

Real Estate Information



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Parcel Details for 104-096-14-0-00-00-004.00-0

Quick Reference #: R1135

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Owner Information		Property Address	
Owner's Name:	ML FARMS & CATTLE, LLC	Address:	0 Route 1 Yates Center, KS 66783
Mailing	1206 N Grove St Yates Ctr		

General Property Information		Deed Information	
Property Class:	Agricultural Use - A	Document #	Document Link
Living Units:			
Zoning:	A-G		
Neighborhood:	001		

Neighborhood / Tract Information	
Neighborhood:	001
Tract:	Section: 14 Township: 24 Range: 16
Tract Description:	S14 , T24 , R16 , ACRES 316.0 , S2 EXC ROW
Acres:	316.00
Market Acres:	0.00

Land Based Classification System	
Function:	Farming / ranch land (no improvements)
Activity:	Farming, plowing, tilling, harvesting, or related activities
Ownership:	Private-fee simple
Site:	Dev Site - crops, grazing etc - no structures

Property Factors			
Topography:	Level - 1; Rolling - 4	Parking Type:	On and Off Street - 3
Utilities:	Public Water - 3	Parking Quantity:	Adequate - 2
Access:	Semi Improved Road - 2	Parking Proximity:	On Site - 3
Fronting:	Residential Street - 4	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values				
Tax Year	Property Class	Land	Building	Total
2025	Agricultural Use - A	78,350	00	78,350

Market Land Information [Information Not Available] 

Residential Information [Information Not Available] 

Commercial Information [Information Not Available] 

Other Building Improvement Information [Information Not Available] 

Agricultural Information 

Agricultural Land

Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 16,690
Acres: 46.50	Well Depth:	Govt. Prgm:	Market Value: 130,200
Soil Unit:	Acres:	Base Rate: 359	
8961 - Wa - Woodson silt loam, 0-1%	Acres Feet/Ac:	Adjust Rate: 359	

Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 24,820
Acres: 74.30	Well Depth:	Govt. Prgm:	Market Value: 208,040
Soil Unit:	Acres:	Base Rate: 334	
8775 - Ka - Kenoma silt loam, 1-3%	Acres Feet/Ac:	Adjust Rate: 334	

Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 21,840
Acres: 74.80	Well Depth:	Govt. Prgm:	Market Value: 209,440
Soil Unit:	Acres:	Base Rate: 292	
8679 - Dd - Dennis silt loam, 1-3%	Acres Feet/Ac:	Adjust Rate: 292	

Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 5,460
Acres: 49.60	Well Depth:	Govt. Prgm:	Market Value: 138,880
Soil Unit:	Acres:	Base Rate: 110	
8621 - Bb - Bates loam, 1-3%	Acres Feet/Ac:	Adjust Rate: 110	

Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 1,150
Acres: 12.40	Well Depth:	Govt. Prgm:	Market Value: 34,720
Soil Unit:	Acres:	Base Rate: 93	
8623 - Bc - Bates loam, 3-7%	Acres Feet/Ac:	Adjust Rate: 93	

Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 2,250
Acres: 10.30	Well Depth:	Govt. Prgm:	Market Value: 28,840
Soil Unit:	Acres:	Base Rate: 218	
8300 - Vc - Verdigris silt loam, channeled	Acres Feet/Ac:	Adjust Rate: 218	

Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 340
Acres: 3.70	Well Depth:	Govt. Prgm:	Market Value: 8,880
Soil Unit:	Acres:	Base Rate: 93	
8775 - Ka - Kenoma silt loam, 1-3%	Acres Feet/Ac:	Adjust Rate: 93	

Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 20
Acres: 0.20	Well Depth:	Govt. Prgm:	Market Value: 480
Soil Unit:	Acres:	Base Rate: 113	
8623 - Bc - Bates loam, 3-7%	Acres Feet/Ac:	Adjust Rate: 113	

Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 380
Acres: 4.10	Well Depth:	Govt. Prgm:	Market Value: 9,840
Soil Unit:	Acres:	Base Rate: 93	
8961 - Wa - Woodson silt loam, 0-1%	Acres Feet/Ac:	Adjust Rate: 93	

Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 2,600
Acres: 13.60	Well Depth:	Govt. Prgm:	Market Value: 32,640
Soil Unit:	Acres:	Base Rate: 191	
8300 - Vc - Verdigris silt loam, channeled	Acres Feet/Ac:	Adjust Rate: 191	

Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 1,020
Acres: 9.00	Well Depth:	Govt. Prgm:	Market Value: 21,600
Soil Unit:	Acres:	Base Rate: 113	
8679 - Dd - Dennis silt loam, 1-3%	Acres Feet/Ac:	Adjust Rate: 113	

Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 430
Acres: 4.60	Well Depth:	Govt. Prgm:	Market Value: 11,040
Soil Unit:	Acres:	Base Rate: 93	
8775 - Ka - Kenoma silt loam, 1-3%	Acres/Ac:	Adjust Rate: 93	

Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 310
Acres: 3.20	Well Depth:	Canopy Cover 50% - CC50	Market Value: 7,680
Soil Unit:	Acres:	Govt. Prgm:	
8300 - Vc - Verdigris silt loam, channeled	Acres/Ac:	Base Rate: 191	
		Adjust Rate: 96	

Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 260
Acres: 2.80	Well Depth:	Govt. Prgm:	Market Value: 6,720
Soil Unit:	Acres:	Base Rate: 93	
8961 - Wa - Woodson silt loam, 0-1%	Acres/Ac:	Adjust Rate: 93	

Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 780
Acres: 6.90	Well Depth:	Govt. Prgm:	Market Value: 16,560
Soil Unit:	Acres:	Base Rate: 113	
8679 - Dd - Dennis silt loam, 1-3%	Acres/Ac:	Adjust Rate: 113	

Agricultural Land Summary

Dry Land - DR Acres: 267.90	Total Land Acres: 316.00
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Real Estate Information



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Parcel Details for 104-095-15-0-00-00-001.00-0

Quick Reference #: R1110

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Owner Information		Property Address	
Owner's Name:	ML FARMS & CATTLE, LLC	Address:	1858 160th Rd Yates Center, KS 66783
Mailing:	1206 N Grove St Yates Ctr		

General Property Information		Deed Information	
Property Class:	Farm Homesite - F	Document #	Document Link
Living Units:	1		
Zoning:	A-G		
Neighborhood:	001		

Neighborhood / Tract Information	
Neighborhood:	001
Tract:	Section: 15 Township: 24 Range: 16
Tract Description:	S15 , T24 , R16 , ACRES 634.7 , ALL SEC 15 EXC ROW
Acres:	634.70
Market Acres:	1.00

Land Based Classification System	
Function:	Farming / ranch operation (with improvements)
Activity:	Farming, plowing, tilling, harvesting, or related activities
Ownership:	Private-fee simple
Site:	Dev Site - crops, grazing etc - with structures

Property Factors			
Topography:	Level - 1; Rolling - 4	Parking Type:	On and Off Street - 3
Utilities:	Public Water - 3; Septic - 6	Parking Quantity:	Adequate - 2
Access:	Semi Improved Road - 2	Parking Proximity:	On Site - 3
Fronting:	Residential Street - 4	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values				
Tax Year	Property Class	Land	Building	Total
2025	Farm Homesite - F	3,500	51,070	54,570

2025	Agricultural Use - A	168.390	17.160	185.550
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Market Land Information

Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Acre	1.00			00
Influence #1:		Influence #2:		Influence Override:	
Factor:		Factor:		Depth Factor:	

Residential Information [Information Not Available]

Commercial Information [Information Not Available]

