

Submit To: CHIEF ENGINEER
Division of Water Resources
Kansas Department of Agriculture
1320 Research Park Drive
Manhattan, Kansas 66502
http://agriculture.ks.gov/dwr

**APPLICATION FOR APPROVAL TO
CHANGE THE PLACE OF USE, THE
POINT OF DIVERSION OR THE USE
MADE OF THE WATER UNDER AN
EXISTING WATER RIGHT**



State of Kansas

Filing Fee Must Accompany the Application
(Please refer to Fee Schedule on signature page of application form.)

Paragraph Nos. 1, 2, 3, 4 & 8 must be completed. Complete all other applicable portions. A topographic map or detailed plat showing the authorized and proposed points(s) of diversion and /or place of use must accompany this application.

1. Application is hereby made for approval of the Chief Engineer to change the

- Place of Use
(Check one or more) Point of Diversion
 Use Made of Water

WATER RESOURCES
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MAY 31 2022

12:28

KS DEPT OF AGRICULTURE

File No. 2.071

2. Name of applicant: Van Lynn Floyd Revocable Living Trust

Address: 550 E 12th Avenue #1708

City, State and Zip: Denver, CO 80203-2529

Phone Number: () _____ E-mail address: _____

What is your relationship to the water right; owner tenant agent other? If other, please explain. _____

Name of water use correspondent: M & G Farms

Address: 6190 N Road G

City, State and Zip: Johnson, KS 67855

Phone Number: (620) 492-1952 E-mail address: venture@pld.com

3. The change(s) proposed herein are desired for the following reasons (please be specific): To change the use made of water from irrigation to dual use for irrigation and stockwater. Additional water supply and a backup well are needed to support the cattle feeding operation at Floyd Feedyard, which adjoins this point of diversion and place of use. We request that any limitation of quantity for stockwater use be subject to revision so that the cattle feeding facility can expand in the future.

The change(s) (was) (will be) completed by upon approval or expiration of Temporary Permit 20210267.
(Date)

For Office Use Only:

F.O. 4 GMD 3 Meets K.A.R. 5-5-1 (YES / NO) Use IRR/STK Source G/S County ST By BMM Date 6/1/22
Code C2 Fee \$ 500 TR # _____ Receipt Date 5.31.22 Check # 86582

6/13/2022
LMoody

4. The presently authorized place of use is:

Owner of Land — NAME: Van Lynn Floyd Revocable Living Trust
 ADDRESS: 550 E 12th Avenue #1708, Denver, CO 80203-2529

Sec.	Twp.	Range	NE¼				NW¼				SW¼				SE¼				TOTAL ACRES
			NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	
09	28S	40W	40	40															80
10	28S	40W					40	40	40	40									160

List any other water rights that cover this place of use. None known.

Owner of Land — NAME: _____
 ADDRESS: _____

Sec.	Twp.	Range	NE¼				NW¼				SW¼				SE¼				TOTAL ACRES
			NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	

List any other water rights that cover this place of use. _____
 (If there are more than two landowners, attach additional sheets as necessary.)

5. It is proposed that the place of use be changed to:

Owner of Land — NAME: Van Lynn Floyd Revocable Living Trust
 ADDRESS: 550 E 12th Avenue #1708, Denver, CO 80203-2529

Sec.	Twp.	Range	NE¼				NW¼				SW¼				SE¼				TOTAL ACRES
			NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	
09	28S	40W	40	40															80
10	28S	40W					40	40	40	40									160
09	28S	40W								Feedlot in S 1/2 NE 1/4									

List any other water rights that cover this place of use. File Nos. 2,071-STK and 38,606.

