

# Melby Farm LLC and Uff Da Farms LLC

198 +/- Acres



**HORIZON** 

**FARM & RANCH REALTY, LLC**

**RAY SWEARINGEN - BROKER/OWNER**

**WWW.HORIZONFARMRANCH.COM**

**LEVI HERRMAN - AGENT**

**785-275-2285**

**This highly productive river bottom farm offers a rare opportunity to acquire premium irrigated farmland in a strong agricultural area. Ideally located just 3 miles south of Scandia at the southwest intersection of 90th Road and Shady Road, the property combines convenient access with proven production capability. The tract consists of approximately 198 acres and has been surveyed, with the survey included in the information packet.**

**The farm features approximately 120 acres under center pivot irrigation, complemented by an additional 50 acres of flood irrigated ground, providing operational flexibility and efficient water management. The pivot system and irrigation motors are electric, with established power service through Rolling Hills Electric Cooperative, offering reliable and consistent energy for irrigation operations**

**The property has a strong production history, with average corn yields ranging from 195 to 225 bushels per acre. Fertile soils and dependable water access support consistent, high-level performance, making this a reliable income-producing asset. Improvements include a 30' x 40' machine shed and five grain bins, which, while older, have been maintained and remain functional for on-site storage. This is a well-rounded opportunity for operators and investors seeking quality irrigated farmland with proven results.**

## **Irrigation Information**

### **Pivot Irrigation System- Valley Ag**

- Approximately 20 years old
- Equipped with drop nozzles
- Designed to operate at approximately 700 gallons per minute (GPM)

### **Pivot Well**

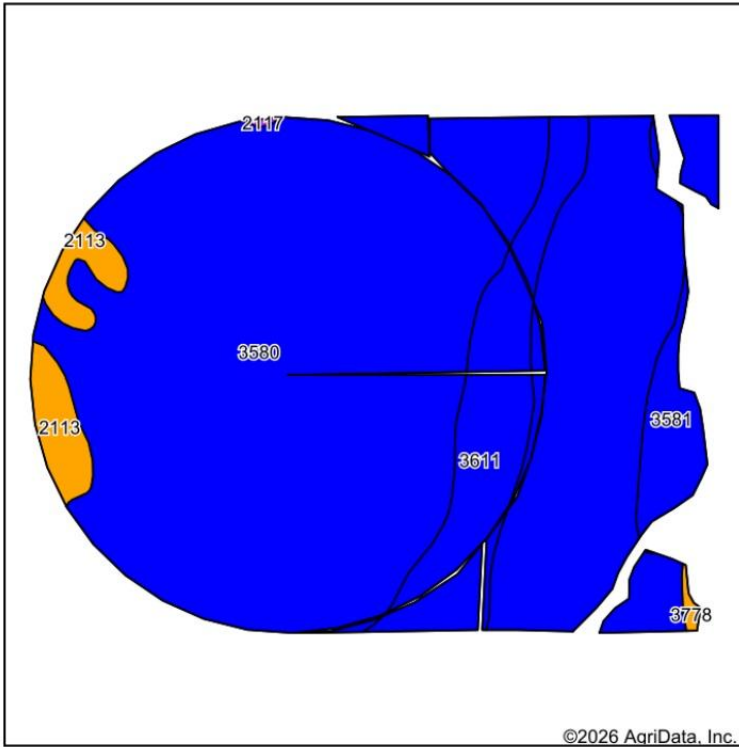
- Well recased within the last year
- Priority Date 1/22/1968
- 100 Authorized AF @ 1045 GPM
- 170 Authorized Acres

