



Savoy Company, P.A.
Land Surveyors
www.savoyco.com

Wichita, Kansas
433 S. Hydraulic
Wichita, KS 67211-1911
Tel. (316) 265-0005
Fax. (316) 265-0275

El Dorado, Kansas
120 N. Main, Suite 3
El Dorado, KS 67042-2058
Tel. (316) 452-5552
Fax. (316) 452-5682

Kensington, Kansas
129 S. Main, Suite 100
P.O. Box 95
Kensington, KS 66951-9804
Cell. (785) 476-8061

8 November 2022

Lona K. Marshall
18751 State Route DD
Country Club, MO 64505

Subject: A Land Surveyors thought in regards to the following described property.

References: 7274 N Hydraulic Ave, Valley Center, KS: The W1/2 of the SW1/4 of Sec. 3, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, except those portions taken for N. Hydraulic Ave. and E. 69th St N rights-of-way.

Dear Lona K. Marshall,

It should be noted that because of area of the road rights-of-ways the net size of the above referenced property is approximately 75.3 acres in size. This property has been utilized as a farming and ranching operation and is occupied in part by the West Fork of the Chisholm Creek with a great deal of trees along the creek beds and other low areas.

Although a large portion of this property is located within an existing Flood Plain the existing home and improvements are located an area approximately 9 acres in size which is outside of the Flood Plain. The current use as a farming and ranching operation is a very suitable use. Being a lifelong resident of Kansas I personally enjoy large open spaces and with this property located so close to a large populated area I can visualize it as being well suited as a family estate.

Sincerely,


Mark A. Savoy