



1 field, 303 acres in Reno County, KS Township/Section 24S 10W — 7

COUNTY AVG (\$/AC.)

N/A

AVG NCCPI

34.9

COUNTY AVG

48.9



Economic Attributes

Reno County is a high tax county.

Physical Attributes

Annual Precipitation: 28.64 inches
Annual GDD: 3,762

Land Use

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

Field	Acres	Latitude Longitude	Slope	2024 Crops	Avg NCCPI	County Avg (\$/ ac.)
1	303.20	37.97693 -98.46776	3.43%	80% Grass/Pasture, 12% Winter Wheat, 9% Other	34.9	N/A



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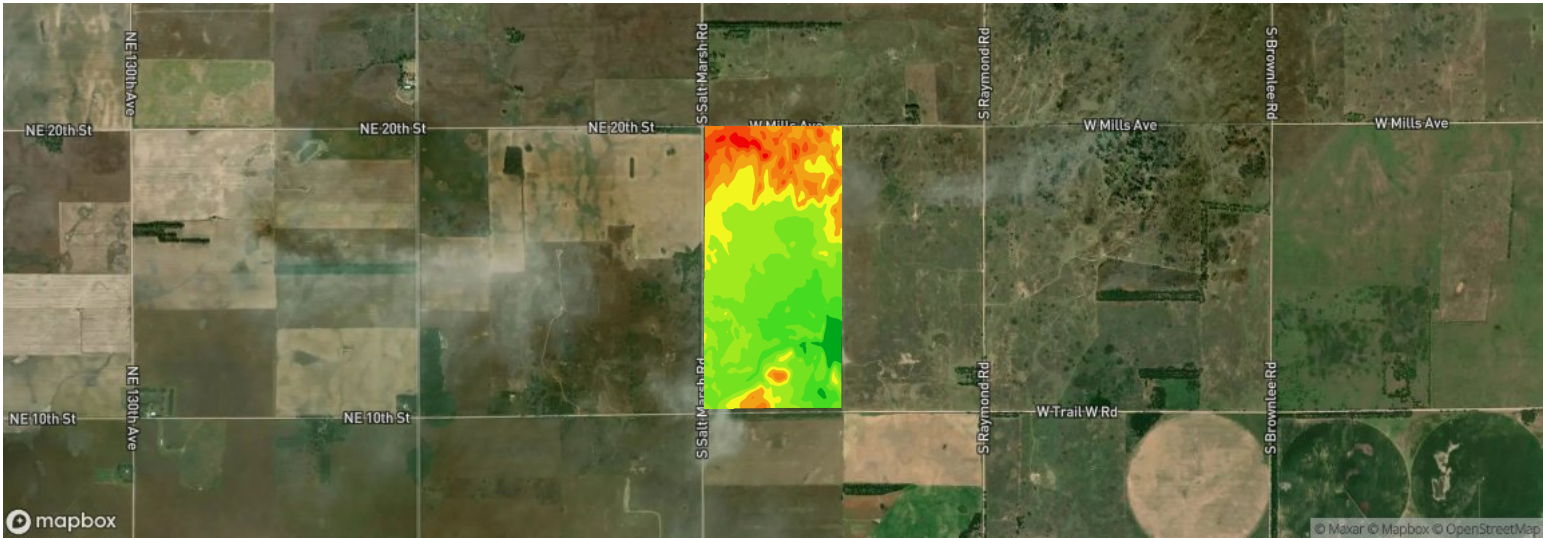


