

Buyer's Information Packet

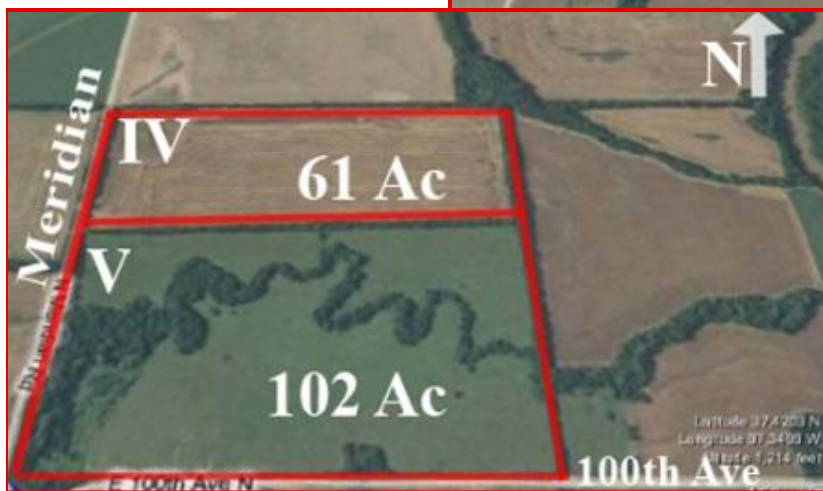
For Tract III

397 +/- Acres in Sumner County, KS.

Nov. 6, 2009

Lunch at Noon, Auction at 1 p.m.

Raymond Frye Complex
320 N. Jefferson, Wellington, KS.



Don Burford
316-619-3719 or donb@jefflangere.com
4911 S. Meridian
Wichita, KS. 67217



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Tract III

79 m/l acres with 69.52 tillable acres consisting of mostly Class I soils. It has 10+ acres of heavily wooded creek on the West side of the gravel county road. Most of this property is in a flood plain.



USDA FSA Map



32-30-1E

United States Department of Agriculture
Farm Service Agency

Sumner County, KS

1:8,114



June 19, 2007

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Farm Record

Kansas
 Sumner
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 261
 Prepared: 9/14/09 3:33 PM
 Crop Year: 2009
 Page: 1 of 2

Tract Number: 1504 Identifier P4 N1/2 NW1/4 32-30-1E
 BIA Range Unit Number:
 HEL Status: Classified as not HEL
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

