

SIMULCAST LIVE & ONLINE ABSOLUTE

LAND AUCTION

160 +/- ACRES • RENO COUNTY, KANSAS

TUESDAY, JANUARY 3, 2023 • 6:00 PM

LIVE LOCATION: South Hutchinson Community Center
101 W. Avenue C, South Hutchinson, KS 67505

ONLINE BIDDING: Bidding at gavelroads.com.

LEGAL DESCRIPTION: SW ¼ of 35-24-8W in Reno County, KS.

LOCATION: Located 1 mile north of Arlington, KS on Sego RD (Hwy 11).

DESCRIPTION: This property has roughly 160 acres with 77.43 acres of cultivation, 16.92 acres of prairie hay meadow, and the balance native grass with heavy trees. A nice pond is located adjacent to a draw that meanders through the property north to south. There is also an abandoned farmstead that still has electric service and a water well. This is a great hunting property with an outstanding wildlife habitat.

Soil types: Shellabarger and Albion soils, 6% to 15% slopes; Mahome loamy fine sand (draw); Shellabarger sandy loam, 1% to 3% slopes; Farnum and Funmar loam, 0% to 1% slopes; Shellabarger-Nalim complex, 1% to 3% slopes; and Kanza-Ninnescah sandy loam.

FSA information: 159.18 acres of farmland, 77.43 acres of cropland, 77.4 acres of wheat base with a 34 bu. yield.

TAXES: 2022 - \$1,090.46 Taxes will be prorated to the date of closing.

MINERAL RIGHTS: All of Seller's mineral interest will pass to Buyer.

POSSESSION: Possession of farmstead, grass, and hay meadow upon closing. Possession of cropland shall be upon wheat harvest. Buyer will receive the last half of the 2022 cash rent of \$2,171.50.

TERMS: \$20,000.00 Earnest money required and shall be paid the day of the auction with the balance due on or before February 3, 2023. Property is selling in "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 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 the 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.



Broker's Comment: Here is a "diamond in the rough". The property has blacktop frontage, treelined draw, pond, food plots, heavy wood plot, rolling terrain, electricity to the farmstead, water well and is only ½ mile from the Ninnescah River.

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



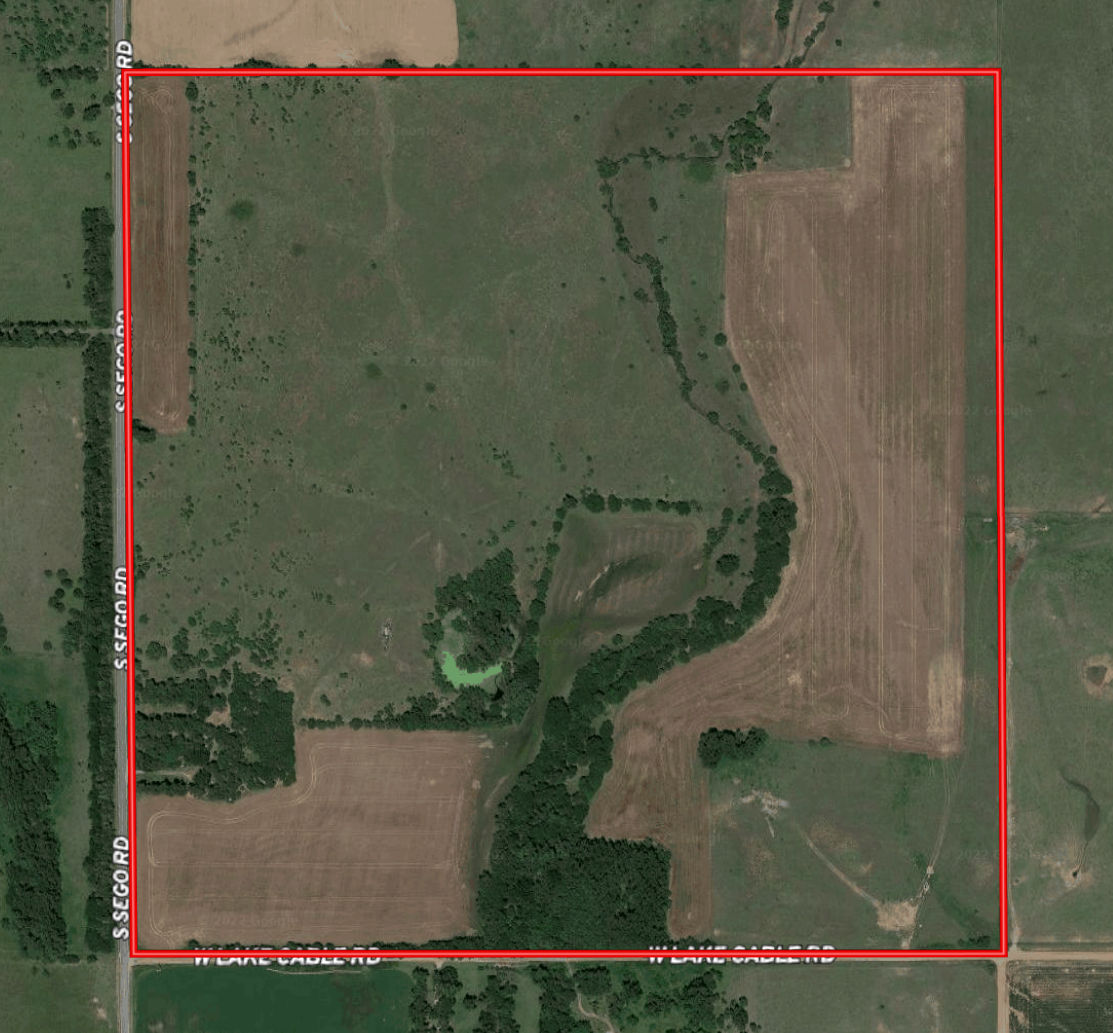
Gene Francis, Broker & Auctioneer
(316) 641-3120 | gene@genefrancis.com

