Finney County, Kansas





Finney County, Kansas

Description

This property consists of 320 total acres, of which 250 acres are irrigated and the remaining 70 acres are in corners.

Possession

Buyer shall get immediate possession.

Water Rights

The West well is governed by Water Right 27,067 with a priority date of July 19, 1976. This Water Right allows 266 Acre Feet to be pumped per calendar year. The irrigation well is currently pumping 600 GPM.

The East well is governed by Water Right 27,067 with a priority date of July 19, 1976. This Water Right allows 269 Acre Feet to be pumped per calendar year. The irrigation well is currently pumping 375 GPM.

The Certificates and Risk Reports are located in the back of this brochure.

Finney County, Kansas

Irrigation Equipment

- 2- Older Valley Sprinklers
- 2- 125 HP Randolph Gearheads
- 2- Lima Generators
- 2- US Irrigation Pumps
- 1- Natural Gas Motor
- 1- Isuzu 4 Cylinder Turbo Diesel Motor
- 1-2,000 Gallon Diesel Tank

Minerals

This tract is selling with the surface and water rights only.

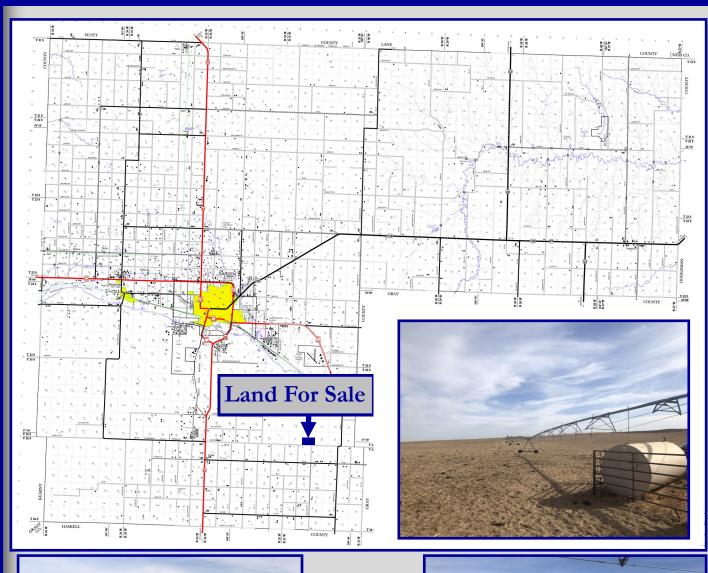
2019 Real Estate Taxes

\$1,725.54

Asking Price

\$704,000 or \$2,200 Per Acre

Finney County, Kansas





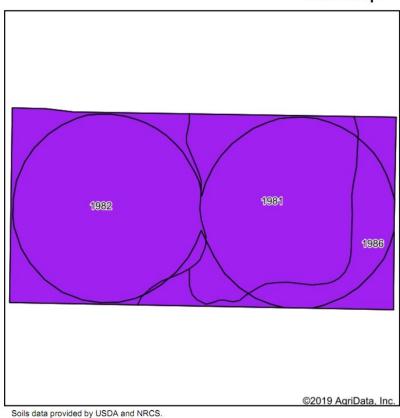


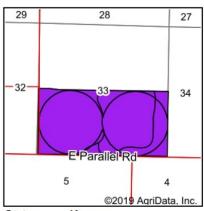
Finney County, Kansas



Finney County, Kansas

Soils Map





State: Kansas County: Finney 33-25S-31W Location: Township: Pierceville Acres: 315.59 Date: 12/23/2019





Area	Area Symbol: KS055, Soil Area Version: 17												
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans						
1982	Valent fine sand, 5 to 20 percent slopes	146.94	46.6%		VIIe	Vle	11						
1981	Valent fine sand, eroded, 5 to 30 percent slopes	116.71	37.0%		VIIe	Vle	8						
1986	Valent-Vona loamy fine sands, 3 to 15 percent slopes	51.94	16.5%		Vle	Vle	19						
Weighted Average													

^{*}n: The aggregation method is "Weighted Average using major components"

Soils data provided by USDA and NRCS.