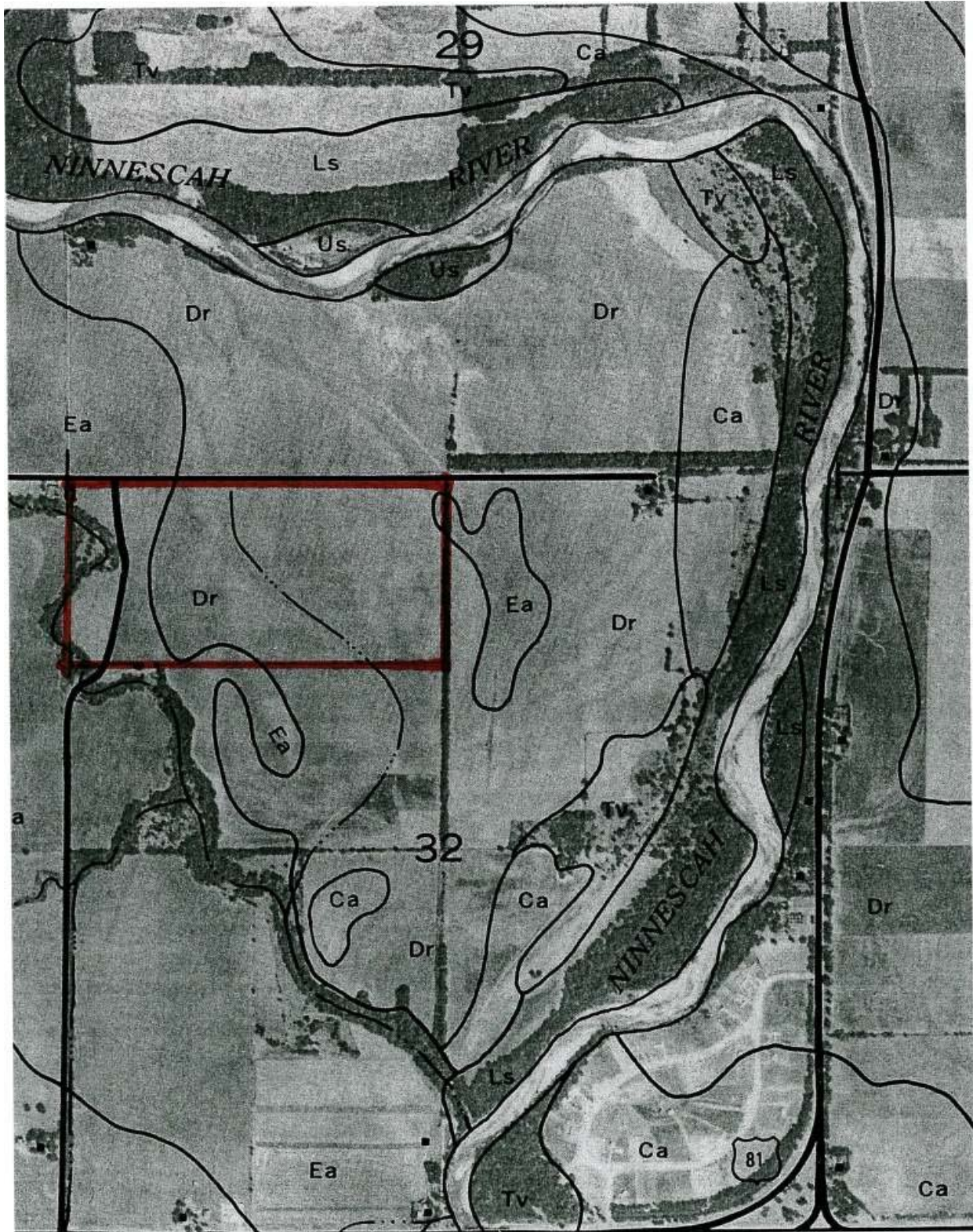
FAV/WR
 History
 N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
79.0	65.9	65.9	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		
0.0	0.0	65.9	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	65.7	33	33	0.0	0.0	0	0.0
Total Base Acres:	65.7						