### **Flood Irrigation Well**

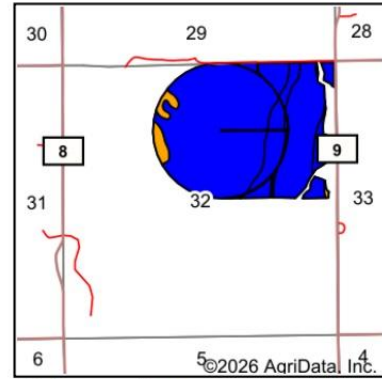
- Equipped with a 40 horsepower motor
- Estimated production: 1,100–1,200 GPM
- Well recased approximately 4 years ago
- Risers for irrigation pipe replaced within the last 2 years
- Priority Date 7/27/1964
- 95 Authorized AF @ 925 GPM
- 170 Authorized Acres



## Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Republic**  
 Location: **32-3S-4W**  
 Township: **Scandia**  
 Acres: **181.05**  
 Date: **4/24/2026**



Maps Provided By



Area Symbol: KS157, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
3580	Huscher silt loam, occasionally flooded	149.65	82.7%		IIw	IIw	55
3611	Grigston silt loam, occasionally flooded	17.49	9.7%		IIw	IIw	74
3581	Huscher silty clay loam, occasionally flooded	7.41	4.1%		IIw	IIw	62
2113	Inavale loamy sand, occasionally flooded	6.04	3.3%		IIIw	IIw	26
3778	Sherdahl loam, 3 to 7 percent slopes, eroded	0.37	0.2%		IIle	IIe	64
2117	Inavale-Munjoy complex, frequently flooded	0.09	0.0%		Vw		24
<b>Weighted Average</b>					<b>2.04</b>	<b>*-</b>	<b>*n 56.2</b>

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

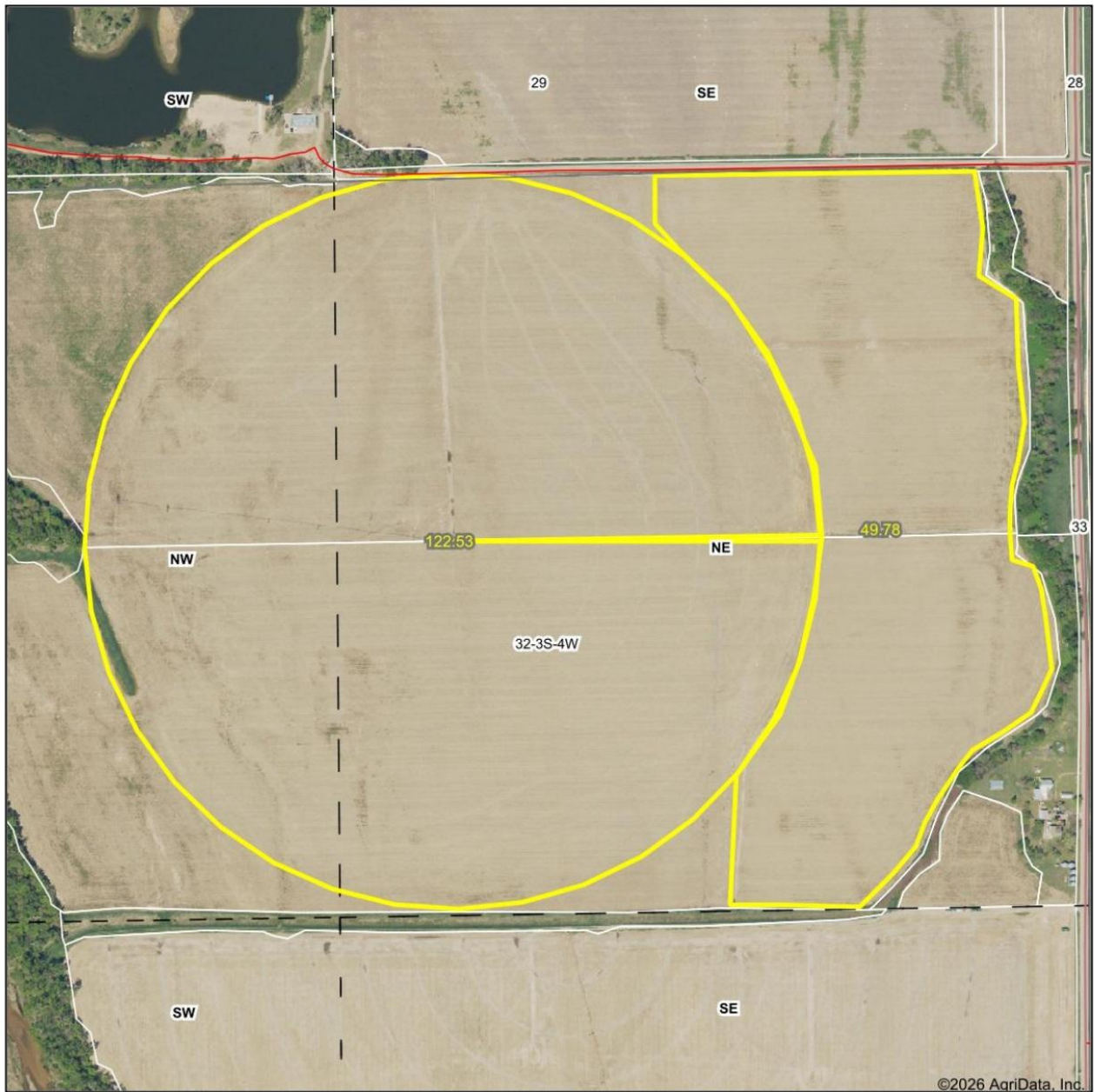
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