	Comp 1	Comp 2	Comp 3	Comp 4	Comp Avgs	Target Parcel
Boundary						
County	Sedgwick, KS	Rice, KS	Sedgwick, KS	Sedgwick, KS		Reno County, KS
Sale Price	\$726,367	\$603,922	\$486,250	\$109,562	\$593,026	
\$/AC. Price	\$8,532/ac.	\$3,450/ac.	\$21,647/ac.	\$4,877/ac.	\$6,313/ac.	
Sale Date	12/05/25	11/06/25	08/08/25	08/08/25		
Sale Condition	Market	Market	Market	Market		
Purchase Condition	Mortgage	Unknown	Mortgage	Mortgage		
Distance (Mi.)	49.18	38.03	45.61	45.61	44.61	
Acres	85.13	175.05	22.46	22.46	76.28	303.20
Top Crop	None	None	Grass/Pasture	Grass/Pasture		Grass/Pasture
NCCPI	54.6	0.0	45.1	45.1	21.9	34.9
\$/NCCPI	\$156	\$3,450	\$480	\$108	\$2,066	
Tillable %	2.2%	0.0%	0.0%	0.0%	0.6%	16.9%

* Estimated Price Per Acre from AcreValue model.



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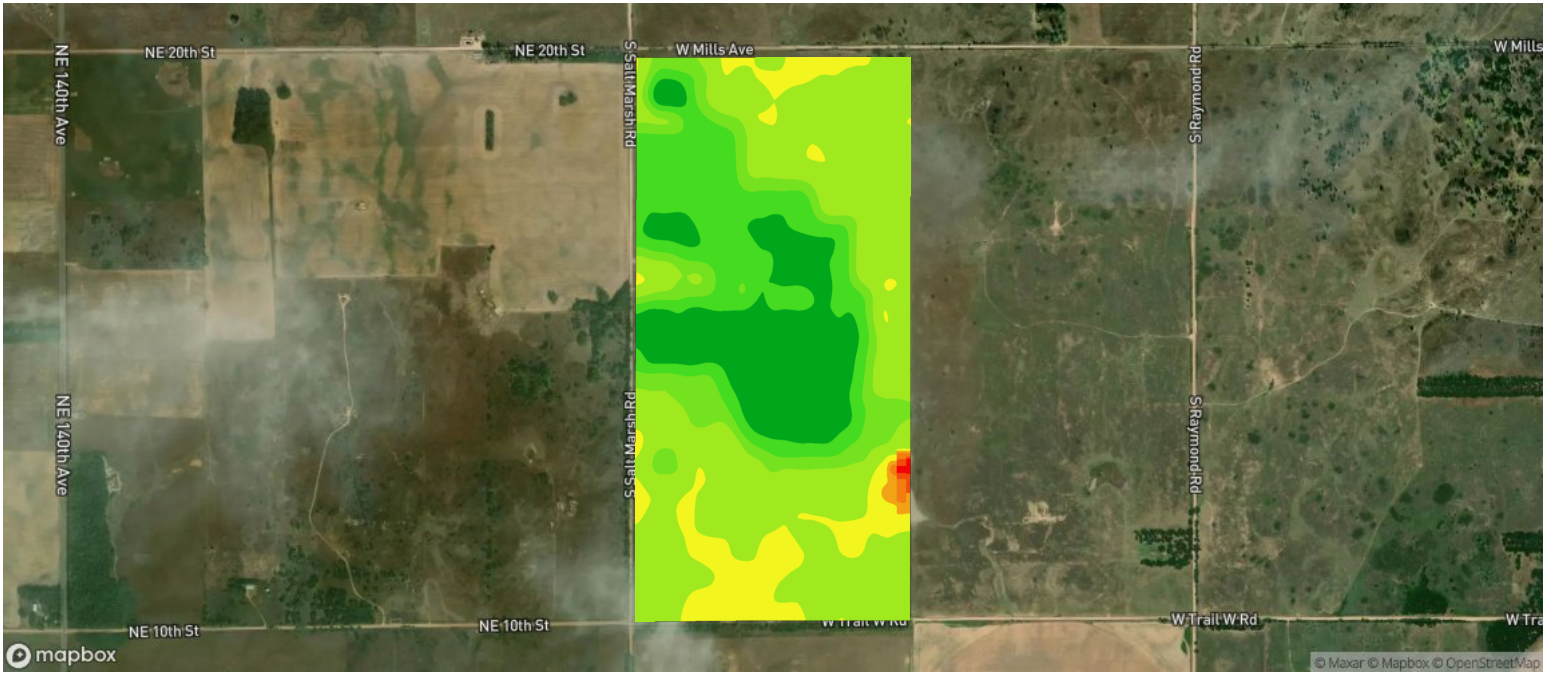
All fields
303 ac.