Owners: COLLEEN M BASIL

RAMOND TYSON

Soil Map

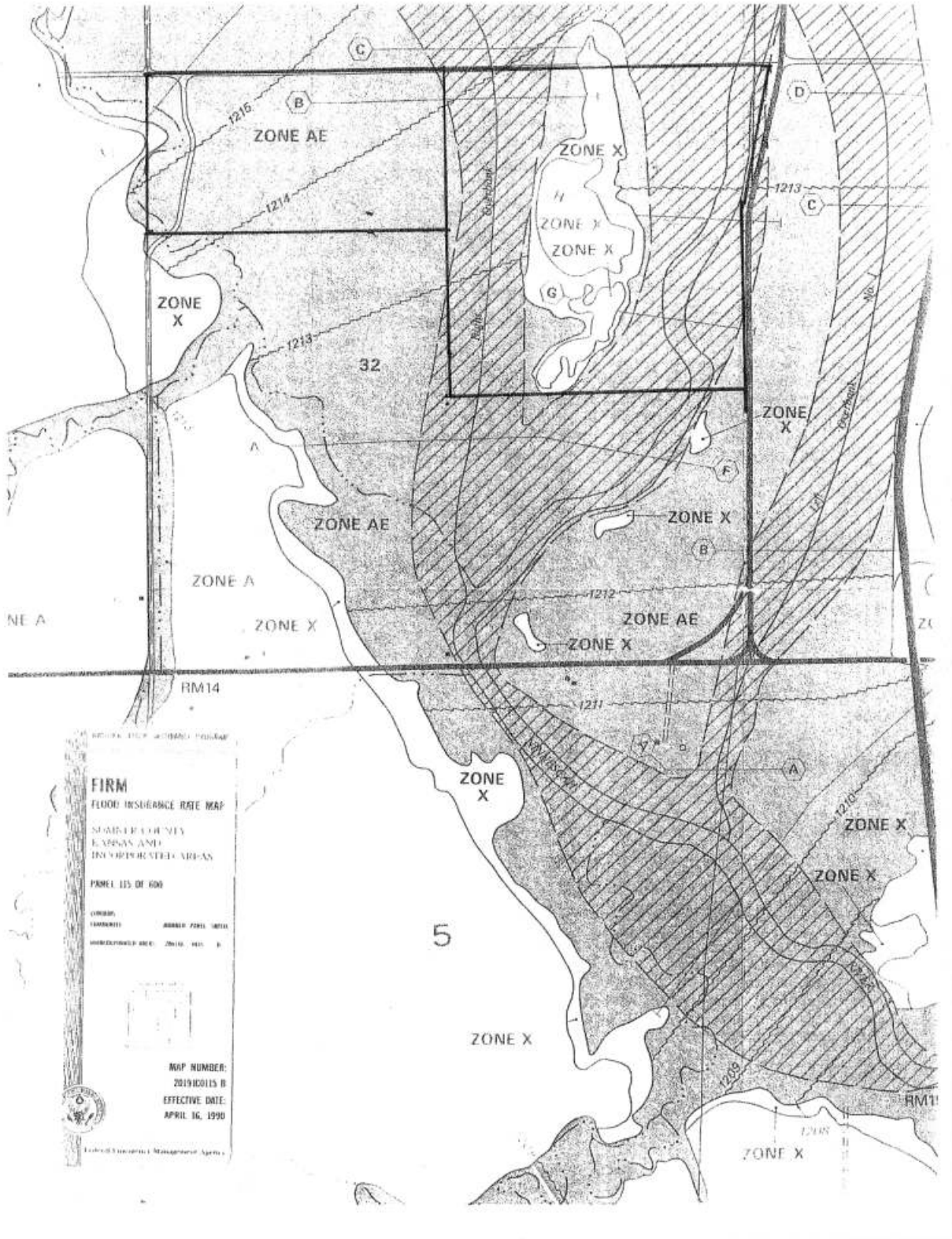


Soil Legend

SOIL LEGEND

SYMBOL	NAME
Ba	Bethany silt loam, 0 to 1 percent slopes
Bb	Bethany silt loam, 1 to 3 percent slopes
Br	Brewer silty clay loam
Bs	Brewer complex
Ca	Canadian sandy loam
Cc	Carwife soils
Cr	Corbin silt loam
Cs	Crisfield sandy loam
Da	Dale silt loam, 2 to 8 percent slopes
Dr	Dale and Reinach silt loams
Ea	Elandco silty clay loam
Ec	Elandco silt loam, frequently flooded
Fa	Farnum loam, 0 to 1 percent slopes
Fb	Farnum loam, 1 to 3 percent slopes
Fc	Farnum loam, 3 to 6 percent slopes
Fd	Farnum loam, 2 to 6 percent slopes, eroded
Ka	Kirkland silt loam, 0 to 1 percent slopes
Kb	Kirkland silt loam, 1 to 3 percent slopes
Kc	Kirkland silty clay loam, 1 to 3 percent slopes, eroded
Lo	Lesho clay loam
Ls	Lincoln soils
Ma	Milan loam, 0 to 1 percent slopes
Mb	Milan loam, 1 to 3 percent slopes
Mc	Milan loam, 3 to 6 percent slopes
Md	Milan loam, 3 to 6 percent slopes, eroded
On	Owens clay loam, 1 to 3 percent slopes
Oo	Owens clay loam, 3 to 8 percent slopes
Op	Owens-Elandco complex, 0 to 25 percent slopes
Or	Owens-Renfrow complex, 2 to 6 percent slopes, eroded
Os	Owens-Shale outcrop complex, 8 to 25 percent slopes
Pa	Pond Creek silt loam, 0 to 1 percent slopes
Pb	Pond Creek silt loam, 1 to 3 percent slopes
Pc	Pond Creek silt loam, 3 to 6 percent slopes
Pd	Pond Creek silty clay loam, 2 to 6 percent slopes, eroded
Px	Pratt loamy fine sand, undulating
Ra	Renfrow complex, 1 to 3 percent slopes
Ro	Rosehill clay loam, 1 to 3 percent slopes
Rs	Rosehill clay loam, 3 to 6 percent slopes
Rx	Rosehill clay loam, 2 to 6 percent slopes, eroded
Sa	Shellabarger sandy loam, 1 to 3 percent slopes
Sb	Shellabarger sandy loam, 3 to 6 percent slopes
Sc	Shellabarger sandy loam, 3 to 6 percent slopes, eroded
Ta	Tabler silty clay loam
Tv	Tivoli fine sand, hilly
Us	Ustifluvents, channeled
Va	Vanoss silt loam, 0 to 1 percent slopes
