



Jeff  
Dankenbring  
(Broker/Owner)  
Land Specialist



## Inland Business Forms (Craig Larson)

Doniphan County  
Kansas

76 Acres



Midwest Land & Home



# Overview



Doniphan, KS • Township: Wolf River • Location: 33-3S-19E

75.59 acres, 1 selection



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Type: Parcel



<b>Acres</b>	<b>Parcel ID Number</b>	<b>Property Address</b>
75.59	1283300000005010	160Th Rd Denton, KS 66017

<b>Owner 1</b>	<b>Owner 2</b>	<b>Owner Address</b>
INLAND BUSINESS FORMS PROFIT SHARING PLAN	—	21935 Van Buren St Grand Terrace, CA 92313

<b>Total Assessed Value</b>	<b>Assessed Land Value</b>	<b>Assessed Improvement Value</b>	<b>Assessed Year</b>
\$28,179	\$28,179	—	2025

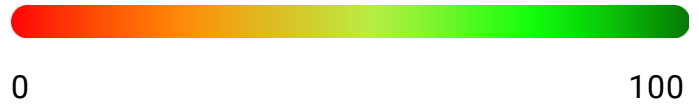
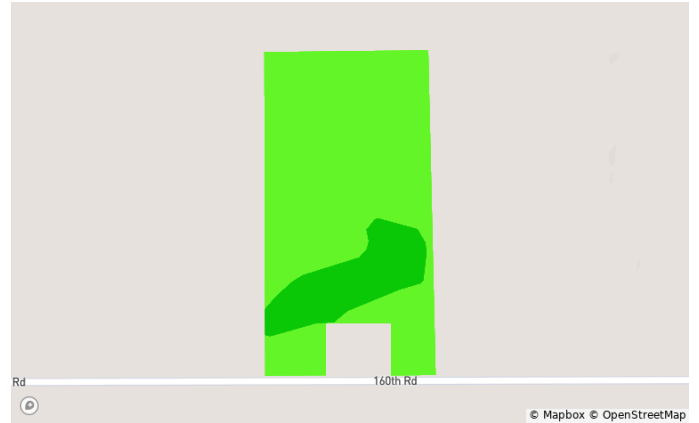
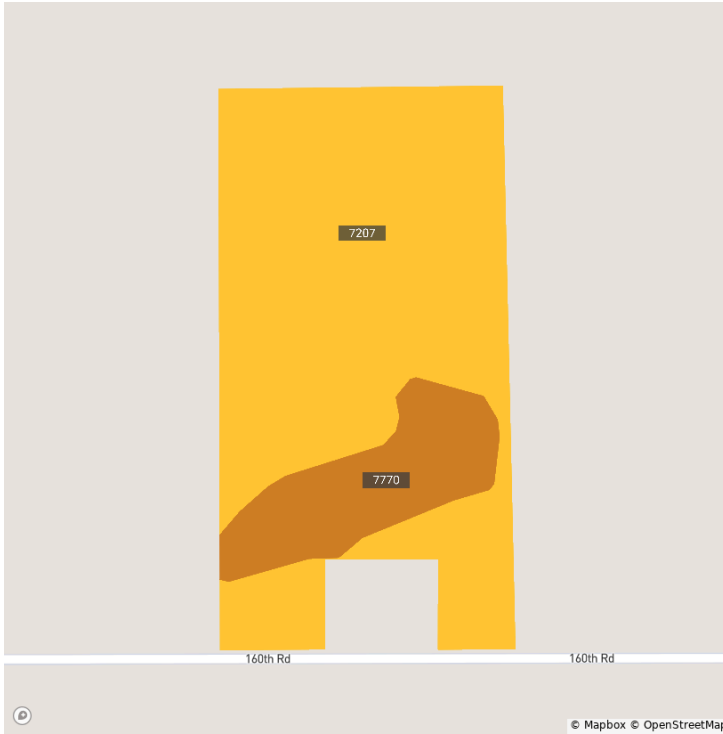
<b>County Use Description</b>	<b>Legal Description</b>
FARMG/RANCH LAND (NO IMPRV)	S33, T03, R19E, ACRES 75.59, W 1/2 SE 1/4 EXC COM SW/C SE 1 /4, E 490.56' TO POB, N 417.57 ', E 521.29', S 417.57', W 521.59' TO POB, LESS R/W

