

WEIGAND

AUCTION

PROPERTY INFORMATION

10330 W. Alamo Ct. Wichita, KS 67212



ACRES
155.57

2024 TAXES:

Gen: \$715.12

Spe: \$96.00

SCHOOLS

USD 259 Wichita

PROPERTY HIGHLIGHTS

This rare offering is your chance to own a true Kansas getaway with incredible potential! Located just 30 minutes from Hutchinson and an hour from Wichita, this property features 155± acres of rolling grassland and mature timber— ideal habitat for whitetail, turkey, and quail. With blacktop road frontage, access is easy and convenient.

The land boasts a strong history of producing trophy Kansas Whitetail, making it a dream property for hunters and outdoor enthusiasts alike. Whether you're looking for a weekend escape, investment opportunity, or legacy hunting tract, this property has something to offer. Don't miss your opportunity to invest in land you can enjoy from day one!

QUICK TERMS

- Absolute Auction
- 10% Buyers premium
- Broker participation fee
- 10%- 15% Earnest money deposit 24 hours post sale (based on selected close)
- Closing on or before 30 or 45 days post auction (buyer preference)



Kevin Howell | Auctioneer
316-292-3971 | khowell@weigand.com



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AUCTION PROCEDURES: Absolute auction with online bidding by approval only. Bidding will remain open until three (3) minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding. Land sold by the acre will use a quantity/multiplier for the sole purpose of establishing a final bid price and shall not be a guarantee of actual acres to be conveyed at closing. If a survey is required to establish new legal descriptions, surveyed acreage will not result in an adjustment of the final bid price in the buyer's or seller's favor.

BUYER'S PREMIUM: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price.

AUCTION TERMS: The successful bidder shall be required to deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by a title company to be named. The balance of the purchase price will be paid in certified funds at closing.

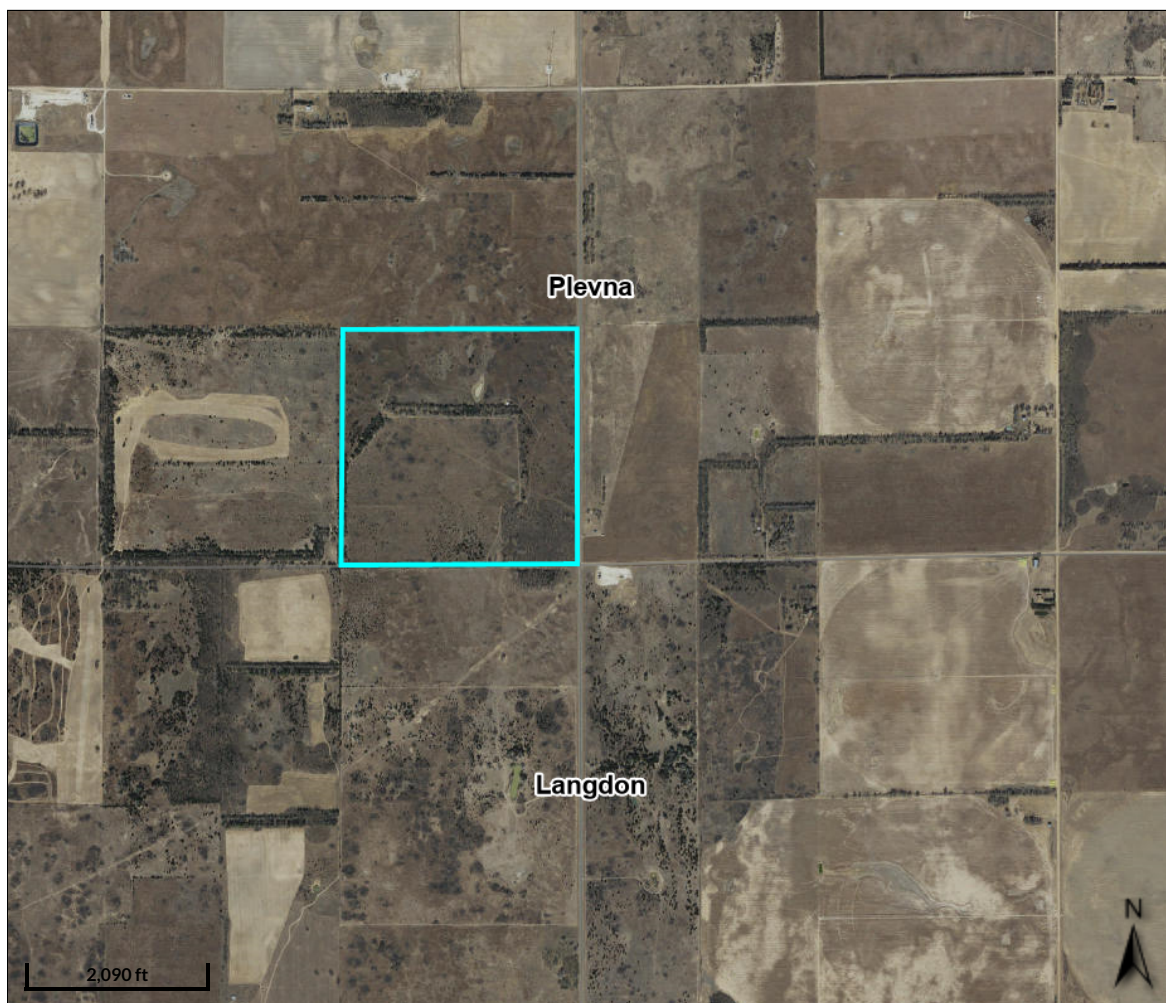
IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. Property is subject to sale prior to the completion of the auction.

