

320 +/- Acres in Hamilton County

Information Packet

W1/2 of 17-21-42W

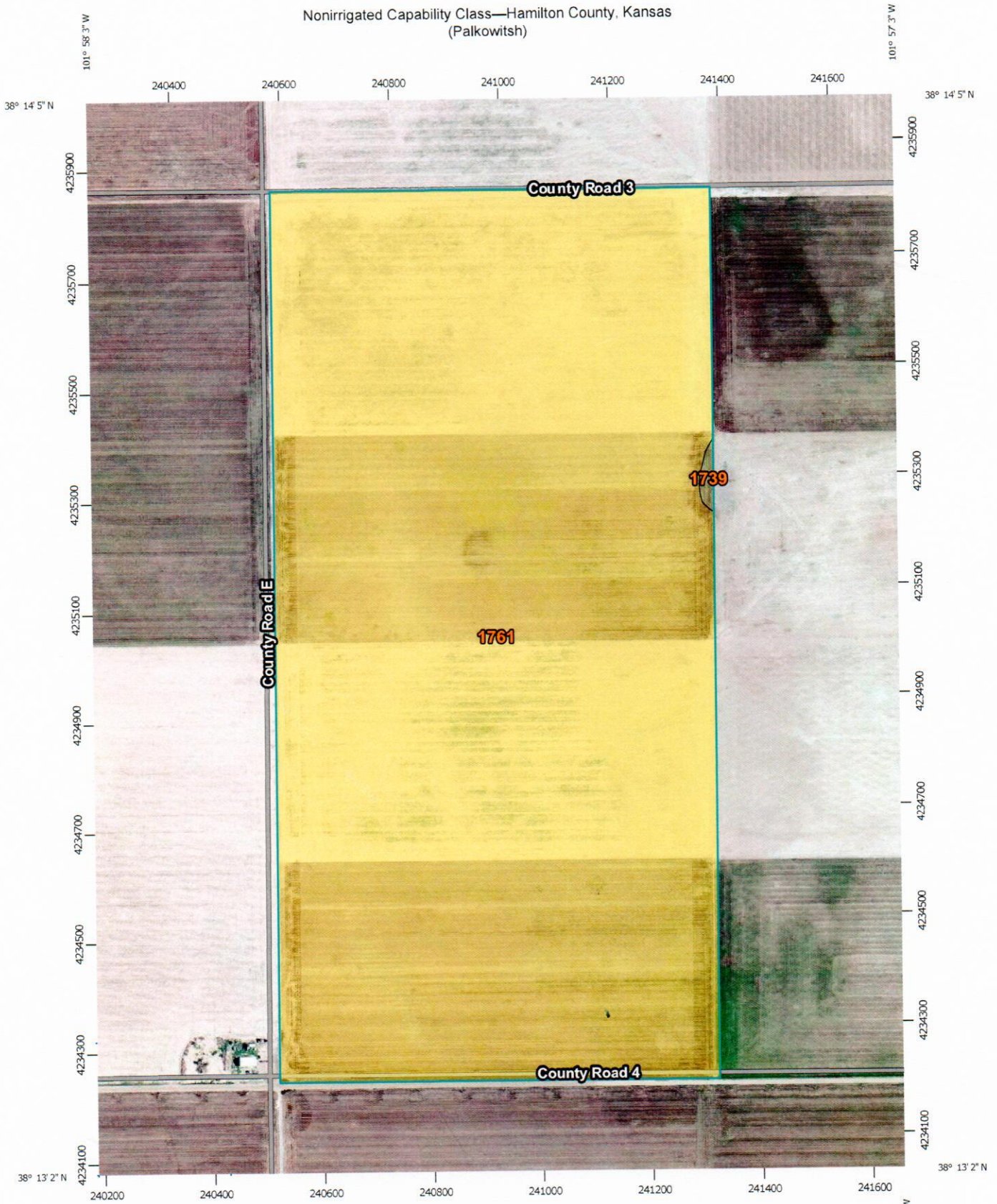
Hamilton County, KS

**RESULTS
REALTY, LLC**

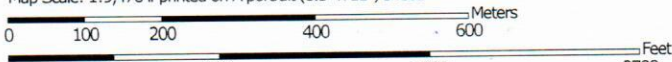
316-558-8285

www.ResultsRE.com

Nonirrigated Capability Class—Hamilton County, Kansas
(Palkowitsh)



Map Scale: 1:9,470 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.




