# Soils



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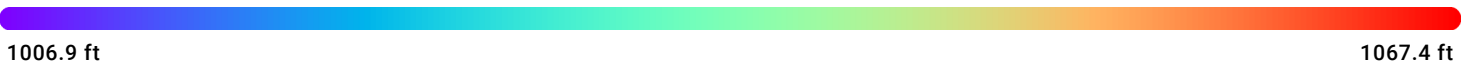
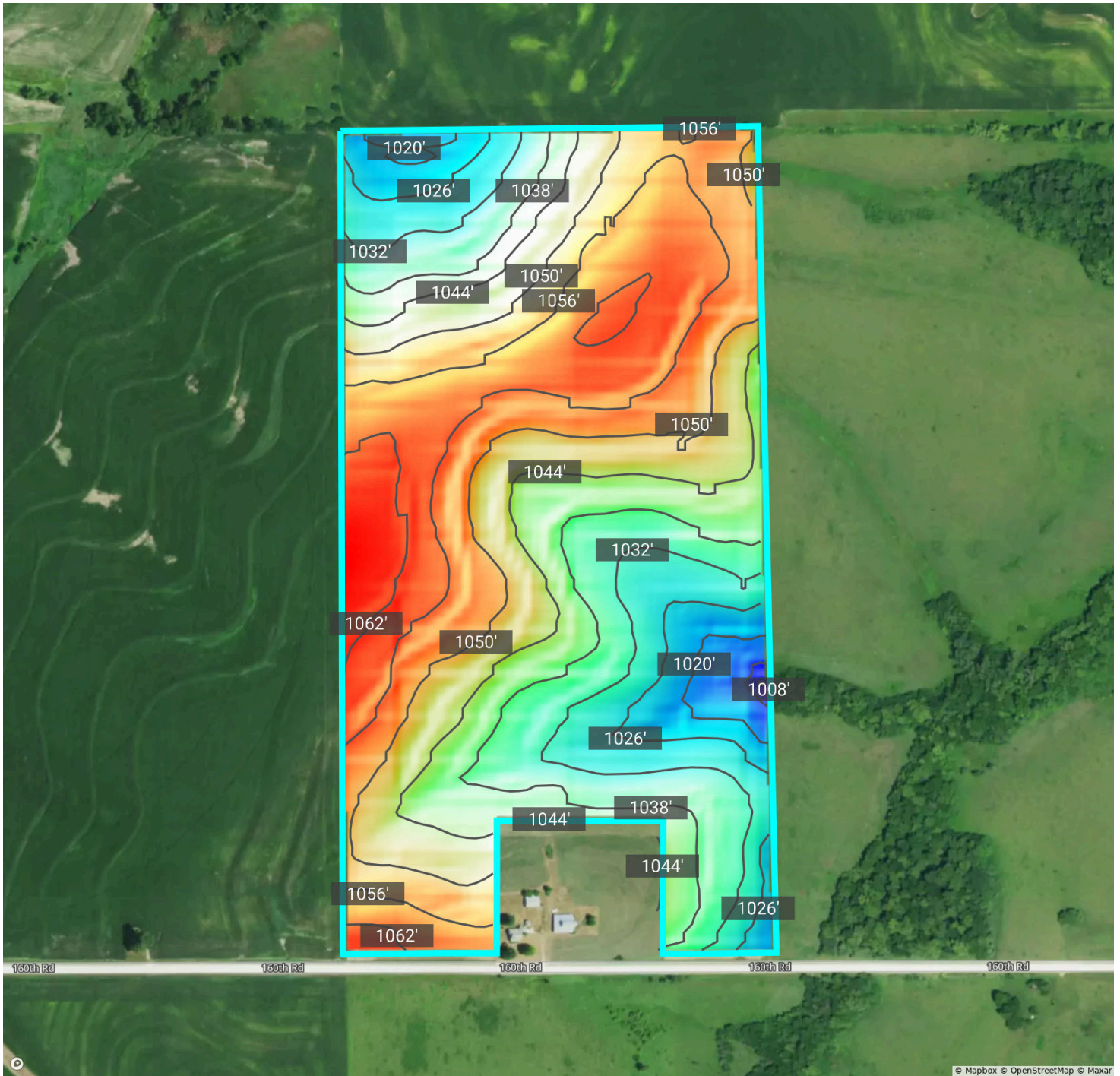
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● 7207	Aksarben silty clay loam, 6 to 11 percent slopes	62.6	82.8%	3e	4e	65.2
● 7770	Smithland silt loam, occasionally flooded	13.0	17.2%	2w	—	87.4

