MULTI-PARCEL • SIMULCAST LIVE AND ONLINE

LAND AUCTION

780 +/- ACRES • HARPER COUNTY, KANSAS

MONDAY, JULY 25, 2022 • 11:00 AM

LIVE LOCATION: Attica Memorial Building - 302 N. Main St., Attica, KS **ONLINE BIDDING:** Bidding at *gavelroads.com*.





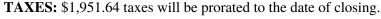


TRACT 1 - 310 +/- ACRES

LEGAL DESCRIPTION: N ½ NE ¼, NW ¼ of 4-33-9W & W ½ SW ¼ of 4-33-9W of Harper County, KS.

LOCATION: Go west from Attica, KS on Hwy 160 for about ½ mile, turn left on NW 60 Rd. Go 3 miles turn south on NW 140 Ave. Go 2 miles and turn west on NW 40 Rd.

DESCRIPTION: 310 +/- acres that features a hunting campsite and cabin located in Kansas deer hunting Unit 16. The cabin boasts 3 bedrooms, metal roof, completely remodeled kitchen and bathroom, and bunk beds that sleep 12. A well provides water to the camp. Equipment storage is available on the property with a 2 car garage with metal roof. You will find several older dilapidated barns and sheds near the campsite. The property features approximately 170 acres of cultivation, 56 acres of buffer strips, and 84 acres of pasture and trees. Excellent habitat for deer, turkey, and quail. Food plots have been prepared for use this fall. Soils are 86% Class 2 with the balance Class 1 and 3.



MINERALS: All of the Seller's mineral interest will be passed to the buyer on the N ½ NE ¼ & NW ¼ of 4-33-9W. 50% of the mineral interest is owned by the Seller and 50% is reserved by a third party. The minerals on W ½ SW ¼ of 4-33-9W are reserved by a previous Seller.

POSSESSION: Seller reserves the cash rent payment due Sept. 1, 2022. Possession of the non-leased ground will be upon closing. Buyer has the right to hunt after closing.



LEGAL DESCRIPTION: NE 1/4 & SE 1/4 except tract of 5-33-9W of Harper County, KS.

LOCATION: Go west from Attica, KS on Hwy 160 for about ½ and turn left on NW 60 Rd. Go 3 miles and turn south on NW 140 Ave. Go 2 miles and turn west on NW 40 Rd. Go 1 mile west.

DESCRIPTION: 310 +/- acres with 170 acres of cultivation, 50 acres of buffer strips, 90 acres of pasture and trees. There is a creek that runs through the pasture and trees. It is fantastic habit for deer, turkey and quail. Soils are 72% Class 2 and balance is Class 1 and 5.

TAXES: \$1,674.38 taxes will be prorated to the date of closing.

MINERALS: All of the Seller's mineral interest will be passed to the buyer. 50% of the mineral interest is owned by the Seller and 50% is reserved by a third party.

POSSESSION: Seller reserves the cash rent payment due September 1, 2022. Possession of the non-leased ground will be upon closing. Buyer has the right to hunt after closing.

TRACT 3 - 160 +/- ACRES

LEGAL DESCRIPTION: SW ¹/₄ of 33-32-9W of Harper County, KS.

LOCATION: Go west from Attica, KS on Hwy 160 for about ½ mile and turn left on NW 60 Rd. Go 3 miles and turn south on NW 140 Ave. Go 2 miles and turn west on NW 40 Rd. Go ½ mile west.

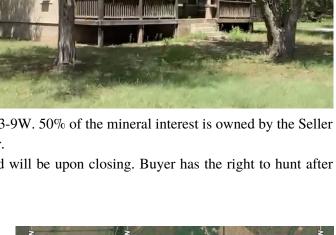
DESCRIPTION: 160 +/- acres with 50 acres of cultivation, 30 acres of buffer strips and 80 acres pasture and trees. Soils are 94% Class 2 and remainder is Class 4. **TAXES:** \$802.58 taxes will be prorated to the date of closing.