Vb	Vanoss silt loam, 1 to 3 percent slopes
Vc	Vanoss silt loam, 3 to 6 percent slopes
Wa	Waurika silt loam

Flood Insurance Rate Map



Sumner County Map








Peebler Sumner County, Kansas

Date:

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Data sources: Sumner County, Kansas Government, Kansas Geospatial Consortium (KAGC)

Legend

-  Highways
-  Roads
-  Property Parcels
-  Subdivisions
-  City Limit Boundaries

For more maps and information resources, visit us at - <http://www.sumner.kansasgis.com>

Taxes

Residential Info. for 096-029-32-0-00-00-002-00-0-01 - [Click here for other Cards](#)

Owner Information	Legal Description	Sale Amount	Sale Date	Apr Amount	Apr Cls	Apr Year
096-029-32-0-00-00-002-00-0-01 TYSON,RAYMOND EUGENE BASIL,COLLEEN PEEBLER Property Address: 00000 BELLE PLAINE TWP 67013	SEC 32 TWP 30 RNG 1E TRCT DESC: N2-NW4 LESS ROW	\$0	0/0	\$8970 \$10060	AR AR	Current Previous

Agriculture Land Inventory - 341 to 350
Total Acres = 76.6

Acre Type	No Acres	Map Unit	Irreg	Well Cap	Well Depth	Gal M/A	Inf Fct	Wtr Rat	Ag Use Val	Mrt Val
Crop Land	57.1	6236		0	0	0	0	0	7540	0
Crop Land	10.4	6246		0	0	0	0	0	1050	0
Native Grass	1.6	6246		0	0	0	0	0	110	0
Native Grass	7.5	6246		0	0	0	C,C,0.5	0	270	0

Parking Availability - 450

Type	Quantity	Proximity
On Street	Minimum	Adjacent

This Parcel contains no information for the following sections:

Dwelling Info 500 to 575, Other Building and Yard Improvements 701 to 710, Sales Information 201 to 203, Land Info(Lot) 301 to 303, Land Info (Sq Ft) 311 to 313, Acreage Info 321 to 328, Total Acre Info 330, Contact Info 464 to 465, Building Permit Record 471 to 472

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Tax Inquiry for TYSON,RAYMOND EUGENE

Tax ID	Description	Parcel Id/Cama	Ad Valorem	Special Assessments	Total Tax
2008 RealEstate - BPT237	N2-NW4 LESS ROW; AD-1/13/09	029-32-0-00-00-002.00-0	\$406.44	\$0	Amount \$406.44