# Elevation



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Source: USGS 3 Meter Dem

Interval: 6.0 ft

Range: 60.5 ft

Min: 1006.9

Max: 1067.4



# Crop History



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2024



2023



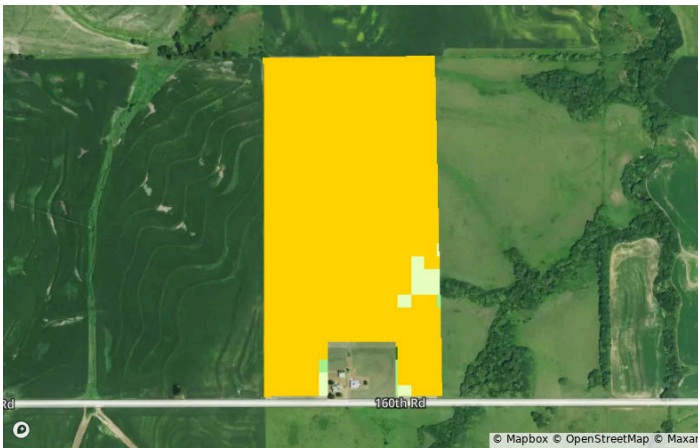
2022



2021



2020



2019



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## All Selections



Crop	2024	2023	2022	2021	2020	2019
Soybeans	0.0%	95.7%	0.0%	96.9%	0.0%	95.1%
Corn	92.6%	0.0%	96.0%	0.0%	96.9%	1.7%
Grassland/Pasture	5.7%	3.7%	3.7%	2.6%	2.9%	3.1%
Other Hay/Non Alfalfa	0.0%	0.6%	0.3%	0.6%	0.3%	0.0%
Deciduous Forest	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Other	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%

# Vegetation Index (NDVI)



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2024



2023



2022



2021



2020



2019



# Vegetation Index (NDVI)



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Year	2024	2023	2022	2021	2020	2019
Standard Deviation	2	2	2	2	2	3
Mean	91	92	91	91	90	93
Min	76	67	71	78	73	58
Max	93	94	94	94	94	95

# Flood (FEMA Report)



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## Flood Hazard Zone

	% of Selection	Acres
<span style="color: yellow;">●</span> 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
<span style="color: cyan;">●</span> 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
<span style="color: purple;">●</span> Regulatory Floodway	0.0%	0.0
<span style="color: black;">○</span> No Flood Hazard Zone	0.0%	0.0

## Wetlands

	% of Selection	Acres
<span style="color: red;">●</span> Assorted Wetlands	0.0%	0.0