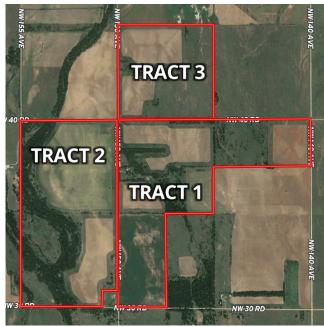
MINERALS: All of the Seller's mineral interest will be passed to the buyer. 50% of the mineral interest is owned by the Seller and 50% is reserved by a third party. **POSSESSION:** Seller reserves the cash rent payment due September 1, 2022. Buyer has the right to hunt on the property after closing.

AUCTION METHOD: Tract 1, 2, & 3 will be auctioned separately. Bidding will then be open to all buyers in the options which they choose. Whichever method brings the highest dollar amount, individually or in combination, is how it will be sold.

TERMS: Tract 1: \$50,000.00 Tract 2: \$50,000.00 Tract 3: \$25,000.00 down as earnest money the day of auction with the balance due on or before August 24, 2022. Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. The buyer and seller shall split equally in the cost of the title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller.

Property selling in conjunction with **Gavel Roads, LLC,** Connie Francis, Broker (316) 425-7732.

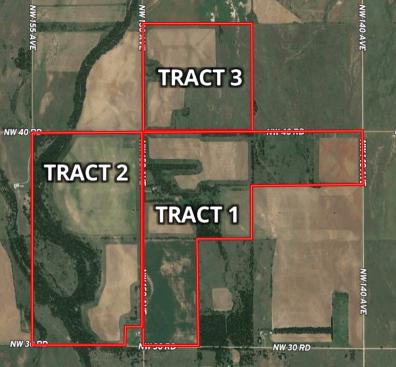




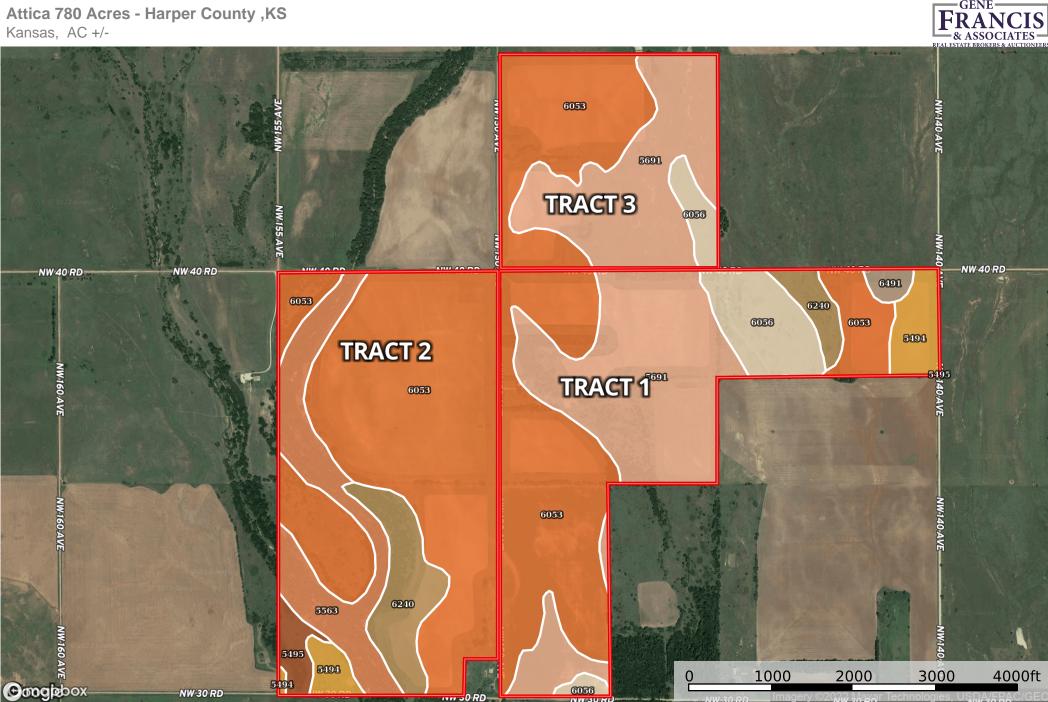
GAVEL ROADS



Gene Francis, Broker & Auctioneer Tyler Francis, REALTOR® & Auctioneer (316) 641-3120 | gene@genefrancis.com (316) 734-7342 | tyler@gavelroads.com