BROKER PARTICIPATION: At the completion of a successful closing, a fee will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

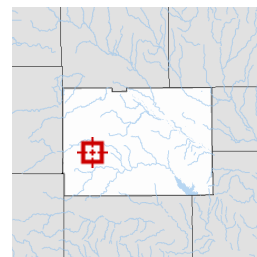


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




Overview



Legend

- Parcel Numbers
-  Parcels
-  Townships
-  Road Centerline
-  Reno County Boundary

Parcel ID	209320000004000	Alternate ID	R30178	Owner Address	JOHNSTON, DAVID E
Sec/Twp/Rng	32-24-09W	Class	A - Agricultural Use		2328 N CEDAR DOWNS LN
Property Address	S LANGDON RD	Acreage	155.5		WICHITA, KS 67223
	Plevna				

District 243

Brief Tax Description PLEVNA TOWNSHIP, S32, T24, R09W, ACRES 155.5, SE1/4 LESS RD ROW
(Note: Not to be used on legal documents)

Date created: 6/30/2025
Last Data Uploaded: 6/27/2025 8:56:55 PM

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GEOSPATIAL

Reno County, KS

Summary

Parcel ID 2093200000004000
Quick Ref ID R30178
Property Address S LANGDON RD
PLEVNA, KS 67568
Brief Tax Description PLEVNA TOWNSHIP, S32, T24, R09W, ACRES 155.5, SE1/4 LESS RD ROW
(Note: Not to be used on legal documents)
Taxing Unit Group 243
Lot Size (SF) N/A
Acreage 155.57
Property Class Agricultural Use
Zoning N/A
Lot Block Subdivision - - - PLEVNA TOWNSHIP
S-T-R 32-24-09W
Deed Book & Page
Neighborhood 801

Owner

Primary Owner
Johnston, David E
2328 N Cedar Downs Ln
Wichita, KS 67223

Ag Acreage

Details:									Summary:	
Ag Type	Ag Acres	Ag Soil	Non-irrigated Base Rate	Non-irrigated Adjusted Rate	Irrigated Base Rate	Irrigated Adjusted Rate	Total Value		Dry Land Acres	
DR	5.84	5907	10	10	0	0	60		Irrigated Acres	65.63
DR	26.11	5942	59	59	0	0	1540		Native Grass Acres	89.94
DR	24.46	5962	151	151	0	0	3690		Tame Grass Acres	
DR	9.22	5975	36	36	0	0	330		Total Ag Acres	155.57
NG	48.59	5907	20	20	0	0	970		Total Ag Value	7830.00
NG	24.61	5942	30	30	0	0	740			
NG	16.74	5975	30	30	0	0	500			

Other Buildings

Occupancy	MSCIs	Rank	Qty	Year Built	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Class	Value
Farm Utility Building	P	2.00	1	2011	600	100	10	20 X 30	1	2	3	A	5,180

Other Building Components

Code	Units	Pct	Size	Rank	Year
918-Single -Metal on Wood Frame	0	100	0	2.00	2011

Valuation

2025 Appraised Value				2024 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$7,830	\$5,180	\$13,010	A	\$9,010	\$2,950	\$11,960
Total	\$7,830	\$5,180	\$13,010	Total	\$9,010	\$2,950	\$11,960

Historical Valuations

2023 Appraised Value				2022 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$10,990	\$2,960	\$13,950	A	\$11,980	\$2,710	\$14,690
Total	\$10,990	\$2,960	\$13,950	Total	\$11,980	\$2,710	\$14,690

No data available for the following modules: Market Land Info, Residential Information, Mobile Home Information, Commercial Information, Building Permits, Historical Valuations (Con't), Photos, Sketches.