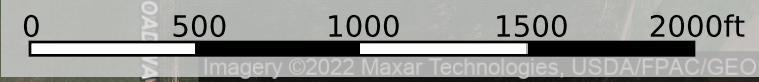
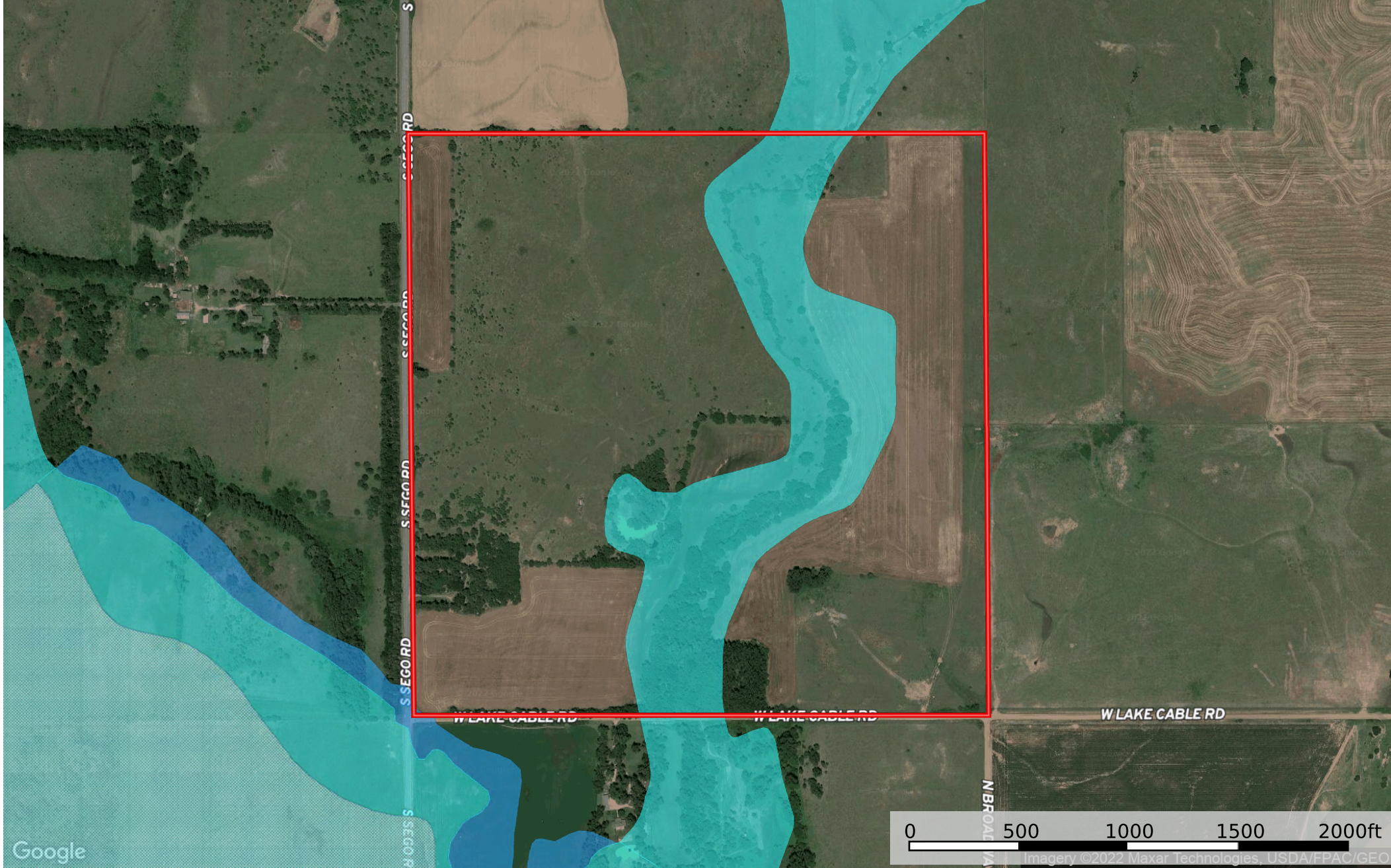
Tyler Francis, REALTOR® & Auctioneer
(316) 734-7342 | tyler@gavelroads.com