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

THE STATE



OF KANSAS

STATE BOARD OF AGRICULTURE
Sam Brownback, Secretary

DIVISION OF WATER RESOURCES
David L. Pope, Chief Engineer

CERTIFICATE OF APPROPRIATION FOR BENEFICIAL USE OF WATER

WATER RIGHT, File No. 27,067 PRIORITY DATE July 19, 1976

DUPLICATE COPY

WHEREAS, It has been determined by the undersigned that construction of the appropriation diversion works has been completed, that water has been used for beneficial purposes and that the appropriation right has been perfected, all in conformity with the conditions of approval of the application pursuant to the water right referred to above and in conformity with the laws of the State of Kansas,

Now, THEREFORE, Be It Known that DAVID L. POPE, the duly appointed, qualified and acting Chief Engineer of the Division of Water Resources of the Kansas State Board of Agriculture, by authority of the laws of the State of Kansas, and particularly K.S.A. 82a-714, does hereby certify that, subject to vested rights and prior appropriation rights, the appropriator is entitled to make use of groundwater in the drainage basin of the Arkansas River to be withdrawn by means of two (2) wells: one (1) well located near the center of the Southwest Quarter (SW1) of Section 33, more particularly described as being near a point 1,320 feet North and 3,940 feet West of the Southeast corner of said section, at a diversion rate not in excess of 975 gallons per minute (2.17 c.f.s.) and in a quantity not to exceed 266 acre-feet per calendar year; and one (1) well located near the center of the Southeast Quarter (SEI) of Section 33, more particularly described as being near a point 1,320 feet North and 1,290 feet West of the Southeast corner of said section, at a diversion rate not in excess of 1,090 gallons per minute (2.43 c.f.s.) and in a quantity not to exceed 269 acre-feet per calendar year; both in Township 25 South, Range 31 West, Finney County, Kansas, for irrigation use on the following described property:

320 acres in the South Half (S1)

of Section 33, Township 25 South, Range 31 West, Finney County, Kansas.



Division of Water Resources GARDEN CITY

Revired 10-7-86 DWR 1-400

(OVER)

MICROFILMED

DUPLICATE COPY

The appropriator shall maintain in an operating condition, satisfactory to the Chief Engineer, all check valves installed for preventing chemical or other foreign substance pollution of the water supply.

The appropriator shall maintain records from which the quantity of water actually diverted during each