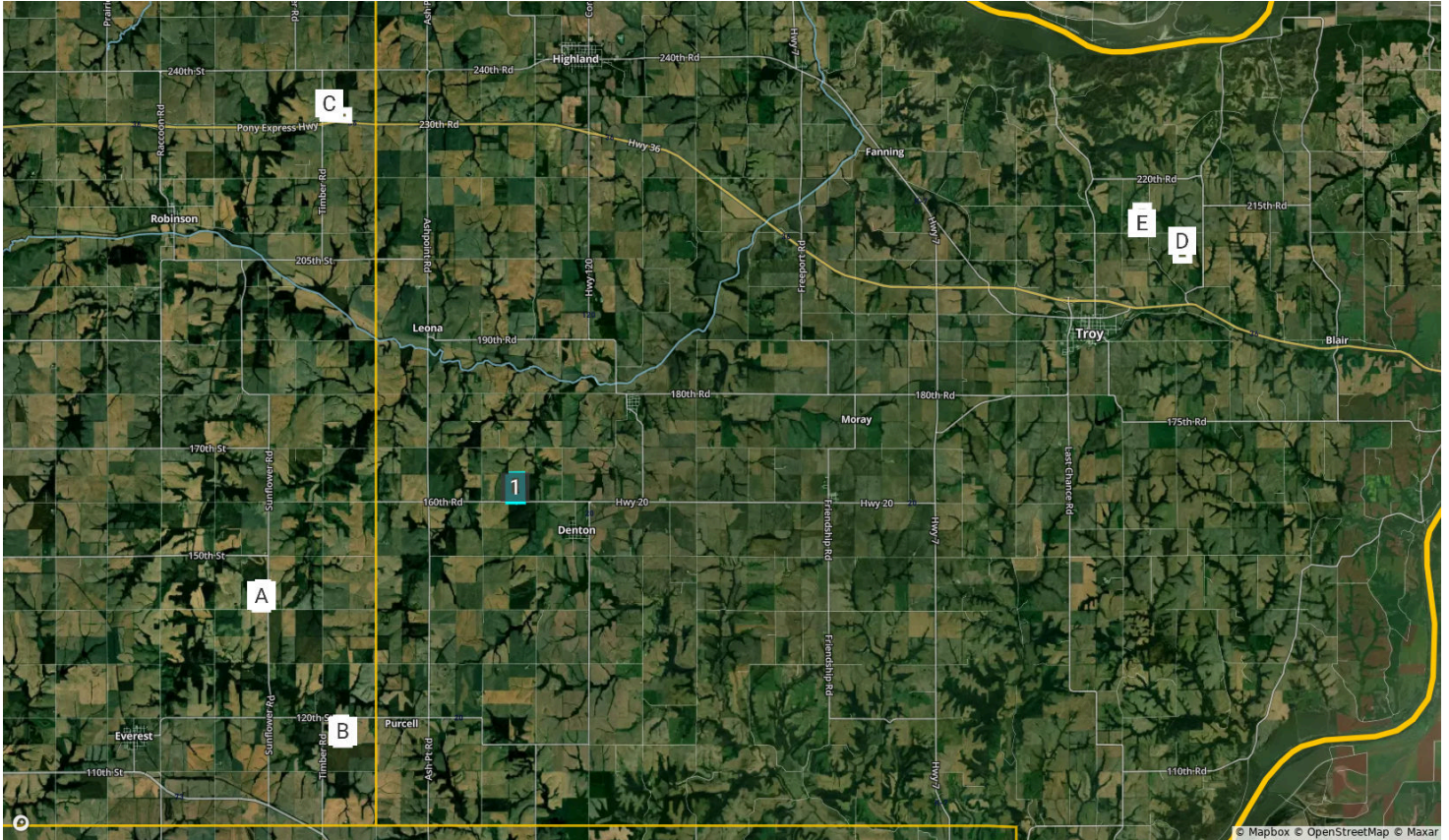
# Comparable Sales



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Average \$/acre: **\$11,981**    Average \$/NCCPI: **\$170**



Sale(s)	County	Date Sold	Total \$	Acres	\$/acre	NCCPI	\$/NCCPI
A	Brown	10/08/2024	\$975,000	77	\$12,613	65.1	\$194
B	Brown	04/02/2024	\$1,020,000	80	\$12,814	64.6	\$198
C	Brown	11/09/2023	\$1,178,560	93	\$12,700	85.0	\$149
D	Doniphan	03/03/2023	\$1,025,000	81	\$12,670	74.6	\$170
E	Doniphan	03/03/2023	\$710,000	78	\$9,110	66.1	\$138

# Comparable Sales



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Saved Selection(s)	County	Acres	NCCPI
1	Doniphan	75	69.0
Min \$/acre: <b>\$9,110</b> Max \$/acre: <b>\$12,814</b> Median \$/acre: <b>\$12,670</b>			