Owner of Land — NAME: _____
 ADDRESS: _____

Sec.	Twp.	Range	NE¼				NW¼				SW¼				SE¼				TOTAL ACRES
			NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	

List any other water rights that cover this place of use. _____

IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL SHEETS AS NECESSARY

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- 6. The presently authorized point(s) of diversion (is) (are) one well, pump and appurtenances
(Provide description and number of points)
- 7. The proposed point(s) of diversion (is) (are) one well, pump and appurtenances
(Provide description and number of points)

List all presently authorized point(s) of diversion:

8. **Presently authorized point of diversion:**
 One in the SW Quarter of the SW Quarter of the NE Quarter of Section 09, Township 28S South, Range 40W (E/W), in Stanton County, Kansas, 2875 feet North 2550 feet West of Southeast corner of section. Authorized Rate 330 GPM Authorized Quantity 480 AF (acre-feet)
 (DWR use only: Computer ID No. _____ GPS _____ feet North _____ feet West)
 This point will not be changed This point will be changed as follows:
Proposed point of diversion: (Complete only if change is requested)
 One in the SW Quarter of the SW Quarter of the NE Quarter of Section 09, Township 28S South, Range 40W (E/W), in Stanton County, Kansas, 2875 feet North 2550 feet West of Southeast corner of section. Proposed Rate 330 GPM Proposed Quantity STK: 415.7 AF; IRR: 480 AF LIMITED (See items 13 & 17)
 This point is: Additional Well Geo Center List other water rights that will use this point None

9. **Presently authorized point of diversion:**
 One in the _____ Quarter of the _____ Quarter of the _____ Quarter of Section _____, Township _____ South, Range _____ (E/W), in _____ County, Kansas, _____ feet North _____ feet West of Southeast corner of section. Authorized Rate _____ Authorized Quantity _____
 (DWR use only: Computer ID No. _____ GPS _____ feet North _____ feet West)
 This point will not be changed This point will be changed as follows:
Proposed point of diversion: (Complete only if change is requested)
 One in the _____ Quarter of the _____ Quarter of the _____ Quarter of Section _____, Township _____ South, Range _____ (E/W), in _____ County, Kansas, _____ feet North _____ feet West of Southeast corner of section. Proposed Rate _____ Proposed Quantity _____
 This point is: Additional Well Geo Center List other water rights that will use this point _____

10. **Presently authorized point of diversion:**
 One in the _____ Quarter of the _____ Quarter of the _____ Quarter of Section _____, Township _____ South, Range _____ (E/W), in _____ County, Kansas, _____ feet North _____ feet West of Southeast corner of section. Authorized Rate _____ Authorized Quantity _____
 (DWR use only: Computer ID No. _____ GPS _____ feet North _____ feet West)
 This point will not be changed This point will be changed as follows:
Proposed point of diversion: (Complete only if change is requested)
 One in the _____ Quarter of the _____ Quarter of the _____ Quarter of Section _____, Township _____ South, Range _____ (E/W), in _____ County, Kansas, _____ feet North _____ feet West of Southeast corner of section. Proposed Rate _____ Proposed Quantity _____
 This point is: Additional Well Geo Center List other water rights that will use this point _____

- 11. Describe the current condition of and future plans for any point(s) of diversion which will no longer be used.
Not applicable.