Soil Survey Area: Hamilton County, Kansas
Survey Area Data: Version 10, Dec 5, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2010—Sep 20, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

 Area of Interest (AOI)	 Capability Class - III
Soils	 Capability Class - IV
Soil Rating Polygons	 Capability Class - V
 Capability Class - I	 Capability Class - VI
 Capability Class - II	 Capability Class - VII
 Capability Class - III	 Capability Class - VIII
 Capability Class - IV	 Not rated or not available
 Capability Class - V	Water Features
 Capability Class - VI	 Streams and Canals
 Capability Class - VII	Transportation
 Capability Class - VIII	 Rails
 Not rated or not available	 Interstate Highways
Soil Rating Lines	 US Routes
 Capability Class - I	 Major Roads
 Capability Class - II	 Local Roads
 Capability Class - III	Background
 Capability Class - IV	 Aerial Photography
 Capability Class - V	
 Capability Class - VI	
 Capability Class - VII	
 Capability Class - VIII	
 Not rated or not available	
Soil Rating Points	
 Capability Class - I	
 Capability Class - II	

Nonirrigated Capability Class

Nonirrigated Capability Class— Summary by Map Unit — Hamilton County, Kansas (KS075)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1739	Pleasant clay loam, 0 to 1 percent slopes	4	0.6	0.2%
1761	Richfield silt loam, 0 to 1 percent slopes	3	321.2	99.8%
Totals for Area of Interest			321.8	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

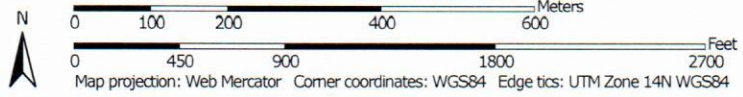
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Soil Map—Hamilton County, Kansas
(Palkowitsh)



Map Scale: 1:9,470 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

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Date(s) aerial images were photographed: Jul 21, 2010—Sep 20, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Hamilton County, Kansas (KS075)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1739	Pleasant clay loam, 0 to 1 percent slopes	0.6	0.2%
1761	Richfield silt loam, 0 to 1 percent slopes	321.2	99.8%
Totals for Area of Interest		321.8	100.0%

Interest thru 09/24/2014

Loan Co

Yr 2013 Stmt 7829 R/E

0441700000020000000

PALKOWITSH, JOSEPH REV TRUST

S17, T21, R42W, ACRES 315, W2 LESS CO RD

2427 CASADO

ROW

WICHITA KS 67217

Acreage: 315.00

T/U 010 City/Twp 15 Sub Div:

USD 494

Levy 186.231 Sec 17 Twp 21 Rng: 42W Lot

BLK:

Land: 5373 Impr 00000 COUNTY RD 67878

Typ	Rec Num	Date	Tax	Int/Fee	Gen Tax	1000.62
CUR *	02 002418	12/10/2013	1000.62		Specials:	

Total Tax 1000.62

ADV Paid

Rec To-Dt: 1000.62

Balance

Int To-Dt

Fees

Total Due:

Continue

Kansas
Hamilton

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2984
Prepared: 9/24/14 11:05 AM
Crop Year: 2014
Page: 1 of 1

Report ID: FSA-156EZ

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: J & N HOWELL & SON
Farm Identifier: div of #469
Recon Number: 2008 20075 20

Farms Associated with Operator:
33, 143, 160, 211, 228, 464, 1531, 1582, 1698, 2886, 2983, 2985, 3095, 3608

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
314.29	314.29	314.29	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History			
0.0	0.0	314.29	0.0	0.0	N			

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	155.4	27	27	0.0
GRAIN SORGHUM	57.1	27	27	0.0
BARLEY	18.1	26	26	0.0
Total Base Acres:	230.6			

Tract Number: 731 Description: MB1/ W 17 21 42 FAV/WR History: N
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Tract does not contain a wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
314.29	314.29	314.29	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	314.29	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	155.4	27	27	0.0
GRAIN SORGHUM	57.1	27	27	0.0
BARLEY	18.1	26	26	0.0
Total Base Acres:	230.6			