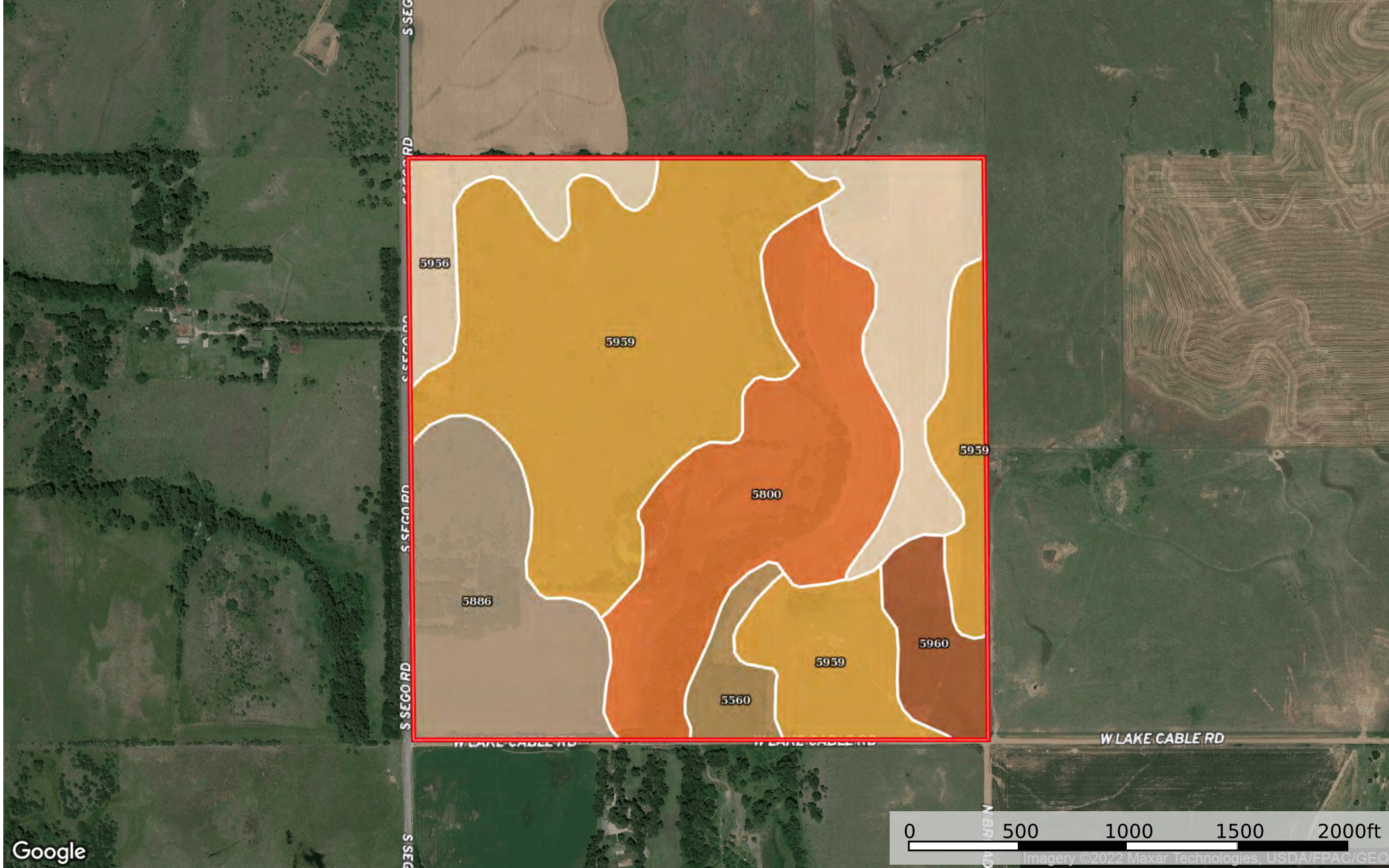
For more information, please visit genefrancis.com.
Online bidding at gavelroads.com.