Kansas, AC +/-







| All Polygons 784.49 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
6053	Gerlane fine sandy loam, occasionally flooded	404.9 7	51.62	0	48	2e
5691	Zenda fine sandy loam, occasionally flooded	201.2 1	25.65	0	60	2w
5563	Kingman clay loam, occasionally flooded	55.62	7.09	0	52	5w
6056	Lincoln loamy fine sand, occasionally flooded	43.6	5.56	0	28	4s
6240	Dale silt loam, rarely flooded	42.14	5.37	0	70	1
5494	Woodward-Quinlan loams, 0 to 1 percent slopes	23.42	2.99	0	22	2e
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	8.97	1.14	0	22	2e
6491	Zellmont sandy loam, 1 to 3 percent slopes	4.56	0.58	0	35	2e
TOTALS		784.5(*)	100%	1	50.28	2.27

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 316.34 ac TRACT 1

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
6053	Gerlane fine sandy loam, occasionally flooded	130.8 7	41.37	0	48	2e
5691	Zenda fine sandy loam, occasionally flooded	121.3 1	38.35	0	60	2w
6056	Lincoln loamy fine sand, occasionally flooded	33.95	10.73	0	28	4s
5494	Woodward-Quinlan loams, 0 to 1 percent slopes	15.24	4.82	0	22	2e
6240	Dale silt loam, rarely flooded	10.4	3.29	0	70	1
6491	Zellmont sandy loam, 1 to 3 percent slopes	4.56	1.44	0	35	2e
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	0.01	0.0	0	22	2e
TOTALS		784.5(*)	100%	-	49.74	2.18

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 310.56 ac TRACT 2

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
6053	Gerlane fine sandy loam, occasionally flooded	206.0 6	66.35	0	48	2e
5563	Kingman clay loam, occasionally flooded	55.62	17.91	0	52	5w
6240	Dale silt loam, rarely flooded	31.74	10.22	0	70	1
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	8.96	2.89	0	22	2e
5494	Woodward-Quinlan loams, 0 to 1 percent slopes	8.18	2.63	0	22	2e

TOTALS		784.5(*)	100%	-	49.53	2.44
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^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 157.59 ac TRACT 3

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5691	Zenda fine sandy loam, occasionally flooded	79.9	50.7	0	60	2w
6053	Gerlane fine sandy loam, occasionally flooded	68.04	43.18	0	48	2e
6056	Lincoln loamy fine sand, occasionally flooded	9.65	6.12	0	28	4s
TOTALS		784.5(*)	100%	-	52.86	2.12

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend Increased Limitations and Hazards Decreased Adaptability and Freedom of Choice Users Land, Capability 1 2 3 4 5 6 7 8 'Wild Life' Forestry Limited Moderate Intense Limited Moderate Intense Very Intense • Very Intense

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

FARM: 6588

Kansas

U.S. Department of Agriculture

Harper

Farm Service Agency

Prepared: 3/23/21 1:40 PM

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Recon Number

12-75 DIV 5756

2012 - 75

Farms Associated with Operator:

4631, 5757

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
77.04	77.04	77.04	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	77.04	0.0	0.0					
				ARC/PLO	;			318-2-	
PLO	;	ARC-CO	ARC-I	С	PLC-De	fault	ARC-CO-Def	ault	ARC-IC-Default
WHE	AT	NONE	NONE		NON	E	NONE		NONE
Cron		ase eage			CCC-505				

Crop WHEAT Acreage

Yield

CRP Reduction

Total Base Acres:

62.8

34

0.00

62.8

Tract Number: 11030

Description W2SW4 4-33-9

FSA Physical Location:

Harper, KS

ANSI Physical Location: Harper, KS

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status:

Tract does not contain a wetland

2007 - 65

WL Violations: None

Farmland 77.04	Cropland 77.04	DCP Cropland 77.04	WBP 0.0	WRP 0.0	EWP 0.0	CRP Cropland 0.0	GRP 0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL/FWP		
0.0	0.0	77.04	0.0		0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	62.8	34	0.00
Total Base Acres:	62.8		

Owners:

Other Producers: None

62.8

Kansas Harper

U.S. Department of Agriculture

Farm Service Agency

Prepared: 3/23/21 1:40 PM

Crop Year: 2021

Report ID: FSA-156EZ

Page: 2 of 2

FARM: 6588

Abbreviated 156 Farm Record DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

FARM: 5757

Kansas

U.S. Department of Agriculture

Prepared: 3/23/21 1:39 PM

Harper

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Recon Number

07-67 144/5755

2007 - 67

Farms Associated with Operator:

120, 162, 335, 490, 3027, 4382, 4605, 5919, 6176, 6479, 6634, 6788, 6789, 6810, 6868, 7089

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
699.96	468.85	468.85	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FW	P				
0.0	0.0	468.85	0.0	0.0					
75.				ARC/P	LC				
PLC		ARC-CO	ARC-	IC	PLC-De	fault	ARC-CO-Defau	ılt	ARC-IC-Default
WHEAT, O SORG		NONE	NON	E	NON	ΙE	NONE		NONE
Crop		ase eage		PLC Yield C	CCC-505 RP Reductio	on			
WHEAT	38	37.4		34	0.00				
OATS	6	5.0		38	0.00				
GRAIN SORGHL	JM 20	6.0		41	0.00				
Total Base Acre	s· 41	19.4							

Tract Number: 11031

Description N2NE4 & NW4 4-33-9;E2 5-33-9;SW4 33-32-9

FSA Physical Location: Harper, KS ANSI Physical Location: Harper, KS

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status:

Tract does not contain a wetland

2007 - 68

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
699.96	468.85	468.85	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	468.85	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	
WHEAT	387.4	34	0.00	
OATS	6.0	38	0.00	

FARM: 5757

Kansas

U.S. Department of Agriculture

Prepared: 3/23/21 1:39 PM

Harper

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop

Base Acreage

PLC Yield

CCC-505 **CRP Reduction**

GRAIN SORGHUM

26.0

41

Total Base Acres:

419.4

0.00

Other Producers: CATLIN, CLAUD D

CATLIN, MACHELLE

Tax Year: 2020

Stmt: 411 Type: RE Parcel ID: 152-04-0-00-001.00-0

Property Address

376 NW 150 AVE

09

ATTICA 67009

T/U: 32-Twp #1 City/Twp: 8 Sub Div: USD: 511

Levy: 151.82885400 Sec: 4 Twp: 33 Rng: 9 Lot: Block:

General Tax: \$1,566.74 Legal Description

 Specials:
 \$0.00
 RURAL TOWNSHIP PARCEL, S04, T33, R09, ACRES 233.7, LOTS 1

 Total Tax:
 \$1,566.74
 THRU 4 & S2 NW4 LESS RD R/W

Rec To Date: \$1,566.74 SECTION 04 TOWNSHIP 33 RANGE

Balance: \$0.00

Int-To-Date \$0.00

(1/20/2021):

Fee: \$0.00

Tax Year: 2020

Stmt: 412 Parcel ID: 152-04-0-00-002.00-0 Type: RE

Property Address

NW 150 AVE **ATTICA** 67009

T/U: 32-Twp #1 City/Twp: 8 Sub Div: USD: 511

Levy: 151.82885400 Sec: 4 Twp: 33 Rng: 9 Lot: Block:

General Tax: Legal Description \$384.90

Specials: RURAL TOWNSHIP PARCEL, S04, \$0.00 T33, R09, ACRES 76.8, W2 SW4 LESS

Total Tax: \$384.90 RD R/W SECTION 04 TOWNSHIP 33 RANGE 09

Rec To Date: \$384.90

Balance: \$0.00

Int-To-Date \$0.00

(1/20/2021):