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Reno County, KS

Summary

Tax ID JOHN00910
 Tax Year 2024
 Name JOHNSTON, DAVID E
 Property Address 00000 S LANGDON
 Sec-Twp-Rng 32--2-09
 Description
 Parcel ID/Cama 2093200000004000
 Parcel Classes RL
 Tax Unit 243

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIQ
2024	\$0	0.000	\$0.00	\$0.00	\$169.78	\$169.78	N
2024	\$0	0.000	\$0.00	\$0.00	\$545.34	\$545.34	N
2024	\$0	0.000	\$0.00	\$2,496.00	\$96.00	\$96.00	N
2023	\$0	0.000	\$0.00	\$0.00	\$169.78	\$169.78	N
2023	\$0	0.000	\$0.00	\$0.00	\$609.88	\$609.88	N
2023	\$0	0.000	\$0.00	\$2,592.00	\$96.00	\$96.00	N
2022	\$0	0.000	\$0.00	\$0.00	\$169.78	\$169.78	N
2022	\$0	0.000	\$0.00	\$0.00	\$664.02	\$664.02	N
2022	\$0	0.000	\$0.00	\$2,688.00	\$96.00	\$96.00	N
2021	\$0	0.000	\$0.00	\$0.00	\$169.78	\$169.78	N
2021	\$0	0.000	\$0.00	\$0.00	\$665.58	\$665.58	N
2021	\$0	0.000	\$0.00	\$2,784.00	\$96.00	\$96.00	N
2020	\$0	0.000	\$0.00	\$0.00	\$169.78	\$169.78	N
2020	\$0	0.000	\$0.00	\$0.00	\$674.50	\$674.50	N
2020	\$0	0.000	\$0.00	\$2,880.00	\$96.00	\$96.00	N
2019	\$0	0.000	\$0.00	\$0.00	\$169.78	\$169.78	N
2019	\$0	0.000	\$0.00	\$0.00	\$684.40	\$684.40	N
2019	\$0	0.000	\$0.00	\$2,976.00	\$96.00	\$96.00	N
2018	\$0	0.000	\$0.00	\$0.00	\$88.78	\$88.78	Y
2018	\$0	0.000	\$0.00	\$0.00	\$687.78	\$687.78	Y
2018	\$0	0.000	\$0.00	\$2,944.00	\$92.00	\$92.00	Y
2017	\$0	0.000	\$0.00	\$0.00	\$88.78	\$88.78	Y
2017	\$0	0.000	\$0.00	\$0.00	\$683.24	\$683.24	Y
2016	\$0	0.000	\$0.00	\$0.00	\$62.05	\$62.05	Y
2016	\$0	0.000	\$0.00	\$0.00	\$629.02	\$629.02	Y
2015	\$0	0.000	\$0.00	\$0.00	\$62.07	\$62.07	Y
2015	\$0	0.000	\$0.00	\$0.00	\$574.48	\$574.48	Y
2014	\$0	0.000	\$0.00	\$0.00	\$62.07	\$62.07	N
2014	\$0	0.000	\$0.00	\$0.00	\$525.10	\$525.10	N
2013	\$0	0.000	\$0.00	\$0.00	\$62.07	\$62.07	N
2013	\$0	0.000	\$0.00	\$0.00	\$515.02	\$515.02	N
2012	\$0	0.000	\$0.00	\$0.00	\$62.07	\$62.07	N
2012	\$0	0.000	\$0.00	\$0.00	\$334.30	\$334.30	N
2011	\$0	0.000	\$0.00	\$0.00	\$62.07	\$62.07	N
2011	\$0	0.000	\$0.00	\$0.00	\$349.02	\$349.02	N
2010	\$0	0.000	\$0.00	\$0.00	\$387.88	\$387.88	N
2010	\$0	0.000	\$0.00	\$31.03	\$62.07	\$62.07	N
2009	\$0	0.000	\$0.00	\$0.00	\$414.13	\$414.13	Y
2009	\$0	0.000	\$0.00	\$31.03	\$62.07	\$62.07	Y
2008	\$0	0.000	\$0.00	\$0.00	\$454.87	\$454.87	Y
2008	\$0	0.000	\$0.00	\$31.03	\$62.07	\$62.07	Y
2007	\$0	0.000	\$0.00	\$0.00	\$62.07	\$62.07	Y
2007	\$0	0.000	\$0.00	\$0.00	\$479.35	\$479.35	Y
2006	\$0	0.000	\$0.00	\$0.00	\$490.75	\$490.75	N
2006	\$0	0.000	\$0.00	\$31.03	\$62.07	\$62.07	N
2005	\$0	0.000	\$0.00	\$0.00	\$497.35	\$497.35	N
2005	\$0	0.000	\$0.00	\$31.03	\$62.07	\$62.07	N
2004	\$0	0.000	\$0.00	\$0.00	\$489.25	\$489.25	Y
2004	\$0	0.000	\$0.00	\$17.26	\$34.53	\$34.53	Y
2003	\$0	0.000	\$0.00	\$0.00	\$444.38	\$444.38	N

