

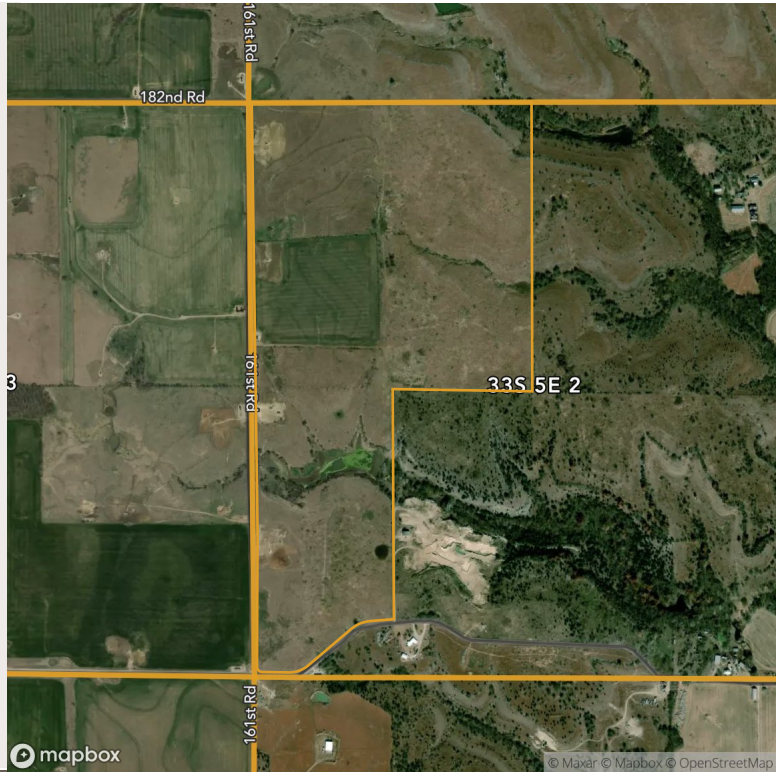


1 field, 232 acres in Cowley County, KS TOWNSHIP/SECTION 32S 5E - 35, 33S 5E - 2

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI	COUNTY AVG
37.7	50.1



ECONOMIC ATTRIBUTES

Cowley County is a high tax county.
 This land is in a low livestock demand area.
 Expected Corn Basis: -\$0.38

PHYSICAL ATTRIBUTES

Annual Precipitation: 39.30 inches
 Annual GDD: 4076

LAND USE

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

FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1	231.67	37.20948 -96.85713	2.97%	83% Grass/Pasture, 11% Double Crop, 5% Other, 0% Soybeans, 0% Winter Wheat	37.7	\$4,643	N/A