days	of receipt of	the annua	determined. Such I water use report	form.			
The	e appropriatio	n right as	perfected is appu	rtenant to and s	everable from the	e land herei	n described
			all be deemed aban se is made of wat				
reason	nable raising	or lowering	or shall relate to a ng of the static wat tor's point of dive	er level and for t			
In V	WITNESS WHE	REOF, I ha	ve hereunto set m	OF WATER WEST	fice at Topeka, K	ansas, this	2nd day o
			100	AVID L. POPE	David L. Pop	lone	
			SA SANSAS	CHIEF ENGINEER	Chief Engi Spivision of Water Spisas State Board	neer Resources	
			2000 S	ATE BOARD of MO	s S		
STAT	E OF KANS	AS, Shaw	nee COUNTY, ss.				
1988 Agrici	by David L. ulture,	Pope, P	was acknowledged E., Chief Engine Signa	ture:	e Justo	Kansas Sta	
My	ppointment be	Ore A S	arch 1, 1990	Denise	e J. Waters, N	otary Publ	10
				s,	day of 19 m. and	1	1
the coun located)	ION			County, ss.	da 	age —	
(Record in the Office of Register of Deeds in the county or counties wherein the point of diversion is located)	WATER APPROPRIATION CERTIFICATE	No. 17,274 STATE OF KANSAS	27,067		o'clock		Register of Deeds.
legister	PPRO	17,274 E OF K	Qo		st		egister
fice of l	CER'	No. 1	Water Right, File No.	NSAS,	for record this	Book	g
wherein	'ATE	z is	light,	STATE OF KANSAS	or rec	recorded in Book Fee \$	
ties i	*		ter F	STATE	Filed fo	recorde Fee \$	1
9 8 11						0 5	

```
12/23/2019
                                            Water Right Info
                                                             Report Date: Monday, December 23 2019
  WATER RIGHT INFORMATION REPORT FOR VESTED RIGHT: 27067 00
  RIGHT TYPE: Appropriation
  SOURCE: Groundwater
  CURRENT STATUS: Certificate Issued
  ACTIVE DATE: 19-JUL-76
  CURRENT COMPLETE BY DATE:
                       31-DEC-78
  COMPLETION ACKNOWLEDGED DATE: 22-MAY-82
  CURRENT PERFECT BY DATE: 31-DEC-83
  YEAR PERFECTED:
  CERTIFICATE ISSUE DATE: 02-JUN-88
  APPLICANTS:
  > BAR-O-BAR RANCH PHYLLIS G BEACH 6335 S PIERCEVILLE RD PIERCEVILLE KS 67868
  > PERSON ID (Old Address Code): 726
  > CORRESPONDENT SEQUENCE NUMBER: 1
   WATER USE CORRESPONDENT(S):
  > DOUGLAS H & JENNIFER MAI
                        11770 S PIERCEVILLE RD PIERCEVILLE KS 67868
  > PERSON ID (Old Address Code): 56832
  > CORRESPONDENT SEQUENCE NUMBER: 1
   ACTION TRAIL:
  > 19-JUL-76 Pending Initial Review
    30-MAR-77
            Approved Pending Completion N+P BY 31-DEC-78 PERF BY 31-DEC-82
  > 08-APR-77 Partial Completion
            F & O 2 Wells
   22-MAY-82 Completed Pending Inspection
    22-MAY-82
            N & P Rec'd 04-08-77
  > 07-JUL-86 Inspected Pending Perfection
  > 07-JUL-86 Proposed Certificate
> 28-APR-88 Land Owner Chg-Clarence J & Velma I Gigot
    28-APR-88
            Corres&Wur From Bar-O-Bar Ranch To Clarence J&Velma I Gigot
  > 02-JUN-88 Proposed Certificate - Extended Time To Perfect PERF BY 31-DEC-83
  > 02-JUN-88
            Certificate Issued
  > 02-JUN-88 Record Yr.1978:Ido3-1086Gpm Ido4-975Gpm Both Norm
  > 25-JUN-90 Crp Pend Comp 96-12-31 127.1Ac
  > 29-JAN-97 Crp Expired 31-Dec-1996
  > 01-MAY-98 Landowner Chg-Velma I Gigot
  > 01-MAY-98 Wur From Clarence J & Velma I Gitot To Michael D Gigot
  > 23-AUG-02 Wur From Michael D Gigot To Douglas H & Jennifer Mai
> 23-AUG-02 Landowner Chg - Douglas H & Jennifer Mai
  > 29-SEP-11 Compliance Check/Not In Comp