# Irrigated Acres

## Aerial Map



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**HORIZON**  
FARM & RANCH REALTY, LLC  
Farms & Ranches • Auctions • Value  
Rural Homes • Marketing Reports • Assessments  
Office 785-825-1199  
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www.horizonfarmranch.com

Boundary Center: 39° 45' 5.42, -97° 47' 19.29

0ft 552ft 1104ft

**32-3S-4W**  
Republic County  
Kansas



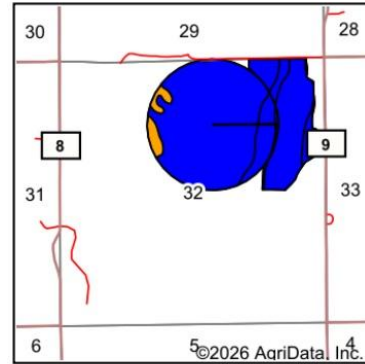
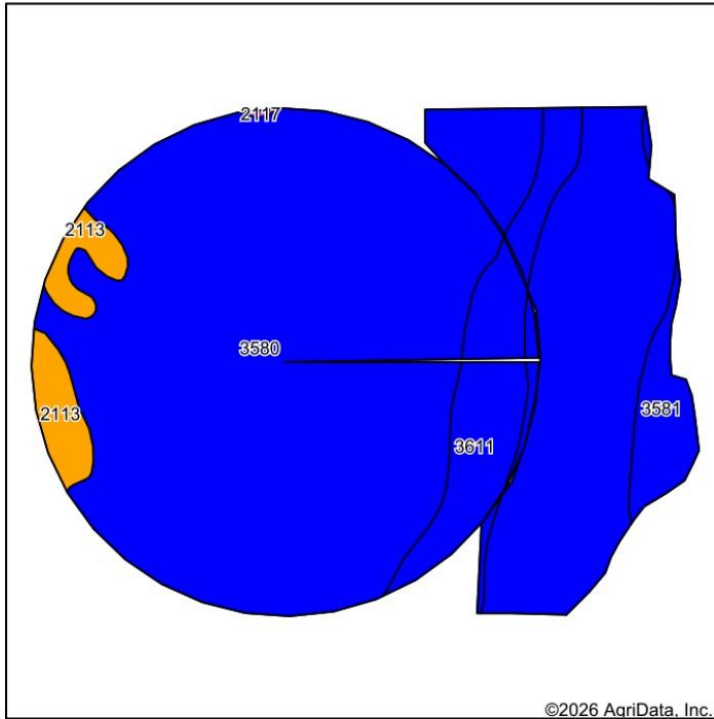
Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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4/24/2026