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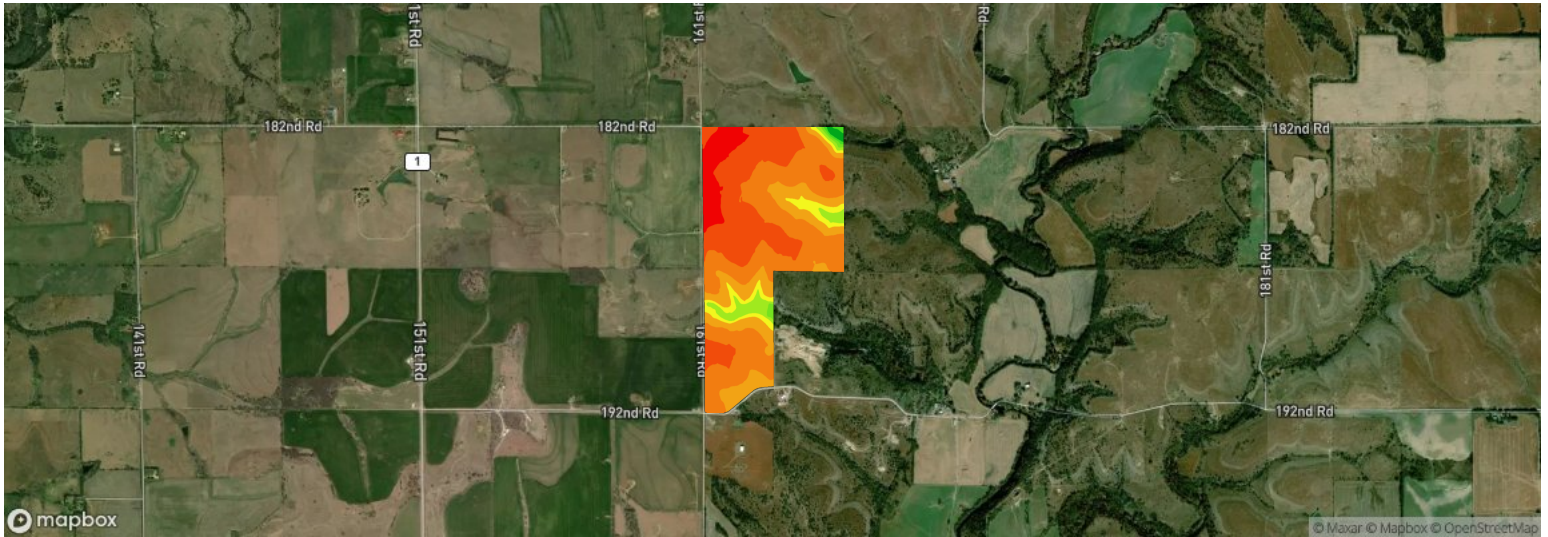
	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Kay, OK	Butler, KS	Osage, OK	Butler, KS		Cowley, KS
SALE PRICE	\$560,000	\$562,500	\$15,000	\$270,600	\$458,806	
\$/AC. PRICE	\$7,136/ac.	\$7,348/ac.	\$1,500/ac.	\$4,452/ac.	\$6,236/ac.	
SALE DATE	04/24/24	05/14/24	07/24/24	05/03/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Mortgage	Cash Purchase	Mortgage		
DISTANCE (MI)	17.03	20.22	21.99	21.52	20.19	
ACRES	78.47	76.55	10.00	60.78	56.45	231.67
TOP CROP	Grass/Pasture	Grass/Pasture	Grass/Pasture	Grass/Pasture		Grass/Pasture
NCCPI	45.6	36.5	40.3	49.0	43.2	37.7
\$/NCCPI	\$156	\$201	\$37	\$91	\$149	
TILLABLE %	2.4%	0.0%	2.5%	0.1%	1.0%	11.6%

* Estimated Price Per Acre from AcreValue model.





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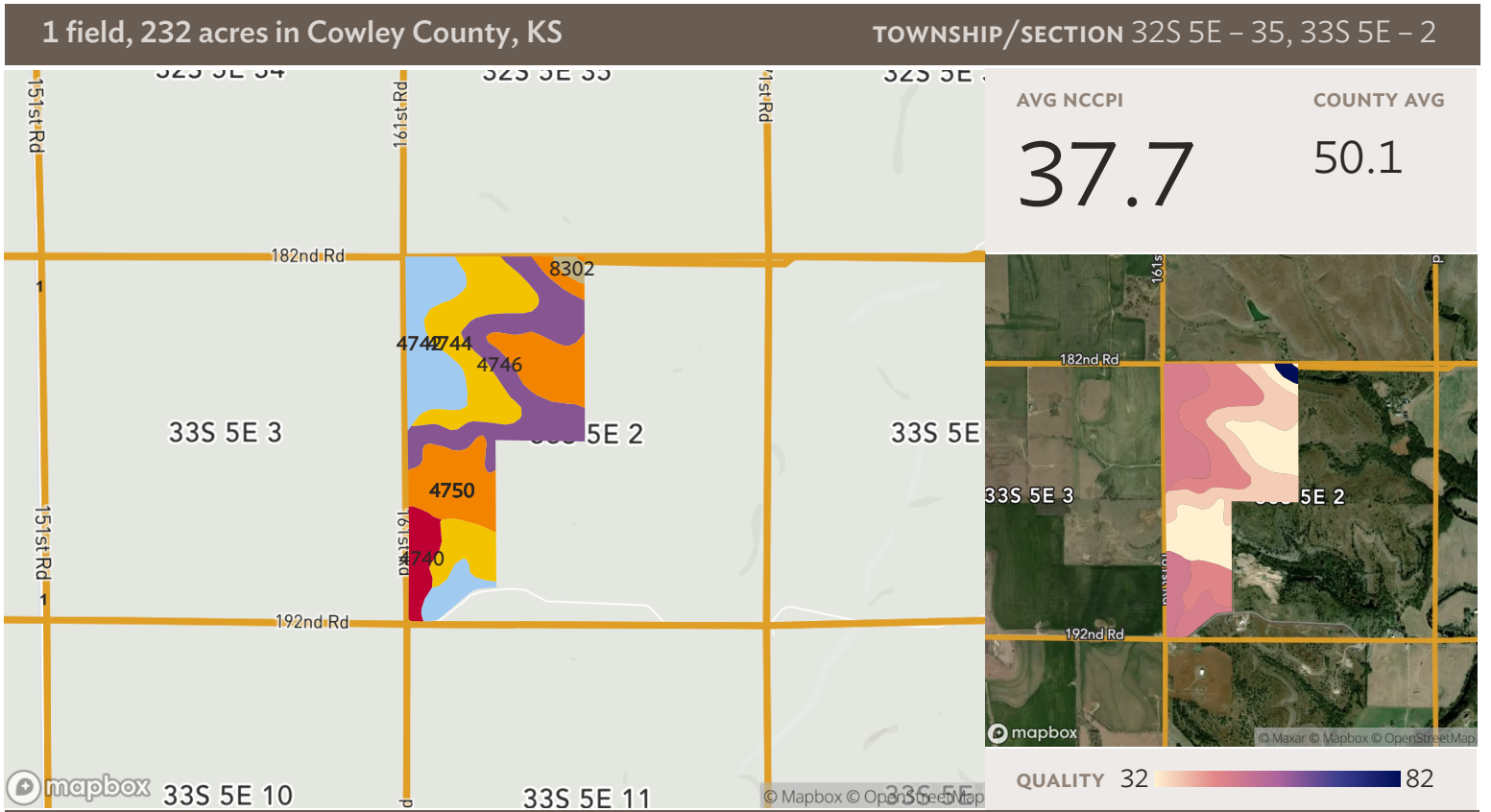
All fields