> 25-SEP-15 Water Right Violation-Notice Of Non-Compliance Issued
  > 08-APR-16 Compliance Check/In Comp Id 4 Pdiv 21727
  CONSERVATION CONTRACT ACTION TRAIL:
   SPECIAL CONDITIONS:
  QUANTITIES BY POINT OF DIVERSION:
  > Section 33, T 25, R 31 W ID 3 IRR AUTHORIZED 266.000 AF ADDITIONAL 266.000 AF
  QUANTITIES BY POINT OF DIVERSION:
  > Section 33, T 25, R 31 W ID 4 IRR AUTHORIZED
                                          269.000 AF ADDITIONAL
                                                              269.000 AF
  RATES BY POINT OF DIVERSION:
  > Section 33, T 25, R 31 W ID 3 IRR AUTHORIZED 975.000 gpm ADDITIONAL
  RATES BY POINT OF DIVERSION:
  > Section 33, T 25, R 31 W ID 4 IRR AUTHORIZED 1090.000 gpm ADDITIONAL 1090.000 gpm
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12/23/2019
                                                      Water Right Info
   LIMITATIONS: None
   STORAGE QUANTITIES: No active storage quantities associated with IRR Use under this water right
   STORAGE RATES: No active storage rates associated with IRR Use under this water right
   AUTHORIZED POINT(S) OF DIVERSION:
   Section 33, T 25, R 31W, ID 3 (Internal PDIV_ID = 11511)
   QUALIFIERS: NC SW
   DISTANCE FROM SE CORNER: 1320 ft North 3940 ft West
   NUMBER OF WELLS: 1
   COMMENT:
   OLD LONGITUDE: -100.732100 OLD LATITUDE: 37.833420
   NEW LONGITUDE: -100.733300 NEW LATITUDE: 37.832650
   GPS LONGITUDE: GPS LATITUDE:
   COUNTY: FINNEY
   FIELD OFFICE: GARDEN CITY FIELD OFFICE
   GMD : 3
   BASIN:
   STREAM: ARKANSAS RIVER
   SPECIAL USE AREA(S):
   AQUIFER(S):
   TEST INFORMATION:
   > 29-MAY-86 0 Field Inspection Test
  METER ACTION TRAIL:
   > 11-NOV-92 Meter Required GWMD Order Install by: 01-JUL-96
  METER INFORMATION:
   Date Installed:
                           Currently Installed?
   > Manufacturer: MCCROMETER
                                      Model: MD 308-1300
   > Type: Propellor
                                 Serial No.: 96-8-2301N
  > Type: Propellor Serial No.: 96-8-2301N
> Meter Unit: Acre-Feet Meter Size: 5 Inch Multiplier: .001
   > Portable Pump Installation? N Multiple PDs? N Straightening Vanes? Y
   > Measuring Chamber? N Meter Comment:
   Section 33, T 25, R 31W, ID 4 (Internal PDIV ID = 21727)
   QUALIFIERS: NC SE
   DISTANCE FROM SE CORNER: 1320 ft North 1290 ft West
   NUMBER OF WELLS: 1
  OLD LONGITUDE: -100.723100 OLD LATITUDE: 37.833420
  NEW LONGITUDE: -100.724100 NEW LATITUDE: 37.832630
  GPS LONGITUDE: -100.724200 GPS LATITUDE: 37.832640
  COUNTY: FINNEY
  FIELD OFFICE: GARDEN CITY FIELD OFFICE
  GMD : 3 .
  BASIN:
  STREAM: ARKANSAS RIVER
  SPECIAL USE AREA(S):
  AQUIFER(S):
  TEST INFORMATION:
  > 29-MAY-86 0 Field Inspection Test
  > 23-JUL-10 0 Flow Rate Test
  METER ACTION TRAIL:
  > 01-JAN-92 Meter Required GWMD Order Install by: 31-DEC-92
  METER INFORMATION:
  Date Installed:
                           Currently Installed? False
  > Manufacturer: MCCROMETER
                                      Model:
  > Type: Propellor Serial No.: 91-8-1518N
> Meter Unit: Acre-Feet Meter Size: 5 Inch Multiplier: .001
  > Portable Pump Installation? N Multiple PDs? N Straightening Vanes? Y
  > Measuring Chamber? N Meter Comment: ACTUAL SIZE OD 8.0 IN
  METER INFORMATION:
                      Currently Installed? True
  Date Installed:
  > Manufacturer: MCCROMETER
                                     Model: MD308-1300