 Boundary



| Boundary 159.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5959	Shellabarger, eroded, and Albion soils, 6 to 15 percent slopes	67.4	42.31	0	42	6e
5800	Mahone loamy fine sand, rarely flooded	32.77	20.57	0	40	2w
5956	Shellabarger sandy loam, 1 to 3 percent slopes	25.3	15.88	0	53	2e
5886	Farnum and Funmar loams, 0 to 1 percent slopes	22.36	14.04	0	63	2c
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	6.93	4.35	0	57	2e
5560	Kanza-Ninnescah sandy loams, frequently flooded	4.55	2.86	0	31	5w
TOTALS		159.31(*)	100%	-	46.62	3.78

(*) 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	•							

Grazing Cultivation

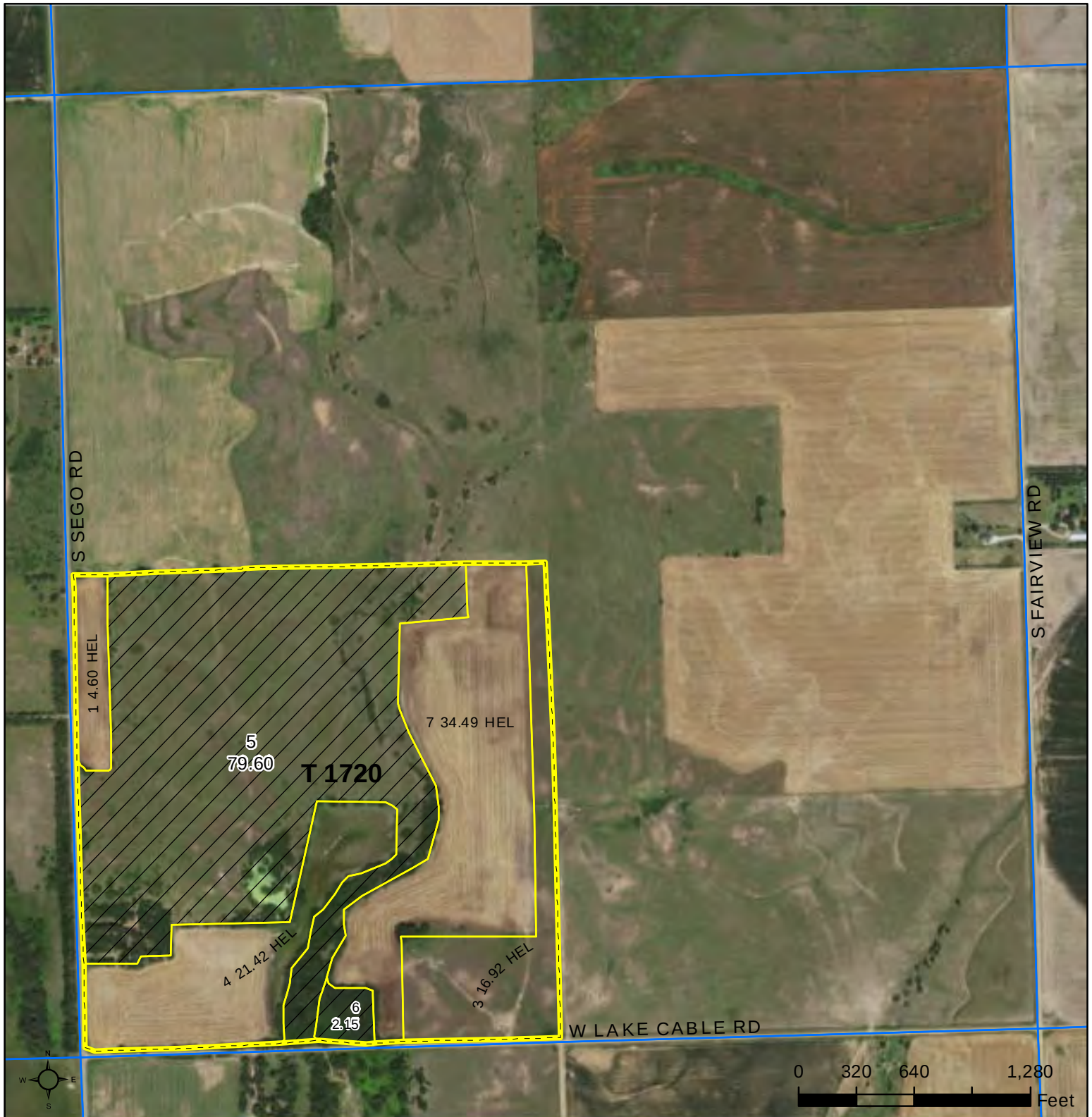
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