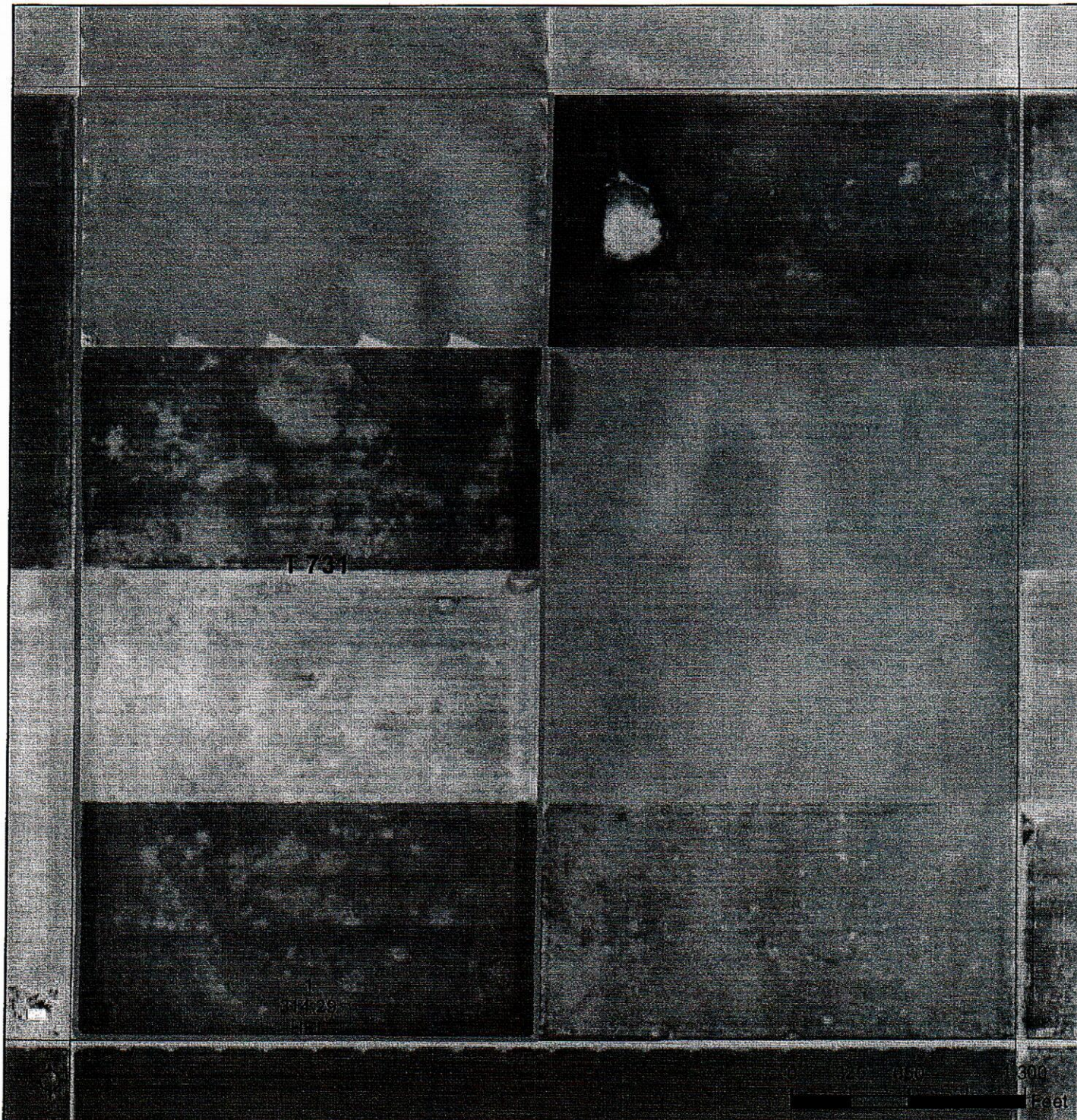
Owners: JOSEPH H PALKOWITSH REV TR
Other Producers: JUDITH A HOWELL TRUST
THAD E HOWELL

GARY NEIL HOWELL TRUST



United States
Department of
Agriculture

Hamilton County, Kansas



Common Land Unit
 Cropland Non-cropland

17-21-42

Program Year

Conservation Reserve Program

Map Created October 22, 2013

Wetland Determination Identifiers

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

2015

**Farm 2984
Tract 731**

Tract Boundary Section Line **2012 NAIP Imagery**

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).