232 ac.

Avg. Elevation

1,277.57 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,289.90 ft - 1,298.05 ft	17.05	7.36%
	1,281.76 ft - 1,289.90 ft	61.88	26.71%
	1,273.61 ft - 1,281.76 ft	91.88	39.66%
	1,265.47 ft - 1,273.61 ft	37.74	16.29%
	1,257.32 ft - 1,265.47 ft	11.63	5.02%
	1,249.17 ft - 1,257.32 ft	8.53	3.68%
	1,241.03 ft - 1,249.17 ft	1.23	0.53%
	1,232.88 ft - 1,241.03 ft	0.67	0.29%
	1,224.74 ft - 1,232.88 ft	1.04	0.45%



Field 1

Source: NRCS Soil Survey

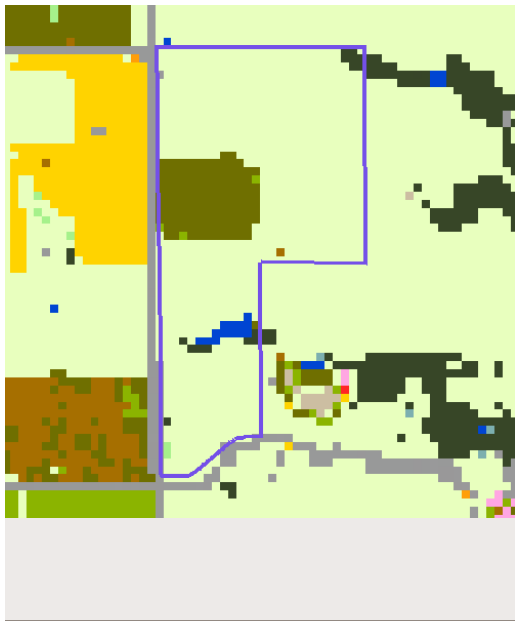
232 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
4744	Labette-Dwight complex, 0 to 3 percent slopes	59.84	25.8%	2	44.8
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	56.53	24.4%	4	36.1
4750	Sogn silty clay loam, 0 to 10 percent slopes	55.38	23.9%	6	19.1
4742	Labette silty clay loam, 3 to 7 percent slopes	44.28	19.1%	3	47.2
4740	Labette silty clay loam, 1 to 3 percent slopes	12.94	5.6%	2	48.9
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	2.72	1.2%	2	84.9
231.67					37.7



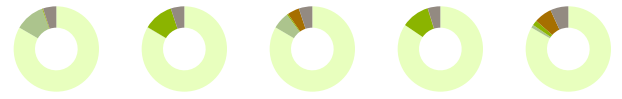
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Field 1

232 ac.