  > Type: Propellor Serial No.: 13-14386-8
> Meter Unit: Acre-Feet Meter Size: 5 Inch Multiplier: .001
  > Portable Pump Installation? N Multiple PDs? N Straightening Vanes? Y
  > Measuring Chamber? Y Meter Comment: COMP CK=4-8-2016 SIZE=7.731 ID
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3/2019						Water Right Info	0			
OVERL	APS:									
: : :	::::		: : :	: :			: : :			
AUTHO	RIZED PI	ACE(S)	OF US	E:						
OWNER		LAS H &			(Internal PUSE_I MAI	D = 30903)				
Addre	ss: 1177	n e bre	DODUT	TTE	B.D.					
	PIER									
					00 Acres	1	CW		C.F.	
						SE NE NU		SW SE	NE NW	SW S
40.00		01 .0	01	.001	. 100. 100.	00 .00 40.00 40	.00 4	10.00 40.00	40.00 40.00 4	0.001
COMME	NT:									
OVERL >	AP5:									
: : :		: : :	: : :	: :			: : :	:::::		
WATER Year	USE INF			TD	Date Rovd Hours	GPM Acre-				
Feet	Code A	c_Irr	Date	Msrd	Wtr_Dp Well_Dp					
2019	1320N 0	3940W	3.3	1		0		0	N/A	N/A
2019	1320N	1290W	33	1		0		0	N/A	N/A
2018	0 1320N	3940W	33	1	21-FEB-19	142.0	A	123	N/A	N/A
8 2018	6396 1320N	12000	33	1	21-FEB-19	92.0	A	123		
	6396	1290W	33	1	21-FEB-19	92.0	A	123	N/A	N/A
	1320N 2183	3940W	33	1	01-MAR-18	108.0	A	125	N/A	N/A
2017	1320N	1290W	33	1	01-MAR-18	64.0	A	125	N/A	N/A
	2183 1320N	3940W	33	1	19-FEB-17	126.0	А	125	N/A	N/A
99	1397									
	1320N 1397	1290W	33	1	19-FEB-17	95.0	А	125	N/A	N/A
	1320N 2468	3940W	33	1	03-MAR-16	173.0	A	123	N/A	N/A
2015	1320N	1290W	33	1	03-MAR-16	222.0	A	123	N/A	N/A
93 2014	2468 1320N	3940W	33	1	24-FEB-15	226.0	A	123	N/A	N/A
91	349									
2014 91	1320N 349	1290W	33	1	24-FEB-15	204.0	A	123	N/A	N/A
2013	1320N	3940W	33	1	24-FEB-14	227.0	A	123	N/A	N/A
2013	5750 1320N	1290W	33	1	24-FEB-14	205.0	A	123	N/A	N/A
83 2012	5750 1320N	3940W	33	1	04-MAR-13	277.0	A	123	N/A	N/A
80	1123									
2012 80	1320N 1123	1290W	33	1	04-MAR-13	249.0	A	123	N/A	N/A
2011	1320N	3940W	33	1	05-MAR-12	269.0	A	125	N/A	N/A
74 2011	1452 1320N	1290W	33	1	05-MAR-12	254.0	A	125	N/A	N/A
74 2010	1452 1320N	3940W	33	1	23-FEB-11	252.0	A	125	N/A	N/A
67	228									
2010 67	1320N 228	1290W	33	1	23-FEB-11	205.0	A	125	N/A	N/A
2009	1320N	3940W	33	1	01-MAR-10	235.0	A	125	N/A	N/A
62 2009	732 1320N	1290W	33	1	01-MAR-10	166.0	A	125	N/A	N/A
62 2008	732 1320N	3940W	33	1	03-MAR-09	222.0	A	125		
56	1556			1			A	123	N/A	N/A
2008	1320N 1556	1290W	33	1	03-MAR-09	215.0	A	125	N/A	N/A
2007	1320N	3940W	33	1	03-MAR-08	265.0	A	125	N/A	N/A
50	367 1320N	1290W	33	1	03-MAR-08	216.0	A	125	N/A	N/A
2007				-						

12/23/2019)						Wa	ter Right Inf	io .				
50	367												
2006 44	733	3940W	33	1	02-MAR-07			226.0	A	125		N/A	N/A
2006 44	1320N 733	1290W	33	1	02-MAR-07			251.0	A	125		N/A	N/A
2005 38	1320N 1188	3940W	33	1	02-MAR-06			292.0	A	130		N/A	N/A
2005 38	1320N 1188	1290W	33	1	02-MAR-06			206.0	A	130		N/A	N/A
2004 30	1320N 2270	3940W	33	1	21-FEB-05		700	266.0	A	130		N/A	N/A
2004 30	1320N 2270	1290W	33	1	21-FEB-05		700	253.0	A	130		N/A	N/A
2003 26		3940W	33	1	03-MAR-04		700	272.0	A	130		N/A	N/A
2003 26	1320N 1153	1290W	33	1	03-MAR-04		700	266.0	Α	130		N/A	N/A
2002 19		3940W	33	1	26-FEB-03		800	286.0	A	128		N/A	N/A
2002		1290W	33	1	26-FEB-03		800	282.0	A	128		N/A	N/A
2001		3940W	33	1	01-MAR-02			258.0	A	125		N/A	N/A
2001 2001		3940W 1290W	33	1	01-MAR-02 01-MAR-02	Comment:	SEE ALSO	REEL 14,	BLIP	1508 125		N/A	N/A
14	674											11/11	
2001 2000	1320N 1320N	1290W 3940W	33	1	01-MAR-02 02-MAR-01	Comment:	SEE ALSO	REEL 14, 364.0	BLIP	1508		N/A	N/A