United States
Department of
Agriculture

Reno County, Kansas



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- Tract Boundary
- PLSS

Unless noted on field:

- | | |
|-----------------------------|--------------------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass SMO, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Alfalfa, NI, FG |
| 3/ All Corn YEL, NI GR | 8/ Sorghum Forage Cane, NI, FG |
| 4/ All Soybeans COM, NI, GR | 9/ Cotton, NI, GR |
| 5/ Grass NAG, NI, GZ | |

Tract Cropland Total: 77.43 acres

2023 Program Year

Map Created October 28, 2022

Farm 951
Tract 1720

35-24-8

Displayed over 2021 NAIP

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

BERGKAMP, HEATH

Farms Associated with Operator:
819, 10654, 13772, 14997, 16540, 17245

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
159.18	77.43	77.43	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	77.43	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	WHEAT	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	77.4	34	0.00	0
Total Base Acres:		77.4		

Tract Number: 1720

Description I-9;2-B;SW4;35-24-8

FSA Physical Location : Reno, KS

ANSI Physical Location: Reno, KS

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
159.18	77.43	77.43	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	77.43	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	77.4	34	0.00				
Total Base Acres:		77.4					

Owners: ZENNER, GERARD FRANCIS
Other Producers: None

Kansas
Reno

U.S. Department of Agriculture
Farm Service Agency

FARM: 951
Prepared: 11/16/22 11:17 AM
Crop Year: 2023
Page: 2 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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Summary

Tax ID ZENN00001
Tax Year 2022
Name ZENNER, GERARD F
Property Address 00000 S SEGO
Sec-Twp-Rng 35--2-08
Description
Parcel ID/Cama 1973500000003000
Parcel Classes RL
Tax Unit 237

