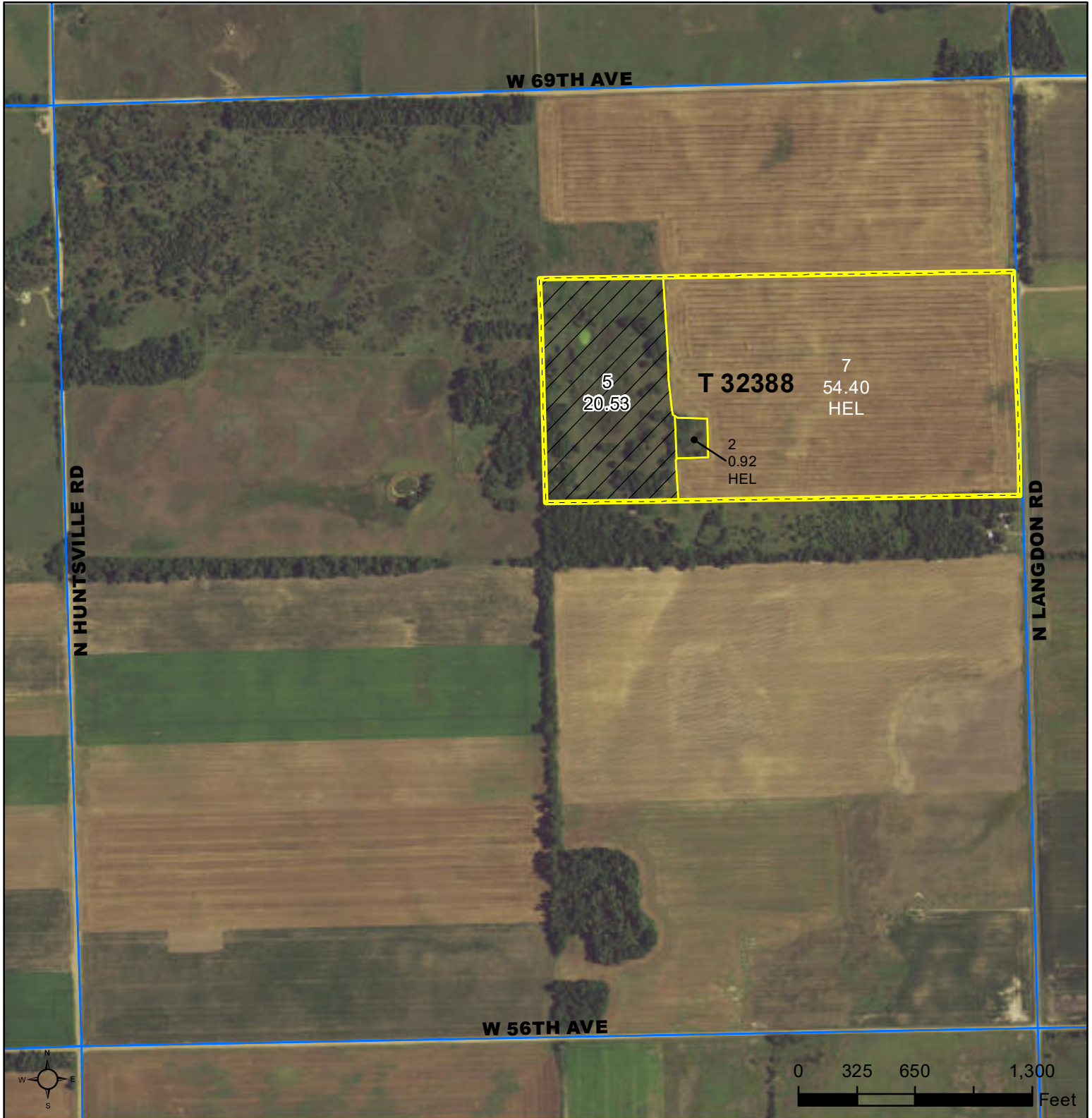
Field 1 - 74.83 acres

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	9.11
Substation	3	5.06
Oil/Gas Well	186	0.58
Oil Pipeline	2	9.4
Transmission Line	8	0.25
Remediation Sites	2	8.85