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12. The presently authorized use of water is for irrigation purposes.
It is proposed that the use be changed to irrigation and stockwater purposes.
13. If changing the place of use and/or use made of water, describe how the consumptive use will not be increased.
Authorized quantity will be reduced to the consumptive use level according to the provisions of K.A.R. 5-5-9.
Stockwater use will be limited to the maximum reasonable quantity based on the current beef cattle facility capacity.
Please refer to the attached calculations and supporting documentation for more detailed information.
-
- (Please show any calculations here.)
14. It is requested that the maximum annual quantity of water be reduced to - See Item 17 - (acre-feet or million gallons).
15. It is requested that the maximum rate of diversion of water be reduced to - No Reduction - gallons per minute (c.f.s.).
16. The application must include either a topographic map or detailed plat. A U.S. Geological Survey Topographic Map, scale 1:24,000, is available through the Kansas Geological Survey, 1930 Constant Avenue, University of Kansas, Lawrence, Kansas 66047-3726 (www.usgs.gov). The map should show the location of the presently authorized point(s) of diversion. Distances North and West of the Southeast corner of the section must be shown. The presently authorized place of use should also be shown. Identify the center of the section, the section lines and the section corners and show the appropriate section, township, and range numbers on the map. In addition the following information must also be shown on the map.
- If a change in the location of the point(s) of diversion is proposed, show:
 - The location of the proposed point(s) of diversion. Distances North and West of the Southeast corner of the section must be shown. Please be certain that the information shown on the map agrees with the information shown in Paragraph Nos. 9, 10 and 11 of the application.
 - If the source of supply is groundwater, please show the location of existing water wells of any kind, including domestic wells, within ½ mile of the proposed well or wells. Identify each well as to its use and furnish name and mailing address of the property owner or owners. If there are no wells within ½ mile, please indicate so on the map.
 - If the source of supply is surface water, the names and mailing addresses of all landowner(s) ½ mile downstream and ½ mile upstream from your property lines must be shown.
 - If a change in the place of use is desired, show the proposed place of use by crosshatching on the map. Please be certain that the information shown on the map agrees with the information shown in Paragraph No. 5 of the application.
17. Attach documentation to show the change(s) proposed herein will not impair existing water rights and relates to the same local source of supply as to which the water right relates. This information may include statements, plats, geology reports, well logs, test hole logs, and other information as necessary information to show the above. Additional comments may be made below.
Please refer to the attached calculations and supporting documentation for more detailed information.
The applicant requests that the original 480 AF be retained for irrigation use. Total annual stockwatering use will be limited to 415.7 AF during the duration of the dual use irrigation/stockwatering permit. Should stockwatering use ever cease, the applicant will request to revert back to irrigation use only for the original quantity.
18. If the proposed change(s) does not meet all applicable rules and regulations of the Kansas Water Appropriation Act, please identify the rules and regulations for which you request a waiver. State the reason why a waiver is needed and why the request should be granted. Attach documentation showing that granting the request will not impair existing water rights and will not prejudicially and unreasonably affect the public interest.
No waiver is requested.

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Any use of water that is not as authorized by the water right or permit to authorize water **before** the chief engineer approves this application is a violation of the Kansas Water Appropriation Act for which criminal or civil penalties may be assessed. Such violation is a class C misdemeanor, punishable by a fine not to exceed \$500 and/or a term of confinement not to exceed one month in the county jail. K.S.A. 82a-728(b). Civil penalties shall be not less than \$100 nor more than \$1,000 per violation. In the case of a continuing violation, each day such violation continues may be deemed a separate violation. In addition to these penalties the water right may be modified or suspended. K.S.A. 82a-737, as amended.

The application must be signed by all owners of the place of use authorized under the water right and his or her spouse, if married. Please indicate if there is no spouse. If land is being purchased under contract, the seller must sign as landowner until such time as the contract is completed.

In the event that all applicants cannot appear before one notary public, they may as necessary sign separate copies of the application before any notary public conveniently available to them. All copies signed in this manner shall be considered to be valid parts of the application.

If the request is signed on behalf of any Owner by someone with legal authority to do so (for example, an agent, one who has power of attorney, or an executor, executrix, conservator), it will be necessary to attach proper documents showing such authority.

I declare that I am an owner of the currently authorized place of use as identified herein, or that I represent all such owners and am authorized to make this application on their behalf, and declare further that the statements contained herein are true, correct, and complete. By filing this application I authorize the chief engineer to permanently reduce the quantity of water and/or rate of diversion as specified in sections 14 and 15 of this application.

Dated at Denver Colorado, ~~Kansas~~ this 18 day of May, 20 22.

Van Lynn Floyd
(Owner)

(Spouse)

Van Lynn Floyd, Van Lynn Floyd Revocable Living Trust
(Please Print)

(Please Print)

(Owner)

(Spouse)

(Please Print)

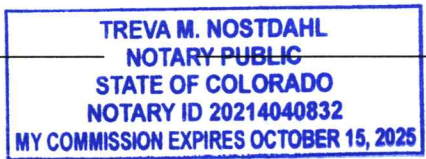
(Please Print)

(Owner)

(Spouse)

(Please Print)

(Please Print)



State of ~~Kansas~~ Colorado)
County of Denver) SS

I hereby certify that the foregoing application was signed in my presence and sworn to before me this 18th day of May, 20 22.