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

# Irrigated Soil Map

## Soils Map



State: **Kansas**  
 County: **Republic**  
 Location: **32-3S-4W**  
 Township: **Scandia**  
 Acres: **172.31**  
 Date: **4/24/2026**



Area Symbol: KS157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
3580	Huscher silt loam, occasionally flooded	145.68	84.5%		IIw	IIw	55
3611	Grigston silt loam, occasionally flooded	14.97	8.7%		IIw	IIw	74
2113	Inavale loamy sand, occasionally flooded	6.04	3.5%		IIIw	IIw	26
3581	Huscher silty clay loam, occasionally flooded	5.53	3.2%		IIw	IIw	62
2117	Inavale-Munyor complex, frequently flooded	0.09	0.1%		Vw		24
<b>Weighted Average</b>					<b>2.04</b>	<b>*-</b>	<b>*n 55.8</b>

\*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.

Soils data provided by USDA and NRCS.

**Point of Diversion**  
 PD:  1 Water Right(s):  1 Type(s) of Use:  [Google Location Map](#)  
**WWC5 Links:** [96055](#) **WIZARD Link:** None

**Water Right Details**  
 Source:  Right Type:  Total Acres Authorized:  Net Acres Authorized:  Use of Water Active:   
 Water Right Status:  Place(s) of Use:  Total Acres: 24, Net Acres: 0  
 Priority Date:  Action Trail:

**Point of Diversion Details**  
 PD Active:  Feet North:  Feet West:  Qualifiers:  County:   
 GMD Num:  Number of Wells:  Subbasin:  Stream Number:   
 Special Use Area(s):  Comment:

**Authorized Quantity & Rate**  
 Quantity Stored By:  Authorized Quantity (AF):  Net Quantity (AF):   
 Rate Stored By:  Authorized Rate (GPM):  Net Rate (GPM):

**Reported Water Use**   
 Water Use Year(s):  Total Water Used (AF):  Acres Irrigated:   
 Water Use Reported on Right Num:  Reel Number:  Blip Number:   
 Metered Quantity:  Meter Unit:  Depth to Water:  Depth of Well:   
 Beginning Meter Reading:  Ending Meter Reading:   
 System Type:  Hours Pumped:  Pump Rate:  Date of Measurement:   
 Date Report Received:  Chemigation Indicator:  Water Use Code:  Crop Code:   
 Current Water Use Correspondent(s):

[WIMAS5202604240955438.txt](#)

**Point of Diversion**  
 PD:  1 Water Right(s):  1 Type(s) of Use:  [Google Location Map](#)  
**WWC5 Links:** [55335](#) **WIZARD Link:** [394511097472901](#)

**Water Right Details**  
 Source:  Right Type:  Total Acres Authorized:  Net Acres Authorized:  Use of Water Active:   
 Water Right Status:  Place(s) of Use:  Total Acres: 21, Net Acres: 21  
 Priority Date:  Action Trail:

**Point of Diversion Details**  
 PD Active:  Feet North:  Feet West:  Qualifiers:  County:   
 GMD Num:  Number of Wells:  Subbasin:  Stream Number:   
 Special Use Area(s):  Comment:

**Authorized Quantity & Rate**  
 Quantity Stored By:  Authorized Quantity (AF):  Net Quantity (AF):   
 Rate Stored By:  Authorized Rate (GPM):  Net Rate (GPM):

**Reported Water Use**   
 Water Use Year(s):  Total Water Used (AF):  Acres Irrigated:   
 Water Use Reported on Right Num:  Reel Number:  Blip Number:   
 Metered Quantity:  Meter Unit:  Depth to Water:  Depth of Well:   
 Beginning Meter Reading:  Ending Meter Reading:   
 System Type:  Hours Pumped:  Pump Rate:  Date of Measurement:   
 Date Report Received:  Chemigation Indicator:  Water Use Code:  Crop Code:   
 Current Water Use Correspondent(s):