Fee: \$0.00

Tax Year: 2020 TRACT 2

Stmt: 2097 Type: RE Parcel ID: 153-05-0-00-001.00-0

Property Address

NW 40 RD ATTICA 67009

T/U: 32-Twp #1 City/Twp: 8 Sub Div: USD: 511

Levy: 151.82885400 Sec: 5 Twp: 33 Rng: 9 Lot: Block:

General Tax: \$882.74 Legal Description

Specials: \$0.00 RURAL TOWNSHIP PARCEL, S05, T33, R09, ACRES 155.3, LOTS 1 2 & S2 NEAL FOR RD RAW SECTION OF

Total Tax: \$882.74 S2 NE4 LESS RD R/W SECTION 05
Rec To Date: \$882.74 TOWNSHIP 33 RANGE 09

Balance: \$0.00

1.17. D.1

Int-To-Date \$0.00

(1/20/2021):

Fee: \$0.00

Tax Year: 2020

Stmt: 2101 Type: RE Parcel ID: 153-05-0-00-005.00-0

Property Address

NW 30 RD ATTICA 67009

T/U: 32-Twp #1 City/Twp: 8 Sub Div: USD: 511

Levy: 151.82885400 Sec: 5 Twp: 33 Rng: 9 Lot: Block:

General Tax: \$791.64 Legal Description

 Specials:
 \$0.00
 RURAL TOWNSHIP PARCEL, S05, T33, R09, ACRES 151.2, SE4 EX TR

 Total Tax:
 \$791.64
 BEG SE COR N 450 W 450 S 450 E

Rec To Date: \$791.64 450 TO POB LESS RD R/W SECTION 05 TOWNSHIP 33 RANGE 09

Balance: \$0.00

Int-To-Date \$0.00

(1/20/2021):

Fee: \$0.00

Tax Year: 2020

Stmt: 3248 Type: RE Parcel ID: 068-33-0-00-004.00-0

Property Address

NW 150 AVE ATTICA 67009

T/U: 32-Twp #1 City/Twp: 8 Sub Div: USD: 511

Levy: 151.82885400 Sec: 33 Twp: 32 Rng: 9 Lot: Block:

General Tax: \$802.58 Legal Description

 Specials:
 \$0.00
 RURAL TOWNSHIP PARCEL, S33, T32, R09, ACRES 157.8, SW4 LESS

Total Tax: \$802.58 RD R/W SECTION 33 TOWNSHIP 32

Rec To Date: \$802.58 RANGE 09

Balance: \$0.00

Int-To-Date \$0.00

(1/20/2021):

Fee: \$0.00

HPCENTRAL Property Record Card

Date

05/05/2020

06/05/2017

03/07/2017

Number

Cls

A F

Total

TRACT 1

Reason

AGR

AR AR

Code

0

0

Amount Type

2021 APPRAISED VALUE

Building

Land

Time

12:17 PM

INSPECTION HISTORY

MB DZ

DZ MB

BUILDING PERMITS

DZ

Appraiser

Contact

Issue Date

Status

2020 APPRAISED VALUE

Building

Land

Code

% Comp

Total

Parcel ID: 039-152-04-0-00-001.00-0 Quick Ref: R5699 Tax Year: 2021 Run Date: 5/26/2021 8:41:48 AM

OWNER NAME AND MAILING ADDRESS

PROPERTY SITUS ADDRESS

376 NW 150 AVE Attica, KS 67009

LAND BASED CLASSIFICATION SYSTEM

Function: 9050 Farming / ranch Sfx: 0 Activity: 8100 Farming, plowing, tilling, harv Ownership: 1100 Private-fee simple

3200 Dev Site - crops, grazing etc -

GENERAL PROPERTY INFORMATION

Prop Class: Living Units: Farm Homesite - F

Zoning:

Neighborhood: 102.0 102.0 Northwestern Rural

Economic Adj. Factor:

Map / Routing: CRP / 2023

Tax Unit Group: 032-TWP1(032)

**	1
	HAM
100	08/08/2017 12:17

Image Date:	06/05/2017

PROPERTY FACTORS

Topography: Level - 1

Utilities: Well - 5, Septic - 6

Semi Improved Road - 2 Access:

Fronting: Secondary Street - 3 Neighborhood or Spot - 6 Location: Parking Type: Off Street - 1 Parking Quantity: Parking Proximity: Adequate - 2 On Site - 3

Parking Covered: Parking Uncovered

18,220 3,800 22,020 A F 18.990 3,830 22,820 19.590 14.900 26.550 41.450 14.900 34.490 33,120 30,350 63,470 33,890 23,420 57,310 Total

Cls

Total

TRACT DESCRIPTION

RURAL TOWNSHIP PARCEL, S04, T33, R09, ACRES 233.7, LOTS 1 THRU 4 & S2 NW4 LESS RD R/W SECTION 04 TOWNSHIP 33 RANGE 09

PARCEL COMMENTS Prop-Com: AN-TY 2018 INC HS AREA; Val-Com: USED COMP 1 ADJ SP; Land-Ac/Sf: REMOVED INF 2020

								Λ	MARKET LA	AND INFORMA	TION							
Method	Туре	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Acre	1-Primary Site - 1	3.30											22	1.00	8,000.00	3,000.00	3,000.00	14,900

Total Market Land Value 14 900

HPCENTRAL Property Record Card

Parcel ID: 039-152-04-0-00-001.00-0 Quick Ref: R5699 Tax Year: 2021 Run Date: 5/26/2021 8:41:48 AM

T arccrib. oc	33-132-04-0-00-001.00-0	Quick (Cr. 10000	Tax Tcai. 2021					
DWEI	LLING INFORMATION	COMP SALES INFORMATION	IMPROVEMENT COST SUMMARY					
Res Type:	1-Single-Family Residence	Arch Style: 08-Bungalow	Dwelling RCN:	141,500				
Quality:	3.00-AV	Bsmt Type: 3-Partial - 3	Percent Good:	10				
Year Blt:	1930 Est: Yes	Total Rooms: 6 Bedrooms: 3	Mkt Adj: 100 Eco Adj:	100				
Eff Year:		Family Rooms:	Building Value:	14,150				
MS Style:	1-One Story	Full Baths: 1 Half Baths: Garage Cap:	Other Improvement RCN:	15.380				
LBCSStruct:	1110-Detached SFR unit	Foundation: Concrete - 2	Other Improvement Value:	1.230				
No. of Units:			CALCULATED VALUES	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Total Living Ar	rea:		Cost Land:	14,900				
Calculated Are	ea: 1,288		Cost Building:	15,380				
Main Floor Liv	ing Area: 1,288		Cost Total:	30,280				
Upper Floor Li	ving Area Pct:		Income Value:	0				
CDU:	FR		Market Value:	46,400				
Phys/Func/Eco	on: AV / /		MRA Value:	44,290				
Ovr Pct Gd/Rs	n:		FINAL VALUES					
Remodel:	2008		Value Method:	OVR				
Percent Comp	lete:		Land Value:	33,120				
Assessment C	class:		Building Value:	30,350				
MU Cls/Pct:			Final Value:	63,470				
			Prior Value:	57,310				

5

1,288

204

868

272

60

402-Automatic Floor Cover Allowance

601-Plumbing Fixtures

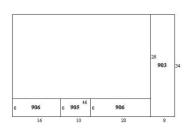
602-Plumbing Rough-ins 622-Raised Subfloor

722-Carport, Shed Roof

903-Wood Deck

801-Total Basement Area

905-Raised Slab Porch with Roof



A0CU28X46; A2R46D6CU34X8; A1R16CR10X6; A3CR16X6; A4R26CR20X6 RemDesc: 2008; DwellComp: 12X17 No. Occupancy MSCIs Rank Qty Yr Blt Eff Yr LBCS Area Perim Hgt Dimensions Stories Phys Func Econ OVR% Rsn Cls RCN %Gd Value 1 152-Residential Garage - Detacl C 1.00 1 1940 672 104 8 28 X 24 3 3 15,382 8 1,230 DWELLING COMPONENTS DWELLING COMPONENTS Code Units Pct Quality Year Units Pct Quality 109-Frame, Stucco 906-Wood Deck with Roof 100 96 214-Metal, Preformed 100 906-Wood Deck with Roof 120 305-Electric Panel 100