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

Tract Cropland Total: 55.32 acres

2024 Program Year

Map Created October 14, 2023

Farm 13815

Tract 32388

20-22-9

Displayed over 2021 NAIP

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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- Annotations
- [Parcel ID](#) [Annotation-100 scale](#) 0642000000001000
- [Quick Ref ID](#) [Annotation-200 scale](#) R8102
- [Property Numbers](#) [Annotation-400 scale](#) N LANGDON RD
- [Address](#) STERLING, KS 67579
- [Agricultural Land Use](#) WALNUT TOWNSHIP, S20, T22, R09W, ACRES 74.8, NE/4 EXC S 330FT & EXC TR BEG NE
- [Address Points](#) COR NE/4 TH S 1075.99FT TH W 2659.64FT TH N 1038.59FT TH E 2649.61FT TO POB LESS
- [Briefships](#) [Township Range](#) RD R/W
- [Tax Description](#) (Note: Not to be used on legal documents)
- [Streams](#)
- [County Subdivisions](#)
- [Taxing Districts](#) 082
- [Group](#) [Reno County](#)
- [Lot Size \(Sq Ft\)](#) [Gutcheson](#) 74.88
- [Acres](#) [Panel Identification](#) 74.88
- [Property Class](#) [Flood Hazard Areas](#) Agricultural Use
- [Zoning](#) [Soil Types](#) N/A
- [Lot Block](#) [Cemetery](#) WALNUT TOWNSHIP
- [Subdivision](#) [Taxing Districts](#) WALNUT TOWNSHIP
- [S-T-R](#) [Reno County Tax Units](#) 20-22-09 W
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Details:

Ag Acreage

Ag Type	Ag Acres	Ag Soil	Non-irrigated Base Rate	Non-irrigated Adjusted Rate	Irrigated Base Rate	Irrigated Adjusted Rate	Total Value
DR	20.96	5905	149	149	0	0	3120
DR	32.32	5975	57	57	0	0	1840
NG	9.04	5942	29	29	0	0	260
NG	12.56	5975	29	29	0	0	360

Summary:

Ag Acreage

Dry Land Acres 53.28

Irrigated Acres

Native Grass Acres 21.60

Tame Grass Acres

Total Ag Acres 74.88

Total Ag Value 5580.00

[Valuation](#)

2024 Appraised Value
Valuation

Class	Land	Building	Total
A	\$5,580	\$0	\$5,580
Total	\$5,580	\$0	\$5,580

2023 Appraised Value
Valuation

Class	Land	Building	Total
A	\$7,450	\$0	\$7,450
Total	\$7,450	\$0	\$7,450

[Historical Valuations](#)

2022 Appraised Value
Historical Valuations

Class	Land	Building	Total
A	\$8,440	\$0	\$8,440
Total	\$8,440	\$0	\$8,440

2021 Appraised Value
Historical Valuations

Class	Land	Building	Total
A	\$8,730	\$0	\$8,730
Total	\$8,730	\$0	\$8,730

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.

[Contact Information](#)

Information

206 W 1st Avenue
Hutchinson, KS 67501

<https://www.renogov.org/> [opens in a new tab](#)

[Reno County Appraiser's Office](#)

620-694-2915

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Annotations

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- [Annotation-100 scale](#)
- [Tax ID](#) REU100001
- [Annotation-200 scale](#)
- [Tax Year](#) 2023
- [Annotation-400 scale](#)
- [Name](#) REU, TERRY
- [Parcel Numbers](#)

[Property Address](#) 00000 N LANGDON

[Sec Agr/Rural Land Use](#) Agricultural Zone 2109

[Description](#)

[Parcel ID/Chain](#) 0642000000001000

[Section/Township Range](#)

[Parcel Classes](#) RL

- [Streams](#)
- [Tax Unit](#) 82
- [County Subdivisions](#)

[Tax History](#)

- [Zoned Areas](#)

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- [Hutchinson](#)

- [Flood Hazards](#)