[WIMAS520260424094631534.txt](#)

KANSAS  
REPUBLIC  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 685  
Prepared : 4/24/26 10:01 AM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : JAY R CARLGREN  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
116.87	110.88	110.88	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	110.88	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.90	0.00	60	
Corn	79.20	0.00	168	77
Soybeans	27.70	0.00	56	81
<b>TOTAL</b>	<b>110.80</b>	<b>0.00</b>		

KANSAS  
REPUBLIC  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 682  
Prepared : 4/24/26 9:57 AM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : JAY R CARLGREN  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

**Farm Land Data**

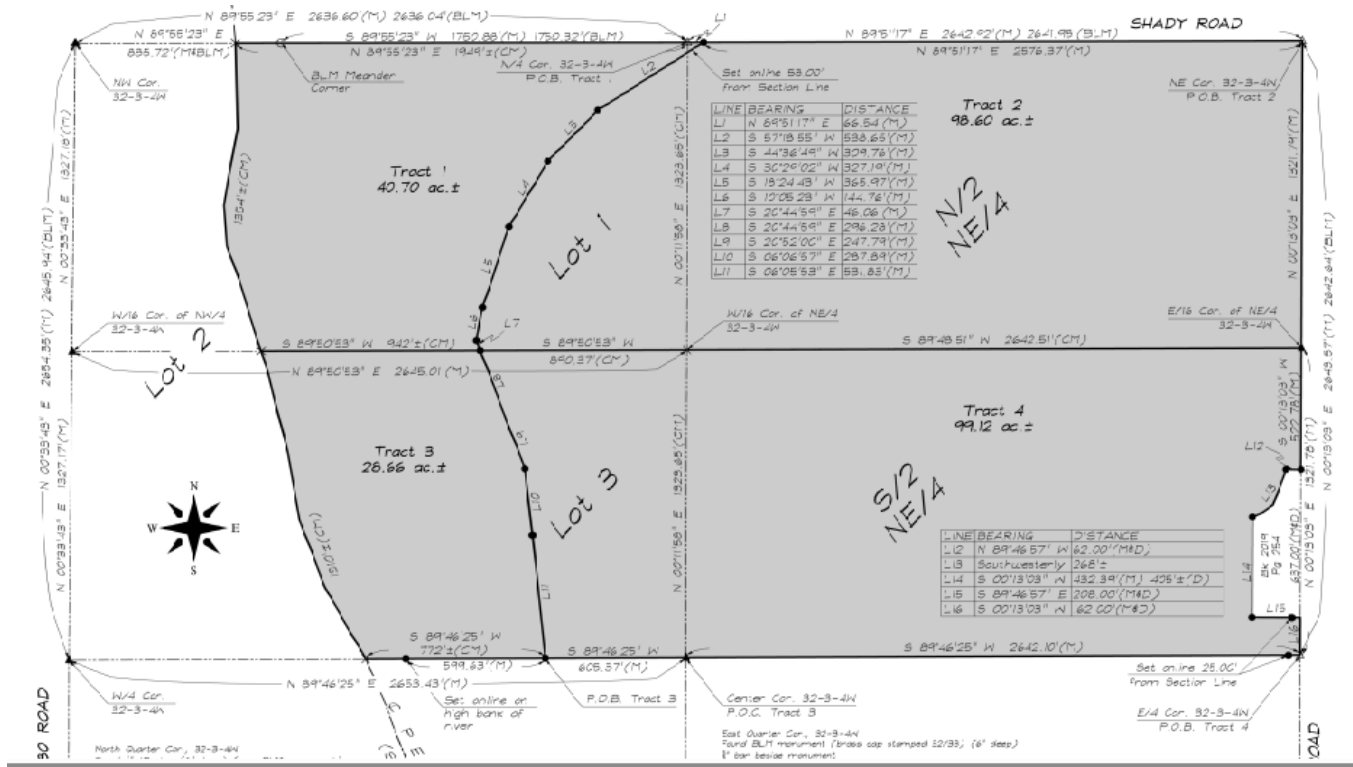
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
115.75	109.59	109.59	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	109.59	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	55.79	0.00	171	100
Soybeans	40.91	0.00	57	100
<b>TOTAL</b>	<b>96.70</b>	<b>0.00</b>		