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	
2003	\$0	0.000	\$0.00	\$13.62	\$27.24	\$27.24	N
2002	\$0	0.000	\$0.00	\$0.00	\$463.70	\$463.70	N
2002	\$0	0.000	\$0.00	\$13.62	\$27.24	\$27.24	N
2001	\$0	0.000	\$0.00	\$0.00	\$399.92	\$399.92	N
2001	\$0	0.000	\$0.00	\$3.90	\$7.80	\$7.80	N
2001	\$0	0.000	\$0.00	\$28.80	\$57.60	\$57.60	N
2000	\$0	0.000	\$0.00	\$0.00	\$399.24	\$399.24	N
2000	\$0	0.000	\$0.00	\$3.90	\$7.80	\$7.80	N
2000	\$0	0.000	\$0.00	\$28.80	\$57.60	\$57.60	N
1999	\$0	0.000	\$0.00	\$0.00	\$364.84	\$364.84	N
1999	\$0	0.000	\$0.00	\$3.90	\$7.80	\$7.80	N
1999	\$0	0.000	\$0.00	\$28.80	\$57.60	\$57.60	N
1998	\$0	0.000	\$0.00	\$0.00	\$343.46	\$343.46	N
1998	\$0	0.000	\$0.00	\$3.51	\$7.02	\$7.02	N
1998	\$0	0.000	\$0.00	\$19.80	\$39.60	\$39.60	N
1997	\$0	0.000	\$0.00	\$0.00	\$357.56	\$357.56	N
1997	\$0	0.000	\$0.00	\$3.08	\$6.16	\$6.16	N
1997	\$0	0.000	\$0.00	\$19.20	\$38.40	\$38.40	N

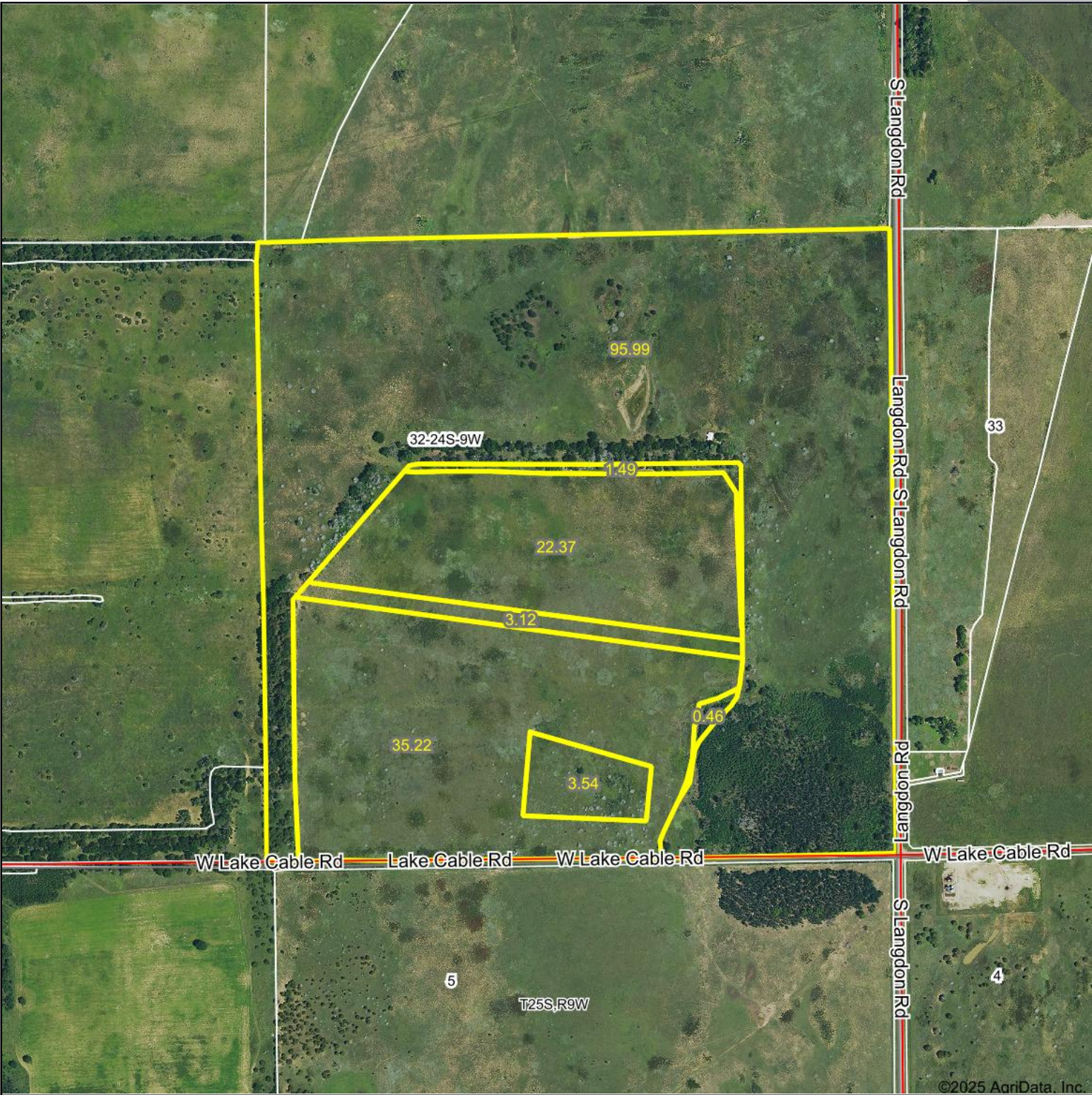
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Boundary Center: 37° 54' 55.18, -98° 19' 49.25