Treva M. Nostdahl
Notary Public

My Commission Expires October 15th, 2025.

FEE SCHEDULE

Each application to change the place of use, the point of diversion or the use made of the water under this section shall be accompanied by the application fee set forth in the schedule below:

- (1) Application to change a point of diversion 300 feet or less \$100
- (2) Application to change a point of diversion more than 300 feet \$200
- (3) Application to change the place of use \$200
- (4) Application to change the use made of the water \$300

Make check payable to **Kansas Department of Agriculture.**

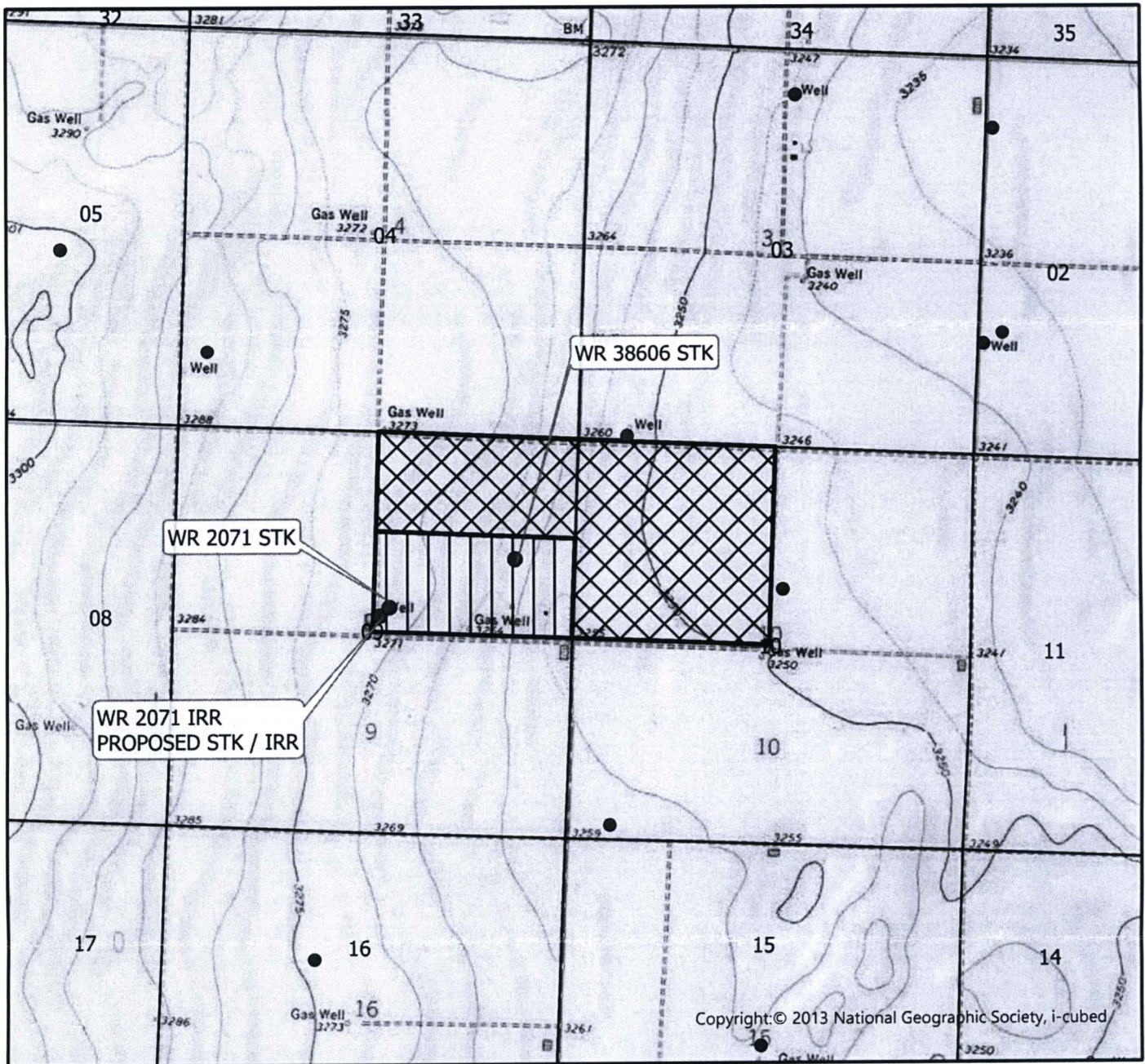
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KS DEPT OF AGRICULTURE