LEGAL DESCRIPTION [Tract 2]	LEGAL DESCRIPTION [Tract 4]
<p>A tract of land located in the North Half of the Northeast Quarter and in Lot 1 of River Record A of Section 32, Township 3 South, Range 4 West of the 6th Principal Meridian in Republic County, Kansas, being described by Jason P. Johnson, Professional Surveyor #1410 on April 9, 2026, and is more fully described as follows: Beginning at the Northeast corner of said North Half of the Northeast Quarter, thence on an assumed bearing of S 00°13'03" W along the East line of said North Half a distance of 1321.79 feet to the Southeast corner of said North Half; thence S 89°48'51" W along the South line of said North Half a distance of 2642.51 feet to the Southwest corner of said North Half; thence S 89°50'53" W along the South line of said Lot 1 a distance of 890.37 feet; thence N 20°44'59" W a distance of 46.06 feet; thence N 10°05'23" E a distance of 144.76 feet; thence N 18°24'43" E a distance of 365.97 feet; thence N 30°29'02" E a distance of 327.19 feet; thence N 44°36'49" E a distance of 309.76 feet; thence N 57°18'55" E a distance of 538.65 feet to a point on the North line of said North Half; thence N 89°51'17" E along said North line a distance of 2576.37 feet to the Point of Beginning. Said tract contains 98.60 acres, more or less, and is subject to easements, reservations and restrictions of record.</p>	<p>A tract of land located in the South Half of the Northeast Quarter and in Lot 3 of River Record A of Section 32, Township 3 South, Range 4 West of the 6th Principal Meridian in Republic County, Kansas, being described by Jason P. Johnson, Professional Surveyor #1410 on April 9, 2026, and is more fully described as follows: Beginning at the Southeast corner of said South Half of the Northeast Quarter, thence on an assumed bearing of S 89°46'25" W along the South line of said South Half a distance of 2642.10 feet to the Southwest corner of said South Half; thence continuing S 89°46'25" W along the South line of said Lot 3 a distance of 605.37 feet; thence N 06°05'53" W a distance of 531.83 feet; thence N 06°06'57" W a distance of 287.89 feet; thence N 20°52'00" W a distance of 247.79 feet; thence N 20°44'59" W a distance of 296.28 feet to a point on the North line of said Lot 3; thence N 89°50'53" E along said North line a distance of 890.37 feet to the Northwest corner of said South Half; thence N 89°48'51" E along said North line a distance of 2642.51 feet to the Northeast corner of said South Half; thence S 00°13'03" W along the East line of said South Half a distance of 522.78 feet to the Northeast corner of a tract described in Book 2019, Page 254 at the Republic County Register of Deeds; thence N 89°46'57" W along the North line of said tract a distance of 62.00 feet to the centerline of Old School Creek; thence Southwesterly along said centerline a distance of 268 feet, more or less to the Northwest corner of said tract; thence S 00°13'03" W along the West line of said tract a distance of 432.39 feet to the Southwest corner of said tract; thence S 89°46'57" E along the South line of said tract a distance of 208.00 feet to a point on the East line of said South Half; thence S 00°13'03" W along said East line a distance of 162.00 feet to the Point of Beginning. Said tract contains 99.12 acres, more or less, and is subject to easements, reservations and restrictions of record.</p>