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Delq
2022	\$0	0.000	\$0.00	\$0.00	\$986.50	\$0.00	N
2022	\$0	0.000	\$0.00	\$765,888.00	\$96.00	\$0.00	N
2022	\$0	0.000	\$0.00	\$7.96	\$7.96	\$0.00	N
2021	\$0	0.000	\$0.00	\$765,888.00	\$96.00	\$96.00	N
2021	\$0	0.000	\$0.00	\$0.00	\$7.97	\$7.97	N
2021	\$0	0.000	\$0.00	\$0.00	\$1,006.38	\$1,006.38	N
2020	\$0	0.000	\$0.00	\$0.00	\$994.60	\$994.60	N
2020	\$0	0.000	\$0.00	\$765,984.00	\$96.00	\$96.00	N
2020	\$0	0.000	\$0.00	\$0.00	\$7.97	\$7.97	N
2019	\$0	0.000	\$0.00	\$0.00	\$979.52	\$979.52	N
2019	\$0	0.000	\$0.00	\$766,080.00	\$96.00	\$96.00	N
2019	\$0	0.000	\$0.00	\$0.00	\$7.97	\$7.97	N
2018	\$0	0.000	\$0.00	\$0.00	\$975.94	\$975.94	N
2018	\$0	0.000	\$0.00	\$734,252.00	\$92.00	\$92.00	N
2018	\$0	0.000	\$0.00	\$0.00	\$7.97	\$7.97	N
2017	\$0	0.000	\$0.00	\$0.00	\$939.48	\$939.48	N
2016	\$0	0.000	\$0.00	\$0.00	\$821.38	\$821.38	N
2015	\$0	0.000	\$0.00	\$0.00	\$735.20	\$735.20	N
2014	\$0	0.000	\$0.00	\$0.00	\$661.14	\$661.14	N
2013	\$0	0.000	\$0.00	\$0.00	\$621.68	\$621.68	Y
2012	\$0	0.000	\$0.00	\$0.00	\$604.96	\$604.96	Y
2011	\$0	0.000	\$0.00	\$0.00	\$592.28	\$592.28	N
2010	\$0	0.000	\$0.00	\$0.00	\$616.54	\$616.54	N
2009	\$0	0.000	\$0.00	\$0.00	\$620.10	\$620.10	N
2008	\$0	0.000	\$0.00	\$0.00	\$637.80	\$637.80	N
2007	\$0	0.000	\$0.00	\$0.00	\$627.10	\$627.10	N
2006	\$0	0.000	\$0.00	\$0.00	\$610.74	\$610.74	N
2005	\$0	0.000	\$0.00	\$0.00	\$585.90	\$585.90	N
2004	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2004	\$0	0.000	\$0.00	\$0.00	\$807.72	\$807.72	N
2003	\$0	0.000	\$0.00	\$0.00	\$715.54	\$715.54	N
2003	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2002	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2002	\$0	0.000	\$0.00	\$0.00	\$730.58	\$730.58	N
2001	\$0	0.000	\$0.00	\$0.00	\$651.36	\$651.36	N
2001	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2000	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2000	\$0	0.000	\$0.00	\$0.00	\$781.22	\$781.22	N
1999	\$0	0.000	\$0.00	\$0.00	\$572.44	\$572.44	N
1999	\$0	0.000	\$0.00	\$30.00	\$60.00	\$60.00	N
1998	\$0	0.000	\$0.00	\$27.50	\$55.00	\$55.00	N
1998	\$0	0.000	\$0.00	\$0.00	\$531.52	\$531.52	N
1997	\$0	0.000	\$0.00	\$0.00	\$575.14	\$575.14	N
1997	\$0	0.000	\$0.00	\$27.50	\$55.00	\$55.00	N

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Version 2.3.232



Summary

Parcel ID 197350000003000
Quick Ref ID R29810
Property Address S SEGO RD
 ARLINGTON, KS 67514
Brief Tax Description WESTMINISTER TOWNSHIP, S35, T24, R08W, ACRES 159.3, SW1/4 EXC RD ROW
 (Note: Not to be used on legal documents)
Taxing Unit Group 237
Lot Size (SF) N/A
Acreage 159.37
Property Class Agricultural Use
Zoning N/A
Lot Block Subdivision --- WESTMINISTER TOWNSHIP
S-T-R 35-24-08W
Deed Book & Page 457 - 105;
Neighborhood 801

Owner

Primary Owner
 Zenner, Gerard F
 PO Box 75331
 Wichita, KS 67275

Ag Acreage

Ag Type	Ag Acres	Ag Soil	Details:				Total Value	Summary:	
			Non-irrigated Base Rate	Non-irrigated Adjusted Rate	Irrigated Base Rate	Irrigated Adjusted Rate		Dry Land Acres	75.75
DR	1.56	5560	74	74	0	0	120	Irrigated Acres	
DR	18.03	5800	166	166	0	0	2990	Native Grass Acres	83.62
DR	11.25	5886	388	388	0	0	4370	Tame Grass Acres	
DR	19.16	5956	311	311	0	0	5960	Total Ag Acres	159.37
DR	18.82	5959	197	197	0	0	3710	Total Ag Value	22620.00
DR	6.93	5960	350	350	0	0	2430		
NG	2.99	5560	129	129	0	0	390		
NG	14.75	5800	68	68	0	0	1000		
NG	11.12	5886	25	25	0	0	280		
NG	6.15	5956	25	25	0	0	150		
NG	48.61	5959	25	25	0	0	1220		