CHANGE IN PLACE OF USE / USE MADE OF WATER WATER RIGHT, FILE NO. 2071

Township 28 South Range 40 West Stanton County



	Authorized Point of Diversion
	Permitted Water Right
	Authorized IRR Place of Use
	Proposed IRR Place of Use
	Proposed STK Place of Use

List of owner name and addresses within 1/2 mile:

All wells within 1/2 mile of the proposed point of diversion are owned by the applicant.



MAY 31 2022

By signing below I agree that all wells, including domestic, and owners names and addresses within 1/2 mile of the proposed point of diversion have been shown on the map

Alan Lynn Hoyt 5/18/2022

(Signature)

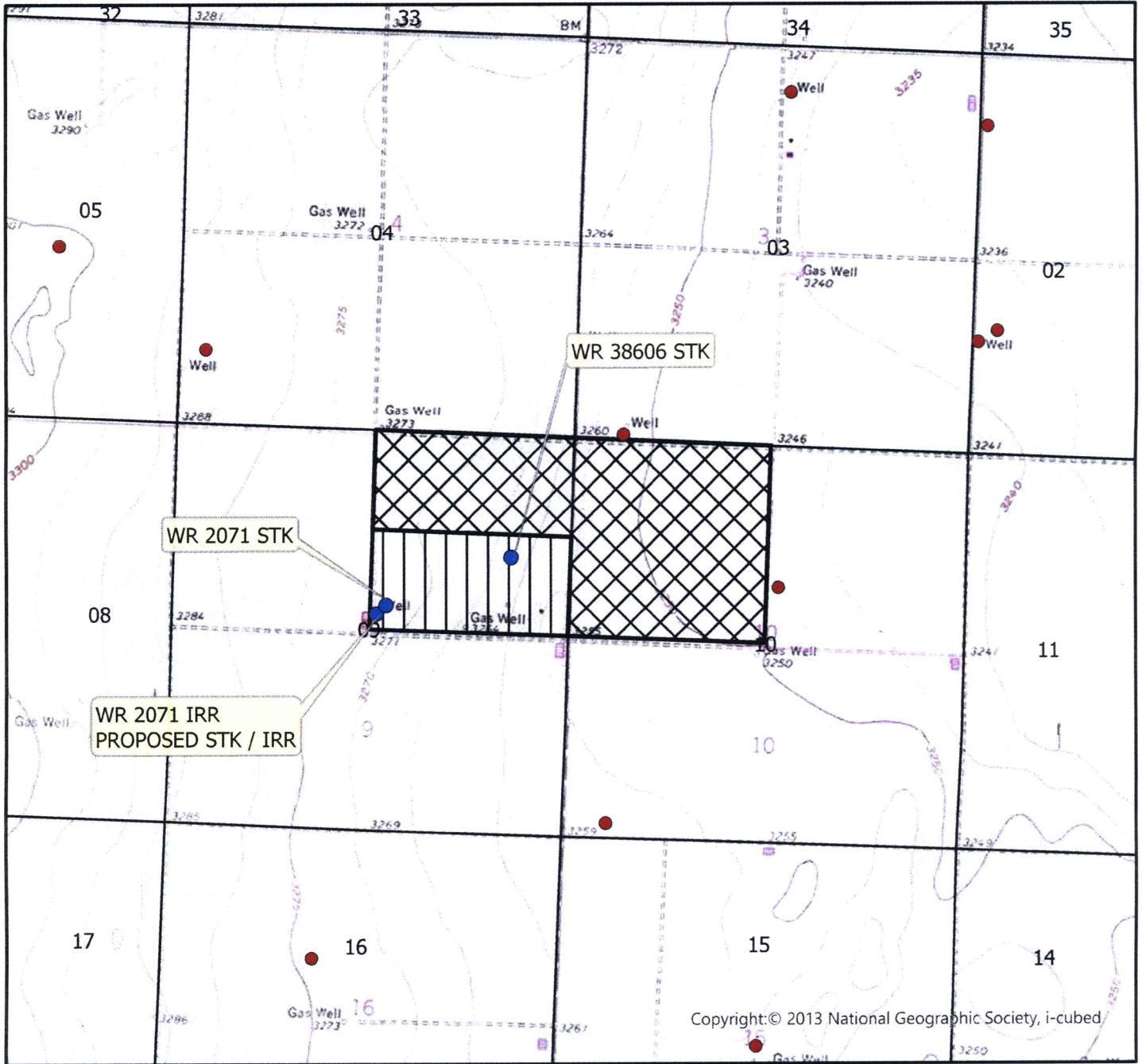
Date


Date AM/GCFO
1:24,000 Scale