Tax History

Tax Year	Panel Ident	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Delq
2023	Soil Types	\$0	0.000	\$0.00	\$0.00	\$3.74	\$3.74	N
2023	Cemetery	\$0	0.000	\$0.00	\$0.00	\$336.46	\$336.46	N
2022	Taxing Districts	\$0	0.000	\$0.00	\$0.00	\$3.74	\$3.74	N
2022	Reno County Tax Units	\$0	0.000	\$0.00	\$0.00	\$398.74	\$398.74	N
2021	Drainage Districts	\$0	0.000	\$0.00	\$0.00	\$3.74	\$3.74	N
2021	Fire Districts	\$0	0.000	\$0.00	\$0.00	\$427.28	\$427.28	N
2020	Groundwater Management Districts	\$0	0.000	\$0.00	\$0.00	\$3.74	\$3.74	N
2020	Sewer Districts	\$0	0.000	\$0.00	\$0.00	\$444.78	\$444.78	N
2020	Water Districts	\$0	0.000	\$0.00	\$0.00	\$3.74	\$3.74	N
2019	Watershed Districts	\$0	0.000	\$0.00	\$0.00	\$437.46	\$437.46	N
2018	Map	\$0	0.000	\$0.00	\$0.00	\$3.74	\$3.74	N

2018	Search	\$0	0.000	\$0.00	\$0.00	\$457.42	\$457.42	N
2017	Results	\$0	0.000	\$0.00	\$0.00	\$3.74	\$3.74	Y
2017	Report	\$0	0.000	\$0.00	\$0.00	\$451.02	\$451.02	Y
2016	Tax Report	\$0	0.000	\$0.00	\$0.00	\$3.74	\$3.74	Y
2016	Home	\$0	0.000	\$0.00	\$0.00	\$411.76	\$411.76	Y
2015		\$0	0.000	\$0.00	\$0.00	\$3.75	\$3.75	Y
2015		\$0	0.000	\$0.00	\$0.00	\$363.00	\$363.00	Y
2014		\$0	0.000	\$0.00	\$0.00	\$3.75	\$3.75	N
2014		\$0	0.000	\$0.00	\$0.00	\$317.64	\$317.64	N
2013		\$0	0.000	\$0.00	\$0.00	\$3.75	\$3.75	N
2013		\$0	0.000	\$0.00	\$0.00	\$298.32	\$298.32	N
2012		\$0	0.000	\$0.00	\$0.00	\$3.75	\$3.75	N
2012		\$0	0.000	\$0.00	\$0.00	\$279.62	\$279.62	N
2011		\$0	0.000	\$0.00	\$0.00	\$3.75	\$3.75	Y
2011		\$0	0.000	\$0.00	\$0.00	\$262.76	\$262.76	Y
2010		\$0	0.000	\$0.00	\$0.00	\$271.92	\$271.92	N
2009		\$0	0.000	\$0.00	\$0.00	\$521.41	\$521.41	N
2009		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
2008		\$0	0.000	\$0.00	\$0.00	\$1,061.11	\$1,061.11	N
2008		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
2007		\$0	0.000	\$0.00	\$0.00	\$1,114.35	\$1,114.35	N
2007		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
2006		\$0	0.000	\$0.00	\$0.00	\$1,181.27	\$1,181.27	N
2006		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
2005		\$0	0.000	\$0.00	\$0.00	\$1,217.29	\$1,217.29	N
2005		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
2004		\$0	0.000	\$0.00	\$0.00	\$607.27	\$607.27	N
2004		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
2003		\$0	0.000	\$0.00	\$0.00	\$593.49	\$593.49	N
2003		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
2002		\$0	0.000	\$0.00	\$0.00	\$635.73	\$635.73	N
2002		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
2001		\$0	0.000	\$0.00	\$0.00	\$569.85	\$569.85	N
2001		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
2000		\$0	0.000	\$0.00	\$0.00	\$539.97	\$539.97	N
2000		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
1999		\$0	0.000	\$0.00	\$0.00	\$485.43	\$485.43	N
1999		\$0	0.000	\$0.00	\$3.42	\$6.85	\$6.85	N
1998		\$0	0.000	\$0.00	\$0.00	\$471.89	\$471.89	N
1998		\$0	0.000	\$0.00	\$3.08	\$6.17	\$6.17	N
1997		\$0	0.000	\$0.00	\$0.00	\$453.14	\$453.14	N
1997		\$0	0.000	\$0.00	\$2.74	\$5.48	\$5.48	N

[Contact Information](#)

Information

Reno County, KS

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Hutchinson, KS 67501

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[Reno County Appraiser's Office](#)

620-694-2915

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