Avg. Elevation
1,787.76 ft

	Elevation Range	Acres	Percent Area
	1,812.68 ft - 1,818.50 ft	2.94	0.97%
	1,806.87 ft - 1,812.68 ft	11.52	3.8%
	1,801.06 ft - 1,806.87 ft	24.59	8.11%
	1,795.25 ft - 1,801.06 ft	30.84	10.17%
	1,789.44 ft - 1,795.25 ft	38.32	12.64%
	1,783.63 ft - 1,789.44 ft	71.55	23.6%
	1,777.82 ft - 1,783.63 ft	80.26	26.47%
	1,772.01 ft - 1,777.82 ft	35.99	11.87%
	1,766.20 ft - 1,772.01 ft	7.16	2.36%



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Source: Harmonized Landsat and Sentinel-2

All fields
303 ac.

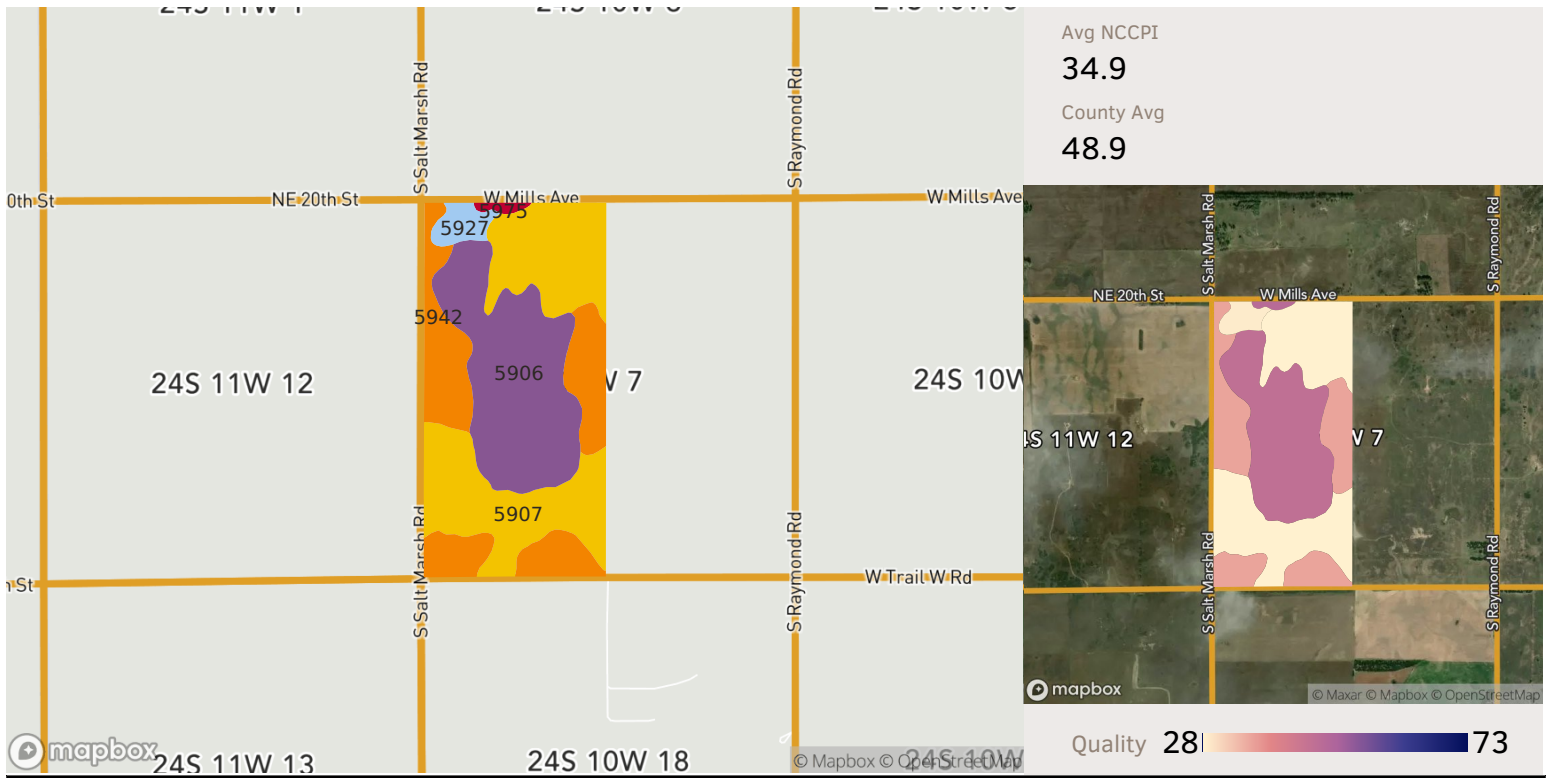
Avg NDVI
43.48

Date
03/10/2026

	NDVI Range	Acres	Percent Area
	-10.97 ft - -2.39 ft	0.27	0.09%
	-2.39 ft - 6.19 ft	0.42	0.14%
	6.19 ft - 14.77 ft	0.70	0.23%
	14.77 ft - 23.35 ft	1.24	0.41%
	23.35 ft - 31.93 ft	31.14	10.27%
	31.93 ft - 40.51 ft	133.10	43.9%
	40.51 ft - 49.09 ft	29.83	9.84%
	49.09 ft - 57.67 ft	53.54	17.66%
	57.67 ft - 66.25 ft	52.91	17.45%