32-24S-9W
Reno County
Kansas

0ft 661ft 1322ft

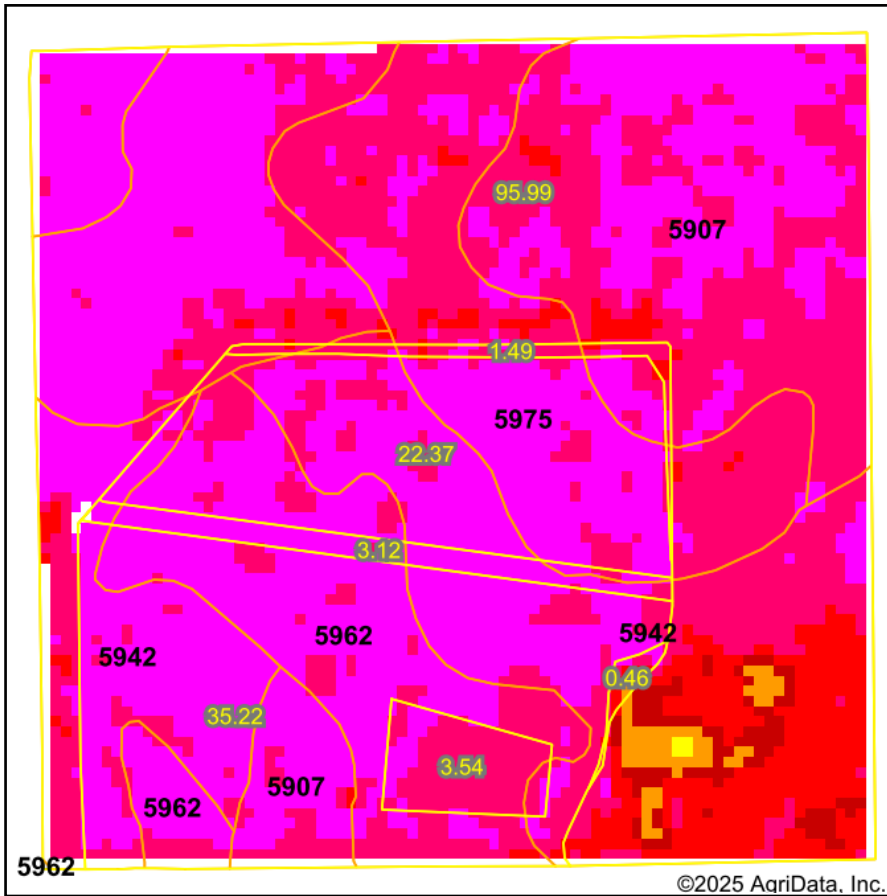


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Field borders provided by Farm Service Agency as of 5/21/2008.