2008

2.00

HPCENTRAL Property Record Card

Parcel ID: 039-152-04-0-00-001.00-0 Quick Ref: R5699 Tax Year: 2021 Run Date: 5/26/2021 8:41:48 AM

				AGR	CULTUI	RAL L	AND							С	OMMEN	NTS				IMF	ROVE	MENT COST	SUMMA	RY
Ag	Ag	Soil	Irr We				Adj	Govt	Base	Adj	Ag	AgC	om: AN-Cl	RP C	ONT EXI	P 2023			Other I	mprov	ement l	RCN:		88,578
Туре			Type Dep	oth Fe			Code	Prog	Rate	Rate	Value								Eco Ad	ij:				100
DR	9.90	5494			0.0		000	000	10	10	100								Other I	mprov	ement '	Value:		3,800
DR	4.40	5494			0.0		CRP	CRP	10	10	40										401	LAND SUMN	44 DV	
DR	46.20	5691			0.0		000	000	54	54	2,490											LAND SUMM	IARY	450.70
DR DR	27.50	5691 6053			0.0		CRP	CRP	54	54 120	1,490 4.430								Dry La					153.70
DR	36.90	6053					CDD	CDD	120		,								Irrigate					0.00
DR	22.90 1.80	6056			0.0		CRP CRP	CRP	120 10	120 10	2,750 20								Native					76.70
DR	0.20	6240			0.0		CRP	CRP	166	166	30								Tame (Grass A	Acres:			0.00
DR	2.20	6491			0.0		CRP	CRP	49	49	110								Total A	g Acre	s:			230.40
DR	1.70	6491			0.0		CRP	CRP	49	49	80								Total A	a Hoo	\/alua:			18.220
NG	30.80	5691			0.0		CKF	CRP	127	127	3,910									-				-,
NG	7.90	6053			0.0				127	127	1,000								Total A	ig ivikt	value:			758,820
NG	28.40	6056			0.0				40	40	1,000													
NG	9.60	6240			0.0				66	66	630													
	3.00	0240			0.																			
										OTH	IER BUILI	DING IM	IPROVEME	ENTS										
No.	Occupano	у		MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimens	ions	Stories	Phys	Func	Econ	OVR%	6 Rsn	Cls	RCN	%Gd	Value
1	456-Tool S	Shed		D	2.00	1	1940			640	104	8	32 X	20	1	2	3				Α	9,178	25	2,290
2	479-Farm	Utility Sto	rage Shed	Р	0.60	1	1950			1,440	112	9	40 X	36	1	1	0				Α	6,567	0	0
3	163-Site Ir	nproveme	ents	S	2.00	1	1983			10	48	8	8 X	16	1	3	3		0	GB	Α	5,301	0	0
4	163-Site Ir	nproveme	ents	S	2.00	1	1975			10	52	8	008 X	18	1	2	3				Α	5,423	5	270
5	102-Barn,	General F	Purpose	D	0.60	1	1930			2,622	206	16	57 X	46	1	1	0				Α	35,345	0	0
6	456-Tool S	Shed		D	1.00	1	1930			169	52	8	13 X	13	1	1	0				Α	1,869	0	0
7	456-Tool S	Shed		D	2.00	1	1930			1,320	172	7	66 X	20	1	1	1				Α	24,895	5	1,240

	OTHER BUILDING IMP	PROVEME	NT COM	PONENTS			
No.	Code	Units	Pct	Size	Other	Rank	Year
1	921-Single -Stucco on Wood Frame		100				
2	918-Single -Metal on Wood Frame		100				
3	1700-Steel Bin, without Drying, 15 - 2	1			16		
3	1710-Steel Bin, Concrete Slab Floor	1			16		
4	1700-Steel Bin, without Drying, 15 - 2	1			18		
4	1710-Steel Bin, Concrete Slab Floor	1			18		
5	910-Single -Wall-Boards on Wood		100				
6	910-Single -Wall-Boards on Wood		100				
7	892-Stud -Stucco		100				