Copyright © 2013 National Geographic Society, i-cubed

CHANGE IN PLACE OF USE / USE MADE OF WATER WATER RIGHT, FILE NO. 2071

Township 28 South Range 40 West Stanton County



	Authorized Point of Diversion
	Permitted Water Right
	Authorized IRR Place of Use
	Proposed IRR Place of Use
	Proposed STK Place of Use

List of owner name and addresses within 1/2 mile:

All wells within 1/2 mile of the proposed point of diversion are owned by the applicant.

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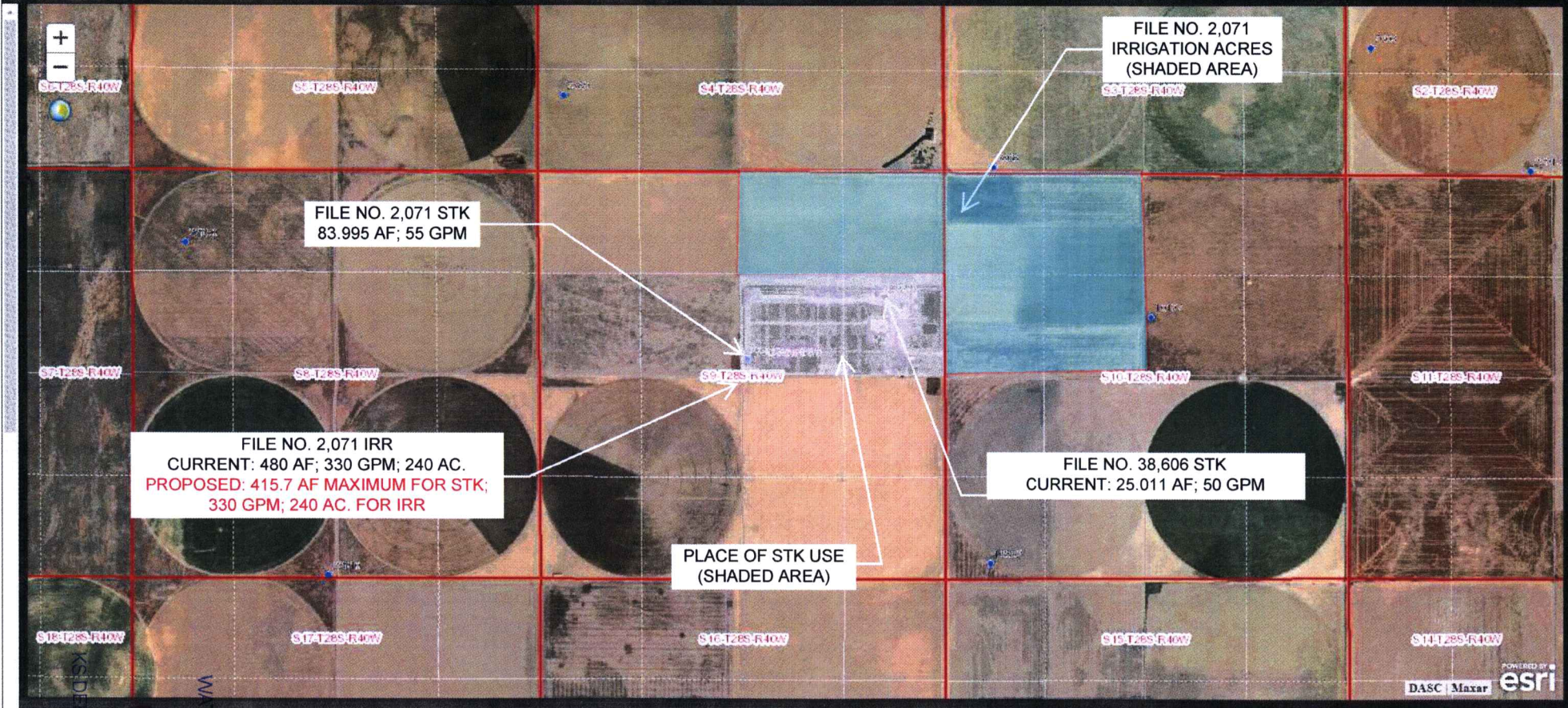
By signing below I agree that all wells, including domestic, and owners names and addresses within 1/2 mile of the proposed point of diversion have been shown on the map