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Source: NRCS Soil Survey

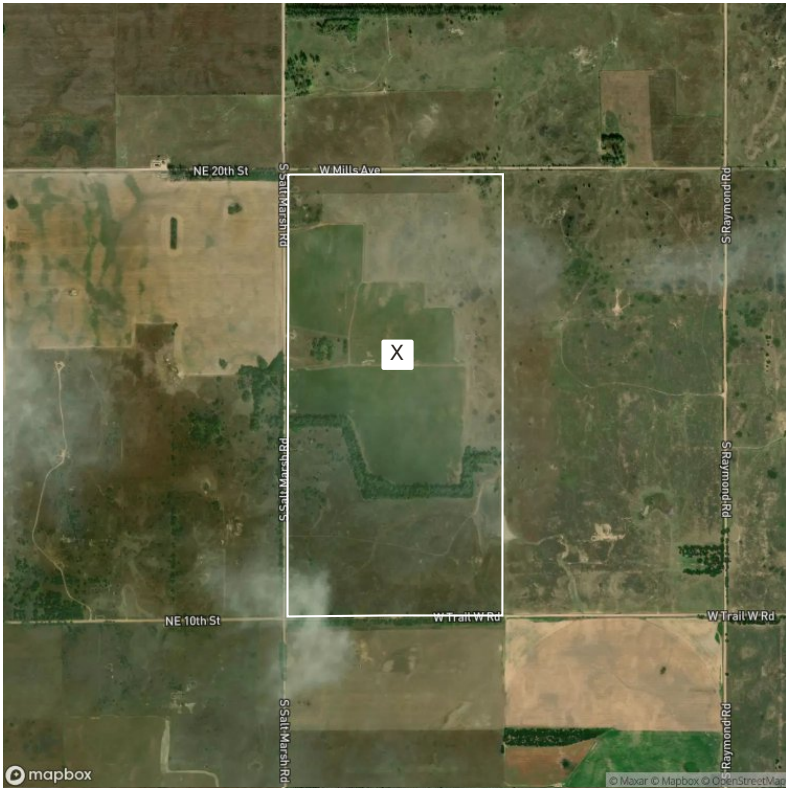
Field 1

303 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
5907	Langdon fine sand, 0 to 15 percent slopes	116.86	38.5%	6	24.5
5906	Hayes-Turon complex, 0 to 5 percent slopes	99.89	32.9%	3	46.5
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	75.51	24.9%	3	36.0
5927	Pratt fine sand, 5 to 10 percent slopes	8.82	2.9%	4	28.6
5975	Turon-Carway complex, 0 to 5 percent slopes	2.12	0.7%	3	48.0
					34.9
					303.20



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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**
 - Floodway Colorado River Floodway, Area of Special Consideration, Density Fringe Area
- 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 D*
- 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 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.

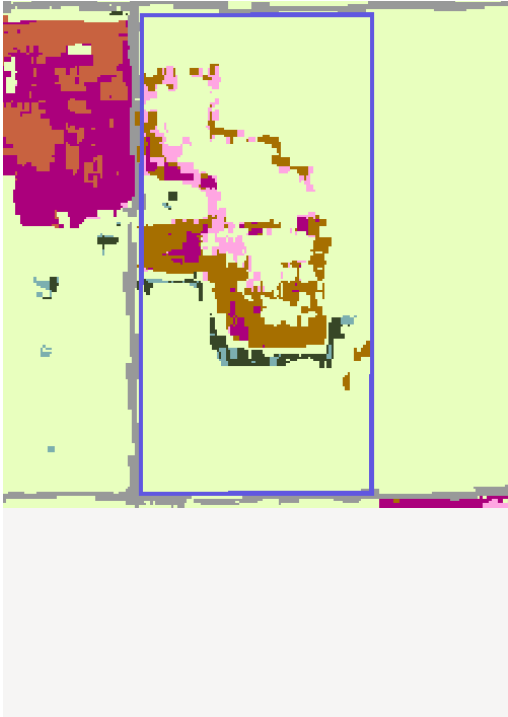
Source: FEMA National Flood Hazard Layer

Field 1
303 ac.

Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field	
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	303.20	100.0%
			303.20		

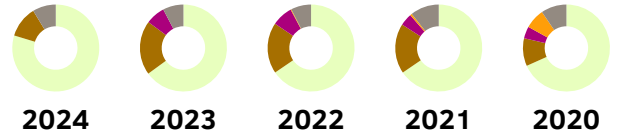


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Field 1

303 ac.



	2024	2023	2022	2021	2020
Grass/Pasture	79.7%	65.0%	65.5%	65.5%	68.3%
Winter Wheat	11.7%	20.2%	19.0%	18.6%	10.3%
Rye	--	7.2%	7.8%	4.6%	4.4%
Sorghum	--	--	0.3%	0.7%	7.4%
Other	8.7%	7.7%	7.5%	10.7%	9.5%