Other Building Improvement Information

MS	Year Effective	Dimensions					Phys			Ovr	Ovr	%						
		Occup	Class	Rank	Quantity	Year	LBCS	Area	Perim				Hgt	(L x W)	Stories	Cond	Func	Econ
Farm Implement Building	P	AV-	1	1980	4536	274	14	81 x 56	1	FR	AV				71125	16	11380	
Components																		
Code	Code Description		Units	Percentage %	Area	Other	Rank	Year										
918	Single -Metal on Wood Frame			100														
649	No HVAC																	
Farm Utility Storage Shed	P	AV+	1	1978	4505	276	8	85 x 53	1	FR	AV				32572	16	5210	
Components																		
Code	Code Description		Units	Percentage %	Area	Other	Rank	Year										
918	Single -Metal on Wood Frame			100														
649	No HVAC																	
Site Improvements	D	FR	1	1965	10	44	8	8 x 14	1	FR	FR				9538	6	570	
Components																		
Code	Code Description		Units	Percentage %	Area	Other	Rank	Year										
8501	Steel Bin, without Drying, 1-14 ft.dia., 11 ft. hgt		1		10													
8504	Steel Bin, Concrete Slab Floor, 1-14 ft.diameter		1		8	14												
Guest Cottage	D	FR+	1	2022	768	8	32 x 24	1	AV-	FR				76231	67	51070		
Components																		
Code	Code Description		Units	Percentage %	Area	Other	Rank	Year										
2				100														

Agricultural Information

Agricultural Land					
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:	Use Value: 24,320
Acres:	78.70	Well Depth:		Govt. Prgm:	Market Value: 220,360
Soil Unit:	8160 - La - Leanna silt loam, occasionally flooded	Acres Feet:		Base Rate:	309
		Acres Feet/Ac:		Adjust Rate:	309
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:	Use Value: 12,170
Acres:	39.40	Well Depth:		Govt. Prgm:	Market Value: 110,320
Soil Unit:	8101 - Ha - Hepler silt loam, occasionally flooded	Acres Feet:		Base Rate:	309
		Acres Feet/Ac:		Adjust Rate:	309
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:	Use Value: 20,860
Acres:	58.10	Well Depth:		Govt. Prgm:	Market Value: 162,680
Soil Unit:	8961 - Wa - Woodson silt loam, 0-1%	Acres Feet:		Base Rate:	359
		Acres Feet/Ac:		Adjust Rate:	359
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:	Use Value: 57,010

Acres: 170.70	Well Depth:	Govt. Prgm:	Market Value: 477,960
Soil Unit: 8775 - Ka - Kenoma silt loam, 1-3%	Acres: Acres:	Base Rate: 334 Adjust Rate: 334	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 940
Acres: 8.50	Well Depth:	Govt. Prgm:	Market Value: 23,800
Soil Unit: 8621 - Bb - Bates loam, 1-3%	Acres: Acres:	Base Rate: 110 Adjust Rate: 110	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 37,490
Acres: 128.40	Well Depth:	Govt. Prgm:	Market Value: 359,520
Soil Unit: 8679 - Dd - Dennis silt loam, 1-3%	Acres: Acres:	Base Rate: 292 Adjust Rate: 292	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 2,860
Acres: 30.80	Well Depth:	Govt. Prgm:	Market Value: 86,240
Soil Unit: 8623 - Bc - Bates loam, 3-7%	Acres: Acres:	Base Rate: 93 Adjust Rate: 93	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 1,080
Acres: 11.30	Well Depth:	Govt. Prgm:	Market Value: 27,120
Soil Unit: 8101 - Ha - Hepler silt loam, occasionally flooded	Acres: Acres:	Base Rate: 191 Adjust Rate: 96	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 3,290
Acres: 34.30	Well Depth:	Govt. Prgm:	Market Value: 82,320
Soil Unit: 8300 - Vc - Verdigris silt loam, channeled	Acres: Acres:	Base Rate: 191 Adjust Rate: 96	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 610
Acres: 10.70	Well Depth:	Govt. Prgm:	Market Value: 25,680
Soil Unit: 8679 - Dd - Dennis silt loam, 1-3%	Acres: Acres:	Base Rate: 113 Adjust Rate: 57	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 50
Acres: 0.40	Well Depth:	Govt. Prgm:	Market Value: 960
Soil Unit: 8679 - Dd - Dennis silt loam, 1-3%	Acres: Acres:	Base Rate: 113 Adjust Rate: 113	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 730
Acres: 7.80	Well Depth:	Govt. Prgm:	Market Value: 18,720
Soil Unit: 8775 - Ka - Kenoma silt loam, 1-3%	Acres: Acres:	Base Rate: 93 Adjust Rate: 93	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 820
Acres: 5.40	Well Depth:	Govt. Prgm:	Market Value: 12,960
Soil Unit: 8160 - La - Leanna silt loam, occasionally flooded	Acres: Acres:	Base Rate: 152 Adjust Rate: 152	
Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 320
Acres: 3.40	Well Depth:	Govt. Prgm:	Market Value: 8,160
Soil Unit: 8961 - Wa - Woodson silt loam, 0-1%	Acres: Acres:	Base Rate: 93 Adjust Rate: 93	
Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 1,380
Acres: 14.80	Well Depth:	Govt. Prgm:	Market Value: 35,520
Soil Unit: 8775 - Ka - Kenoma silt loam, 1-3%	Acres: Acres:	Base Rate: 93 Adjust Rate: 93	
Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 170
Acres: 0.90	Well Depth:	Govt. Prgm:	Market Value: 2,160
Soil Unit: 8101 - Ha - Hepler silt loam, occasionally flooded	Acres: Acres:	Base Rate: 191 Adjust Rate: 191	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 20
Acres:	Well Depth:	Govt. Prgm:	Market Value: 480