Other Buildings

Occupancy	MSCIs	Rank	Qty	Year Built	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Class	Value
Tool Shed	D	0.60	1	1920	560	96	8	28 X 20	1	0	0	A	0
Farm Utility Storage Shed	P	1.00	1	1950	800	120	8	40 X 20	1	1	1	A	370

Other Building Components

Code	Units	Pct	Size	Rank	Year
910-Single -Wall-Boards on Wood	0	100	0		0
918-Single -Metal on Wood Frame	0	100	0		0

Valuation

2022 Appraised Value				2021 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$22,620	\$410	\$23,030	A	\$22,730	\$380	\$23,110
Total	\$22,620	\$410	\$23,030	Total	\$22,730	\$380	\$23,110

No data available for the following modules: Market Land Info, Residential Information, Mobile Home Information, Commercial Information, Building Permits, Photos, Sketches.

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Version 2.3.232

HPCENTRAL Property Record Card

Parcel ID: 039-102-04-0-00-00-004.00-0

Quick Ref: R3178

Tax Year: 2021

Run Date: 5/25/2021 4:34:29 PM

OWNER NAME AND MAILING ADDRESS

DROUHARD, SUZANNE R

926 E US HWY160
DANVILLE, KS 67036-3729

PROPERTY SITUS ADDRESS

926 E US HWY 160
Danville, KS 67036
00000 NE 90 AVE
Danville, KS 67036

LAND BASED CLASSIFICATION SYSTEM

Function: 9050 Farming / ranch Sfx: 0
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3200 Dev Site - crops, arazing etc



Image Date: 07/11/2016

GENERAL PROPERTY INFORMATION

Prop Class: F Farm Homesite - F
Living Units:
Zoning:
Neighborhood: 101.0 101.0 Northeastern Rural 1
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 041-TWP5(041)

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Septic - 6, Well - 5
Access: Semi Improved Road - 2
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/05/2020		0	AGR	DZ		
07/11/2016	10:26 AM	0	AR	DZ JK		
07/11/2016	1:45 PM	1	AR	DZ JK	SUZANNE DROUHARD	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2021 APPRAISED VALUE

Cls	Land	Building	Total
F	10.000	75.480	85.480
A	64.350	34.010	98.360
Total	74.350	109.490	183.840

2020 APPRAISED VALUE

Cls	Land	Building	Total
F	8.500	73.490	81.990
A	58.430	34.770	93.200
Total	66.930	108.260	175.190

PARCEL COMMENTS

GenLink: 039-102-04-0-00-00-005.00-0-

TRACT DESCRIPTION

RURAL TOWNSHIP PARCEL, S04, T32, R05,
ACRES 155.3, SW4 LESS RD R/W SECTION 04
TOWNSHIP 32 RANGE 05

MARKET LAND INFORMATION

Method	Type	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	0.50											21	1.00	12,500.00	5,000.00	5,000.00	10,000

Total Market Land Value 10,000

HPCENTRAL Property Record Card

Parcel ID: 039-102-04-0-00-00-004.00-0

Quick Ref: R3178

Tax Year: 2021

Run Date: 5/25/2021 4:34:29 PM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.33-AV+
 Year Blt: 1890 Est: Yes
 Eff Year:
 MS Style: 5-1 1/2 Story Finished
 LBCSStruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 2,306
 Main Floor Living Area: 1,683
 Upper Floor Living Area Pct: 37
 CDU: AV
 Phys/Func/Econ: GD / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
 Bsmt Type: 4-Full - 4
 Total Rooms: 9 Bedrooms: 5
 Family Rooms: 1
 Full Baths: 2 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

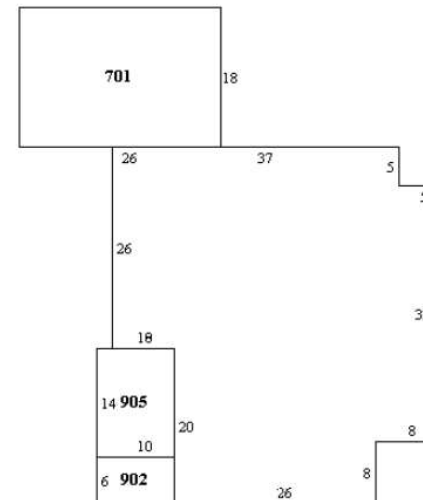
Dwelling RCN: 266,938
 Percent Good: 26
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 69,400
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 10,000
 Cost Building: 69,400
 Cost Total: 79,400
 Income Value: 0
 Market Value: 105,700
 MRA Value: 85,480