2023 2022 2021 2020 2019

Grass/Pasture	83.3%	83.4%	83.4%	84.5%	83.4%
Double Crop	11.2%	0.1%	6.4%	-	1.2%
Soybeans	0.3%	11.3%	0.5%	10.7%	1.9%
Winter Wheat	0.1%	-	4.5%	0.1%	6.7%
Other	5.0%	5.1%	5.1%	4.7%	6.8%

Source: NASS Cropland Data Layer - All Images from 2023

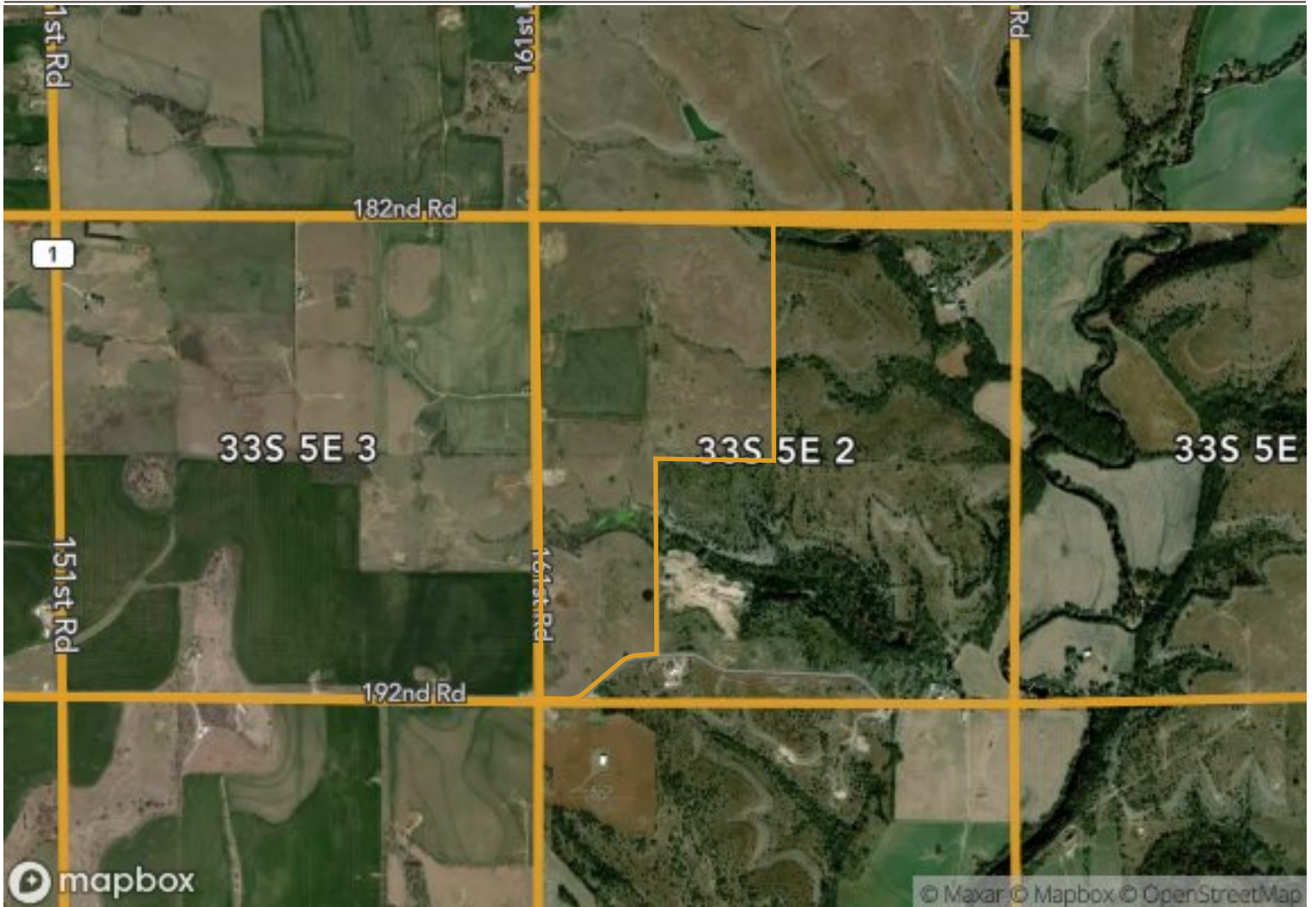


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Cowley County, KS

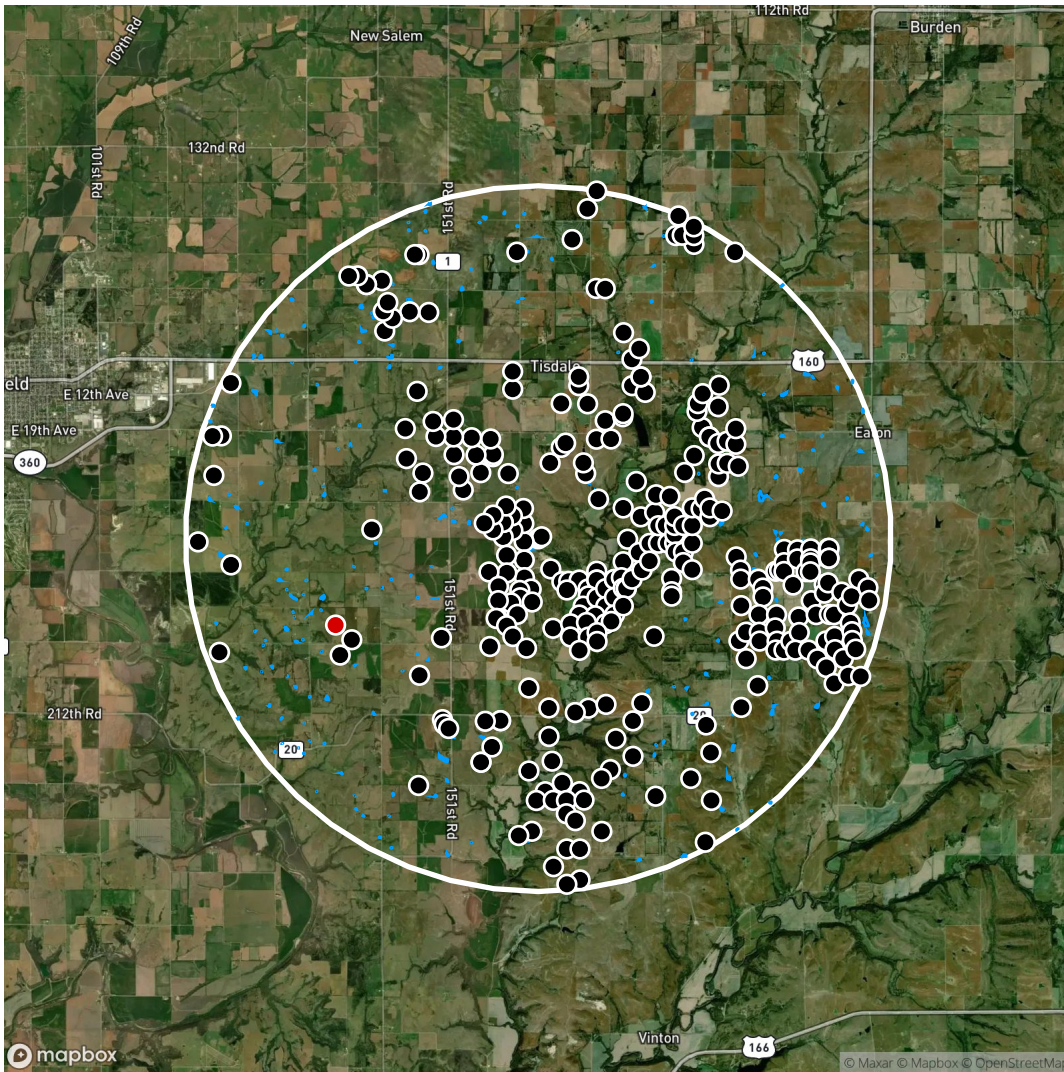
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	231.67	942.36	6,417.00	32S 5E - 35, 33S 5E - 2 APN: 2110200000002000	JARVIS, VIRGINIA M (12/21/2021)	2700 CABRILLO DR, WINFIELD, KS 67156	S02, T33, R05, ACRES 231.67, LTS 3 & 4 & S1/2NW1/4 & W1/2SW 1/4 EXC W1/2SW1/4 LYING S OF RD LESS ROW





1 field, 232 acres in Cowley County, KS

TOWNSHIP/SECTION 32S 5E - 35, 33S 5E - 2



Field 1 - 231.67 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)
Oil/Gas Well	320	0.06
Oil Pipeline	1	2.59
Remediation Sites	1	3.13
Water Bodies	239	0.12