Source: NASS Cropland Data Layer - All Images from 2024



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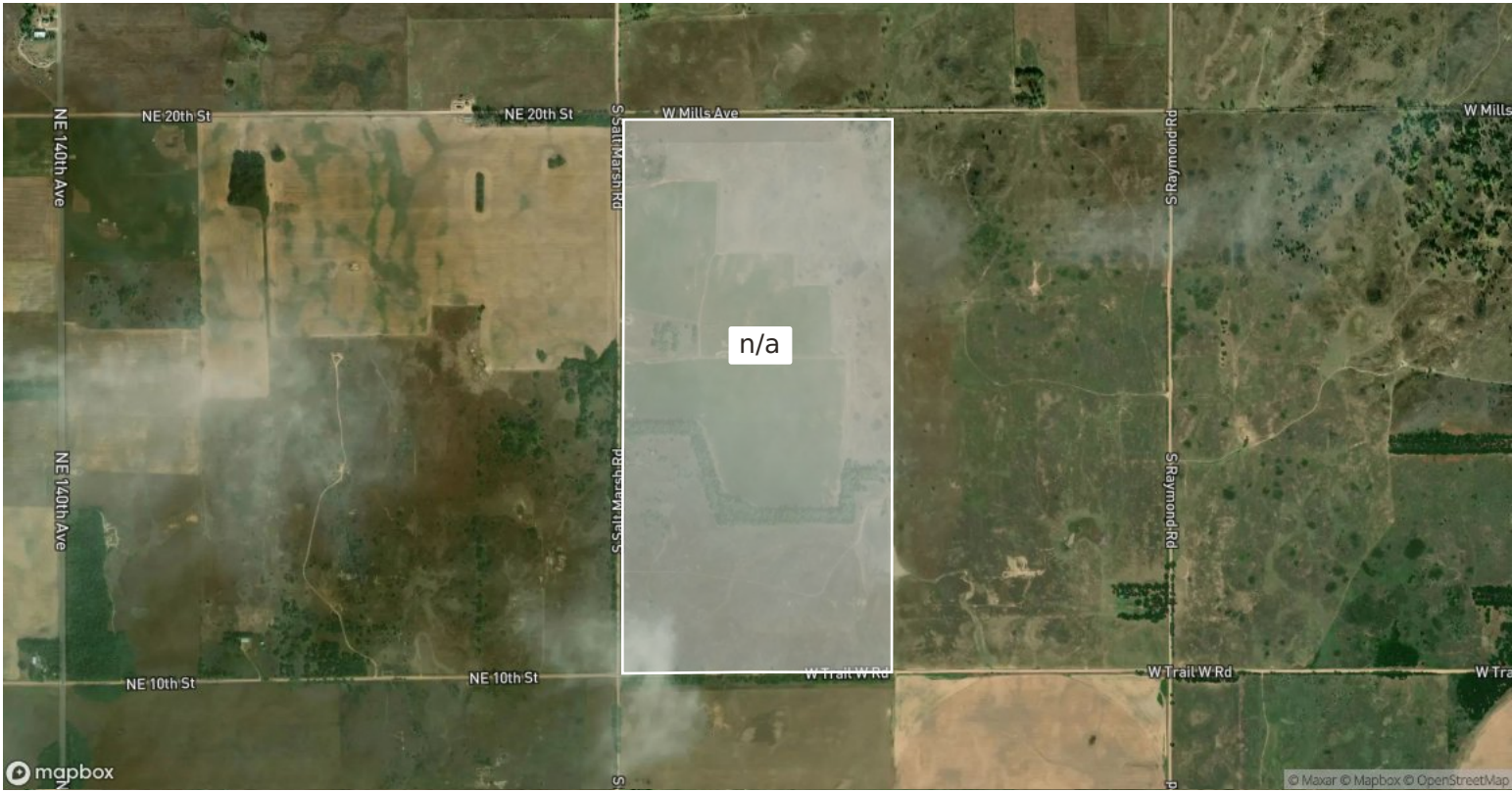
Reno County, KS

Field	Acres	Tax Amount	Assessed Value	Location	Owner (Last Updated)	Owner Address	Legal Description
1	303.20	1,076.79	6,066.00	24S 10W -- 7 APN: 2130700000002000	WILLIS, SCOTT T (02/12/2025)	4007 E 118TH PL, TULSA, OK 74137	SYLVIA TOWNSHIP, S07, T24, R10W, ACRES 303.3, W 1/2 EXC RD R/W