FINAL VALUES

Value Method: MRA
 Land Value: 74,350
 Building Value: 109,490
 Final Value: 183,840
 Prior Value: 175,190



BUILDING COMMENTS

DwellComp: DECRA ROOFING SYSTEM

SKETCH VECTORS

A0CU20L8U26R37D5R5D33L8D8L26; A1L20U46CU18X26;
 A3U6CD6X10; A2U20CD14X10

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		60		
131-Veneer, Brick		40		
218-Terne		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,306			
641-Single 1-Story Fireplace	1			
701-Attached Garage	468			
801-Total Basement Area	832			
803-Partition Finish Area	624			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
902-Raised Slab Porch	60			
905-Raised Slab Porch with Roof	140			

HPCENTRAL Property Record Card

Parcel ID: 039-102-04-0-00-00-004.00-0

Quick Ref: R3178

Tax Year: 2021

Run Date: 5/25/2021 4:34:29 PM

AGRICULTURAL LAND											
Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	16.00	5908				0.00			202	202	3,230
DR	4.00	5982				0.00			197	197	790
DR	7.10	6320				0.00			202	202	1,430
DR	7.50	6409				0.00			207	207	1,550
IR	81.00	5908	C	100		0.40			657	499	40,420
IR	5.00	5982	C	100		0.40			630	479	2,400
IR	12.60	6320	C	100		0.40			657	499	6,290
IR	16.70	6409	C	100		0.40			630	479	8,000
NG	4.90	5908				0.00			49	49	240

COMMENTS
 AgCom: LAND USE UPDATED TY 2021 DWR A 13404 00 & A 39409 00 R3179 & R3178, USED 4 YR AVG OF BOTH WATER RIGHTS 142AF/355AC=.40 AF/AC

IMPROVEMENT COST SUMMARY			
Other Improvement RCN:		119,189	
Eco Adj:		100	
Other Improvement Value:		34,010	
AG LAND SUMMARY			
Dry Land Acres:		34.60	
Irrigated Acres:		115.30	
Native Grass Acres:		4.90	
Tame Grass Acres:		0.00	
Total Ag Acres:		154.80	
Total Ag Use Value:		64,350	
Total Ag Mkt Value:		823,610	

OTHER BUILDING IMPROVEMENTS																						
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	163-Site Improvements	S	2.00	1	1960			10	50	8	11 X 14	1	2	3				A	7,091	5	350	
2	479-Farm Utility Storage Shed	P	1.00	1	1965			1,440	168	9	60 X 24	1	3	3				A	7,632	13	990	
3	456-Tool Shed	D	1.00	1	1967			280	76	14	28 X 10	1	1	0				A	3,253	0	0	
4	477-Farm Utility Building	S	2.00	1	1967			1,470	160	13	42 X 35	1	3	3				A	20,904	18	3,760	
5	565-Farm Utility Shelter	S	1.33	1	2002			8,400	380	18	120 X 70	1	3	3				A	38,892	42	16,330	
6	477-Farm Utility Building	S	2.00	1	2009			1,440	200	16	60 X 40	1	3	3				A	22,608	49	11,080	
7	163-Site Improvements	S	2.00	1	1986			10	60	8	16 X 14	1	3	3				A	18,809	8	1,500	

OTHER BUILDING IMPROVEMENT COMPONENTS								
No.	Code	Units	Pct	Size	Other	Rank	Year	
1	8501-Steel Bin, without Drying, 1-14 ft	1						
1	8504-Steel Bin, Concrete Slab Floor, :	1			14			
2	918-Single -Metal on Wood Frame	100						
3	910-Single -Wall-Boards on Wood	100						
4	916-Single -Metal on Steel Frame	100						
6	910-Single -Wall-Boards on Wood	100						
7	8503-Steel Bin, without Drying, 1-14 ft	2						
7	8504-Steel Bin, Concrete Slab Floor, :	2			14			