(Signature)

Date

Date AM/GCFO
1:24,000 Scale

WIMAS Mapper



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PROPOSAL TO CHANGE WATER RIGHT FILE NO. 2,071 IRR FROM IRRIGATION ONLY TO DUAL USE (IRRIGATION & STOCKWATER)

NOTES: IRR = IRRIGATION USE, STK = LIVESTOCK OR STOCKWATER USE
PLACE OF USE FOR STOCKWATER IS FLOYD FEEDYARD

FILE NO. 2,071

CURRENT USE: IRR
PROPOSED USE: STK & IRR

LOCATION: SW SW NE 9-28S-40W, STANTON COUNTY
2875 FT. NORTH & 2550 FT. WEST OF SECTION CORNER

AUTHORIZED QUANTITY: 480 AF

AUTHORIZED RATE: 330 GPM

CURRENT PLACE OF USE: 80 AC IN N 1/2 NE 1/4 9-28S-40W
& 160 AC IN NW 1/4 10-28S-40W

PROPOSED PLACE OF USE:

IRR: 80 AC IN N 1/2 NE 1/4 9-28S-40W
& 160 AC IN NW 1/4 10-28S-40W

STK: FEEDLOT IN S 1/2 NE 1/4 9-28S-40W

REQUEST DUAL USE FOR IRRIGATION AND STOCKWATER:

→ REDUCE AUTHORIZED QUANTITY TO CONSUMPTIVE USE LEVEL

→ FROM MAP REFERENCED BY K.A.R. 5-5-9 (a)(1),

CONSUMPTIVE USE PERCENTAGE FOR STANTON COUNTY = **86.6%**

→ (AUTHORIZED QUANTITY) x (CONSUMPTIVE USE %) = **415.7 AF**

FROM K.A.R. 5-5-11 (b)(2)(B)(ii), MAXIMUM NUMBER OF ACRES IRRIGATED
= 0.85 x (PROPOSED AUTHORIZED QUANTITY) / (80% CHANCE NIR)

→ K.A.R. 5-5-12, 80% CHANCE NIR FOR STANTON COUNTY = **1.43 FT.**

→ MAX. IRR ACRES = $\frac{0.85 \times 415.7 \text{ AF}}{1.43 \text{ FT.}}$ = **247 ACRES**

→ **LEAVE AUTHORIZED IRR ACRES = 240 ACRES**

Quantity for STK use based on current capacity:

K.A.R. 5-3-22: Maximum reasonable quantity for beef cattle = 15 gallons/head/day

From KDHE permit for Floyd Feedyard facility, maximum capacity = 6,500 head

→ STK Quantity = (15 gallons/head/day) x (6,500 head) x (365 days/year)