Issued By: Frazee Abstract & Title, Inc.

Name and Address of Title Insurance Company:

**First American Title Insurance Company
1 First American Way, Santa Ana, CA 92707**

SCHEDULE B-SECTION II EXCEPTIONS

Commitment Number: 14-226

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

A. General Exceptions:

1. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Loss or damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final Policy.

B. Special Exceptions:

1. General taxes and special assessments for the year 2014 and subsequent years, not yet due and payable.
 - a. 2013 Real Estate Taxes in the amount of \$1000.62 are shown paid in full.
2. Water rights, claims or title to water, whether or not shown by the public records.
3. Rights of way and easements for roadways, streets and highways.
4. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
5. An undivided one-half (1/2) interest in and to the wind rights reserved to Fence Post, LLC in Deed recorded January 14, 2011 in Book 154 Page 149; Corrective Deed recorded March 29, 2011 in Book 155 Page 100.
6. Terms and provisions of Right of Way Easement dated May 25, 1960 in favor of The Pioneer Telephone Association, Inc., covering SW/4 17-21-42, recorded July 22, 1996 in Book 56M Page 102.

Issued By: Frazee Abstract & Title, Inc.

Name and Address of Title Insurance Company:

**First American Title Insurance Company
1 First American Way, Santa Ana, CA 92707**

SCHEDULE A

Commitment Number: 14-226

1. Commitment Date: September 16, 2014 at 08:00 AM

2. Policy (or Policies) to be issued:

(a) ALTA Owner's Policy (ALTA Own. Policy (06/17/06)) Policy Amount:
Proposed Insured:
TBD

(b) ALTA Loan Policy (ALTA Loan Policy (06/17/06)) Policy Amount:
Proposed Insured:

3. Fee Simple interest in the Land described in this Commitment is owned, at the Commitment Date, by:
The Joseph H. Palkowitsh Revocable Trust U/A Dated February 11, 2008

4. The Land referred to in the Commitment is described as follows:

The West Half (W/2) of Section Seventeen (17), Township Twenty-one (21) South, Range Forty-two (42) West of the Sixth Principal Meridian, Hamilton County, Kansas.

Except the coal, oil, gas and other minerals underlying the surface of said land and all right and easements in favor of the estate of said coal, oil, gas and other minerals.

Frazee Abstract & Title, Inc.

By: _____
Frazee Abstract & Title, Inc.

Issued By: Frazee Abstract & Title, Inc.

Name and Address of Title Insurance Company:

**First American Title Insurance Company
1 First American Way, Santa Ana, CA 92707**

SCHEDULE B-SECTION I REQUIREMENTS

Commitment Number: 14-226

The following requirements must be met:

- A. Pay the agreed amounts for the interest in the Land and/or the Mortgage to be insured.
- B. Pay us the premium, fees and charges for the policy.
- C. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
- D. Documents satisfactory to us creating the interest in the Land and/or Mortgage to be insured must be signed, delivered and recorded.
 1. Trustee's Deed from The Joseph H. Palkowitsh Revocable Trust U/A Dated February 11, 2008 to TBD

Special Requirements

1. Provide a properly executed Seller's Affidavit, form enclosed.
2. Provide a certified copy of the Trust Agreement of the The Joseph H. Palkowitsh Revocable Trust U/A dated February 11, 2008 and all amendments thereto. In lieu thereof, the Company will consider a Certification of Trust in compliance with KSA 58a-1013 but reserves the right to require specific sections of the Trust Agreement if deemed necessary. Certification of Trust form enclosed.
3. NOTE: Other Requirements will be made after receipt of Sales Contract.

WE RESERVE THE RIGHT TO MAKE SUCH ADDITIONAL REQUIREMENTS AS MAY BE NECESSARY AFTER COMPLIANCE WITH THE PRECEDING PARAGRAPHS.