Acres: 0.20	Acre Feet:	Base Rate: 113	
Soil Unit: 8621 - Bb - Bates loam, 1-3%	Acre Feet/Ac:	Adjust Rate: 113	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 100
Acres: 0.50	Well Depth:	Govt. Prgm:	Market Value: 1,200
Soil Unit: 8101 - Ha - Hepler silt loam, occasionally flooded	Acre Feet:	Base Rate: 191	
	Acre Feet/Ac:	Adjust Rate: 191	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 80
Acres: 0.90	Well Depth:	Govt. Prgm:	Market Value: 2,160
Soil Unit: 8961 - Wa - Woodson silt loam, 0-1%	Acre Feet:	Base Rate: 93	
	Acre Feet/Ac:	Adjust Rate: 93	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 2,070
Acres: 9.50	Well Depth:	Govt. Prgm:	Market Value: 26,600
Soil Unit: 8300 - Vc - Verdigris silt loam, channeled	Acre Feet:	Base Rate: 218	
	Acre Feet/Ac:	Adjust Rate: 218	
Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 100
Acres: 0.50	Well Depth:	Govt. Prgm:	Market Value: 1,200
Soil Unit: 8300 - Vc - Verdigris silt loam, channeled	Acre Feet:	Base Rate: 191	
	Acre Feet/Ac:	Adjust Rate: 191	
Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 1,460
Acres: 12.90	Well Depth:	Govt. Prgm:	Market Value: 30,960
Soil Unit: 8679 - Dd - Dennis silt loam, 1-3%	Acre Feet:	Base Rate: 113	
	Acre Feet/Ac:	Adjust Rate: 113	
Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 330
Acres: 2.90	Well Depth:	Govt. Prgm:	Market Value: 6,960
Soil Unit: 8623 - Bc - Bates loam, 3-7%	Acre Feet:	Base Rate: 113	
	Acre Feet/Ac:	Adjust Rate: 113	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 110
Acres: 2.40	Well Depth:	Canopy Cover 50% - CC50	Market Value: 5,760
Soil Unit: 8775 - Ka - Kenoma silt loam, 1-3%	Acre Feet:	Govt. Prgm:	
	Acre Feet/Ac:	Base Rate: 93	
		Adjust Rate: 47	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 20
Acres: 0.30	Well Depth:	Canopy Cover 50% - CC50	Market Value: 720
Soil Unit:	Acre Feet:	Govt. Prgm:	