8 2000	436 1320N	1290W	33	1	02-MAR-01		792	244.0	A	130		N/A	N/A
8 1999	436 1320N	3940W	33	1	02-MAR-00			184.0	A	120		N/A	N/A
4 1999	521 1320N	1290W	33	1	02-MAR-00			270.0	A	120		N/A	N/Ā
4 1998	521 1320N	3940W	33	1	03-MAR-99	1007	700	260.0	G	133		N/A	N/A
95 1998	844 1320N	1290W	33	1	03-MAR-99	1101	700	255.0	G	130		N/A	N/A
95 1997	844 1320N	3940W	33	1	02-MAR-98			265.0	А	133		N/A	N/A
89 1997	565 1320N	1290W	33	1	02-MAR-98			251.0	А	133		N/A	N/A
89 1996	565 1320N	3940W	33	1	03-MAR-97			132.0	A	133	01-FEB-97	105	N/A
83 1996	459 1320N	1290W	33	1	03-MAR-97			105.0	A	133		120	N/A
83 1995	459 1320N	3940W	33	1	26-FEB-96	135	90	2	G	130		100	N/A
76 1995	751 1320N	1290W	33	1	26-FEB-96	0	0	229.0	7	130		117	N/A
76 1994	751 1320N	3940W	33		21-FEB-95	0	0	.0	L	0		N/A	N/A
70 1994	3028 1320N		33		21-FEB-95	0	0	279.0	7	130		N/A	350
			33		28-FEB-94	0	0	0	L	0		N/A	N/A
65 1993	2461 1320N		33		28-FEB-94	0	0	182.0	7	130		N/A	N/A
65 1992	2461 1320N		33		01-FEB-93	0	0	0	L	0		N/A	N/A
58 1992	271 1320N		33		01-FEB-93	1100	800	1.62	G	130			350
58 1991	271 1320N		33		10-FEB-92	0	0	0	L	130		170 N/A	N/A
52	1097												
1991 52	1320N 1097		33		10-FEB-92	1000	800	147	G	130		N/A	N/A
	1320N 2197		33		16-JAN-91	0	0	0	L	0		N/A	N/A
1990 1990	1320N 1320N		33		16-JAN-91 16-JAN-91	Comment: 1200	CRP 800	177	G	130		N/A	N/A
45 1989	2197 1320N	3940W	33	1	06-FEB-90	0	0	0	L	0		N/A	N/A
https://kwis.	kda.ks.gov	/reports/w	aterrigh	tinfo	?wrld=27519&	umwCode=IF	RR						4/5

12/	/23/2019	Water Right Info											
		1442											
	1989		3940W	33		06-FEB-90							
	1989	1320N	1290W	33	1	06-FEB-90	900	1000	166	G	130	N/	A N/A
	40	1442											
	1988	1320N	3940W	33	1		0	0	0	J	0	N/	A N/A
	34	1530											
	1988		3940W	33	1		Comment:	CRP					
	1988	1320N	1290W	33	1		800	900	133	G	130	N/	A N/A
	34	1530											
	1987	1320N	3940W	33	1		0	0	0	K	0	N/	A N/A
	31	1658											
	1987		3940W	33	1			SET ASIDE					
	1987		1290W	33	1		0	0	0	K	0	N/	A N/A
		1658											
	1987	1320N	1290W	33	1		Comment:	SET ASIDE					
	1986	1320N	3940W	33	1		2500	800	368	G	130	N/	A N/A
	28	422											
	1986	1320N	1290W	33	1		2500	800	368	G	130	N/	A N/A
	28	423											
	1985	1320N	3940W	33	1		3680	1000	678	G	132	N/	A N/A
	22	1621											
	1985	1320N	1290W	33	1		3680	1000	678	G	130	N/	A N/A
	22	1621											
	1984	1320N	3940W	33	1		3960	1000	729	G	132	N/	A N/A
	17	1909											
	1984	1320N	1290W	33	1		3960	1000	729	G	130	N/	A N/A
	17	1909											
	1983	1320N	3940W	33	1		3680	1000	678	G	133	N/	A N/A
	1.4	964											
	1983	1320N	1290W	33	1		3680	1000	678	G	130	N/	A N/A
	14	964											
	1982	1320N	3940W	33	1		3680	1000	678	G	127	N/	A N/A
	5	3277											
	1982	1320N	1290W	33	1		3680	1000	678	G	133	N/	A N/A
	5	3277											
	1981	1320N	3940W	33	1		3600	1000	663	G	130	N/	A N/A
	2	3107											
	1981	1320N	1290W	33	1		3600	1000	663	G	134	25	0 N/A
- 11	2	1787											
	1981			34	1		0	0	0	Δ	0	N/	A N/A
	2	1787											
	1980	1320N	3940W	33	1		2880	1000	530	G	130	6	5 250
	99	9999											
	1980	1320N	1290W	33	1		2880	1000	530	G	134	6	5 250
	99	9999											
	1978	1320N	3940W	33	1		2850	1000	525	G	130	6	0 200
	99	9999											
	1978	1320N	1290W	33	1		2850	1000	525	G	134	6	0 200
	99	9999											
	1977	1320N	3940W	33	1		2800	1000	516	G	260	N/	A N/A
		9999											
	1977	1320N	1290W	33	1		2800	1000	516	G	260	N/	A N/A
		9999											

>-----