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Field 1

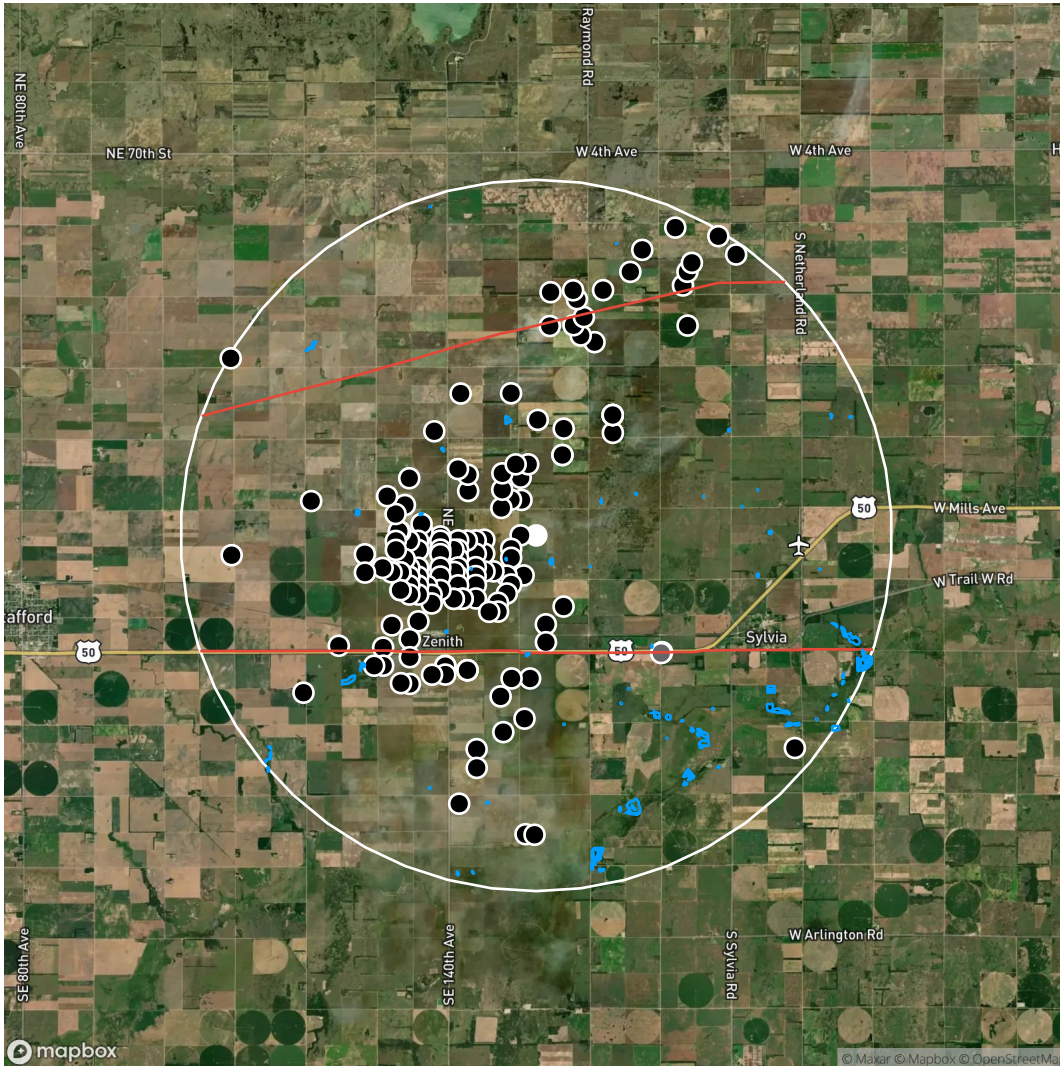
303 ac.

Local Designation	Easement Name	Acres	Percentage of Field	Duration
<input type="checkbox"/> n/a	n/a	303.20	100.0%	n/a



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Township/Section 24S 10W — 7



Field 1 - 303.20 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)
Substation	2	2.41
Oil/Gas Well	150	0.22
Transmission Line	6	1.64
Water Bodies	90	0.39