6/30/2025

Crop Growth - NDVI(2024) with Soils



Low RELATIVE BIOMASS High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow	71 - 75
Orange	66 - 70
Red-Orange	61 - 65
Red	51 - 60
Dark Red	41 - 50
Purple	21 - 40
Blue	1 - 20
Dark Blue	0 - 0

State: **Kansas**
County: **Reno**
Location: **32-24S-9W**
Township: **Plevna**
Acres: **162.19**
Date: **6/30/2025**

Crop:

*USDA CropScape



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS155, Soil Area Version: 21

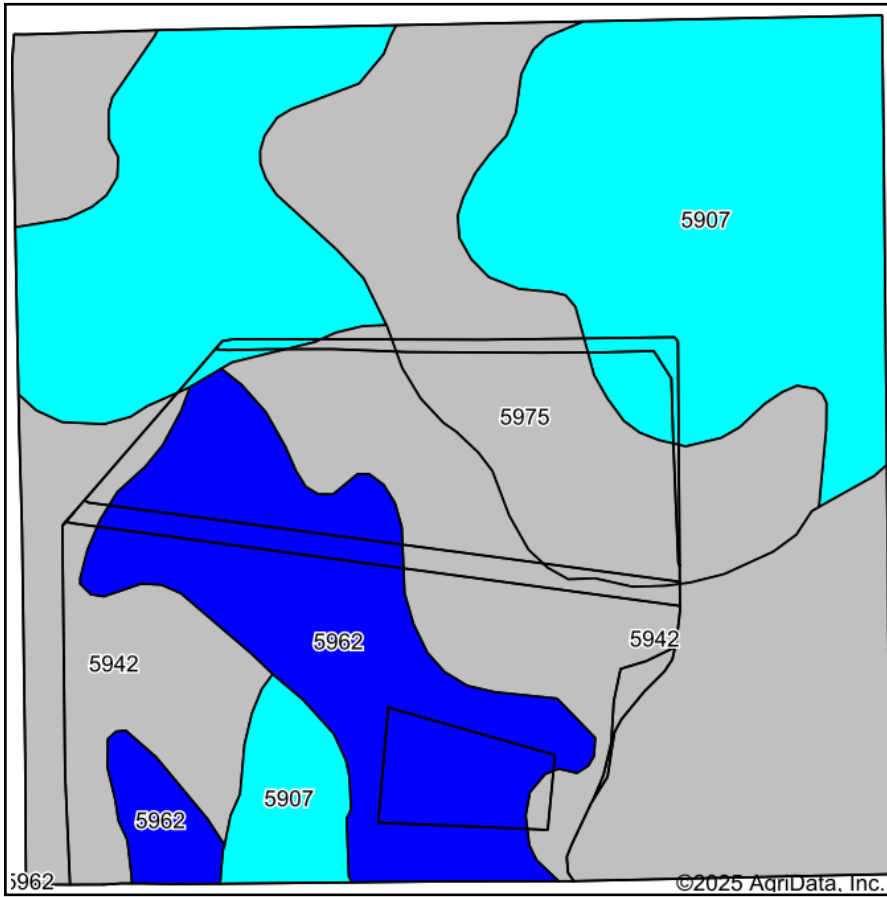
Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2024
5907	Langdon fine sand, 0 to 15 percent slopes	56.65	35.0%	Somewhat excessively drained	Vle	27	39.6
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	54.40	33.5%	Well drained	IIIe	39	44.4
5975	Turon-Carway complex, 0 to 5 percent slopes	26.14	16.1%	Well drained	IIIe	48	41.4
5962	Spelvin loamy sand, 0 to 1 percent slopes	25.00	15.4%	Well drained	IIIs	49	39.4
Weighted Average					3.89	*n 37.8	

*n: The aggregation method is "Weighted Average using all components"

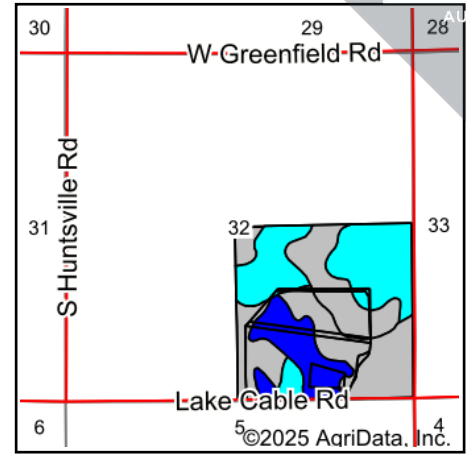
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map

WEIGAND AUCTION



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Reno**
 Location: **32-24S-9W**
 Township: **Plevna**
 Acres: **162.19**
 Date: **6/30/2025**



Maps Provided By:



Area Symbol: KS155, Soil Area Version: 21

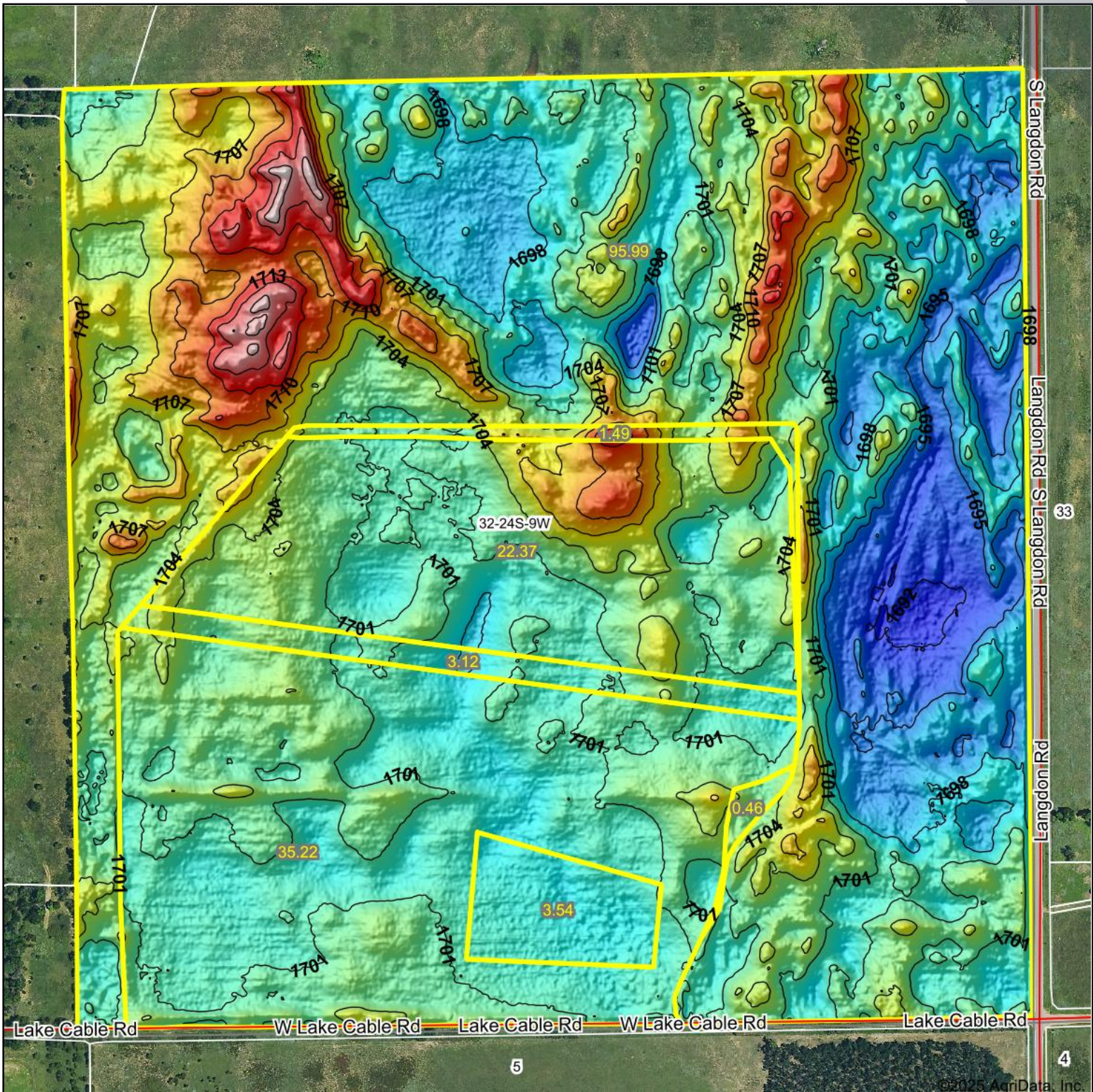
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5907	Langdon fine sand, 0 to 15 percent slopes	56.65	35.0%		> 6.5ft.	Vle		2629	27	27	26	24	8
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	54.40	33.5%		> 6.5ft.	IIle	Ile	2930	39	37	36	37	15
5975	Turon-Carway complex, 0 to 5 percent slopes	26.14	16.1%		0ft.	IIle	Ile	4120	48	46	40	48	19
5962	Spelvin loamy sand, 0 to 1 percent slopes	25.00	15.4%		> 6.5ft.	IIls	IIls	3000	49	47	49	48	37
Weighted Average						3.89	*-	3027.4	*n 37.8	*n 36.5	*n 35.2	*n 35.9	*n 16.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,691.2

Max: 1,721.3

Range: 30.1

Average: 1,701.8

Standard Deviation: 4.4 ft



32-24S-9W
Reno County
Kansas

Boundary Center: 37° 54' 55.18, -98° 19' 49.25



Maps Provided By:



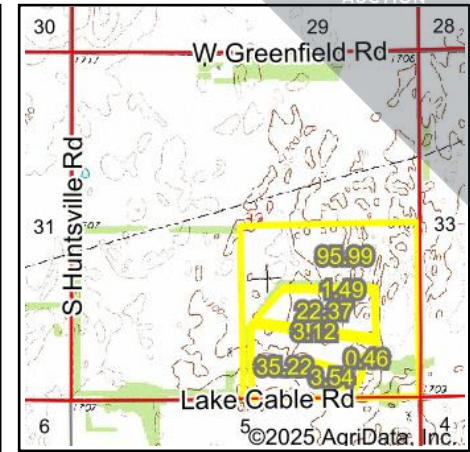
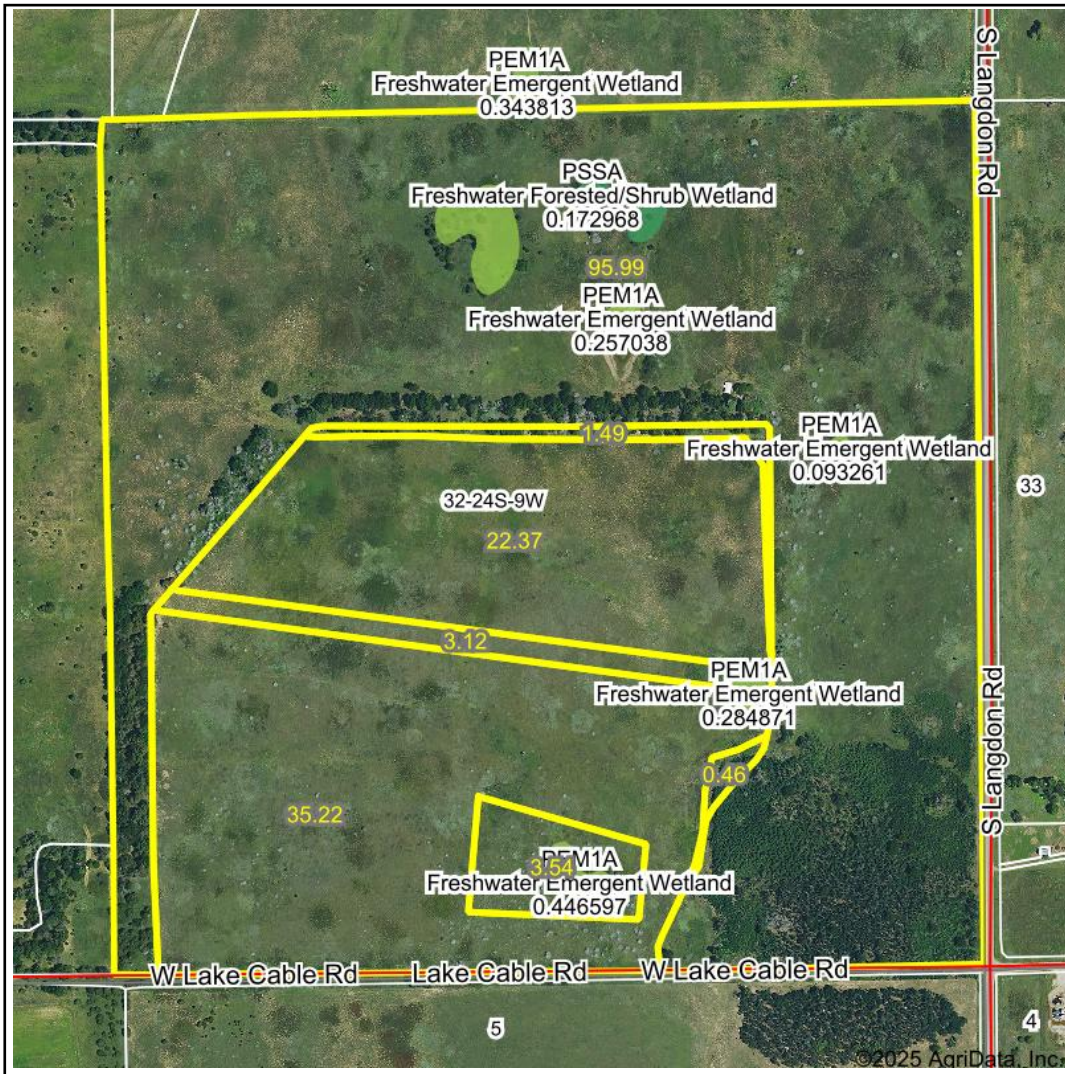
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Field borders provided by Farm Service Agency as of 5/21/2008.

Wetlands Map

WEIGAND
AUCTION



State: **Kansas**
Location: **32-24S-9W**
County: **Reno**
Township: **Plevna**
Date: **6/30/2025**



Maps Provided By:



0ft 676ft 1352ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	2.33
PSSA	Freshwater Forested/Shrub Wetland	0.47
Total Acres		2.80

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>