= **35,587,500 gallons/year**

= **109.2 AF/year**

FCM
04/21/2022

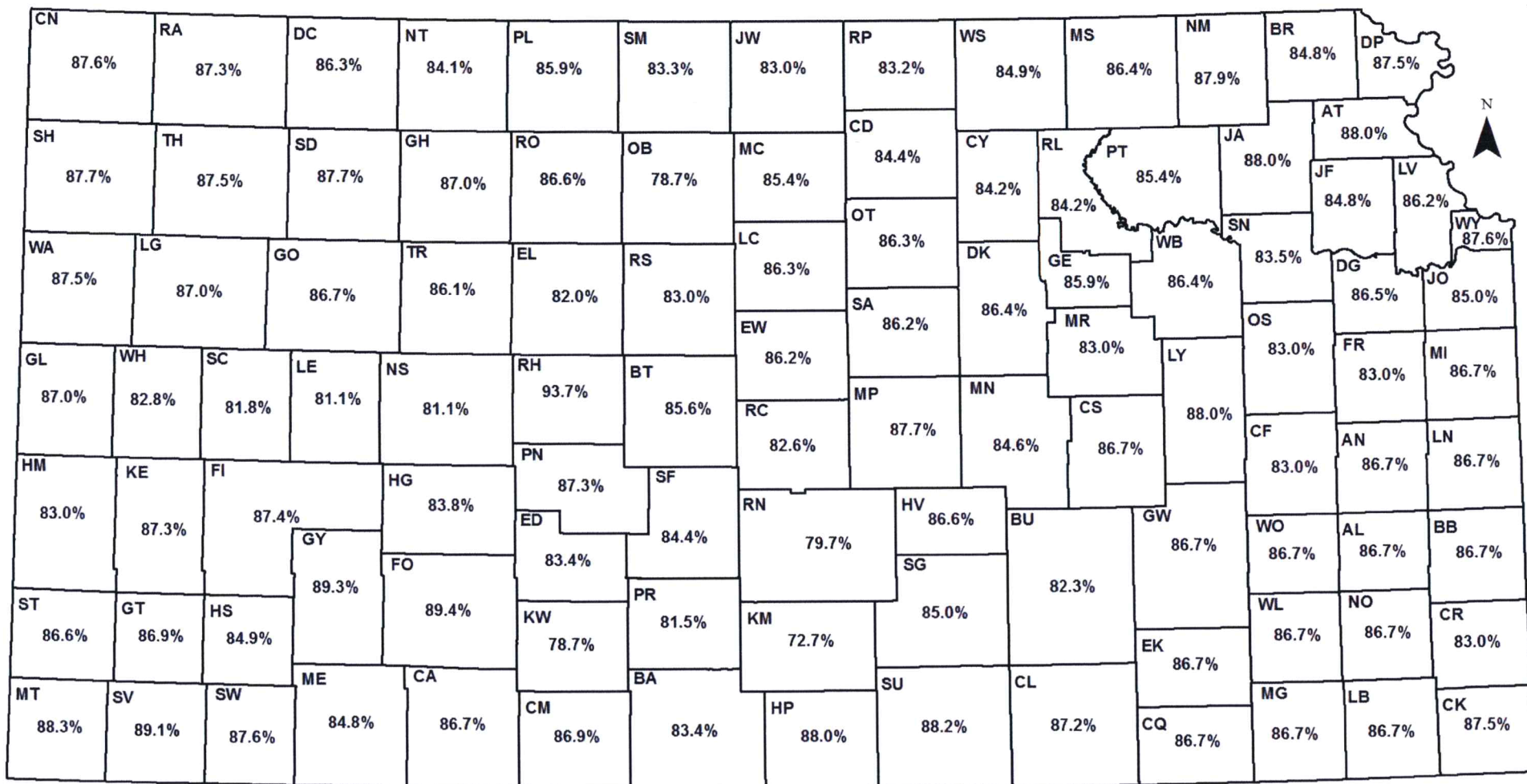
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Consumptive Use Percentages in Kansas, by County

based on area-weighted average irrigation return flow



Example: A 150 acre-foot irrigation water right is purchased in Gove (GO) County for use in a dairy operation.

Applying the consumptive use factor from the map (86.7%), the amount of water that the dairy could convert to stockwater use with this water right is:

$$150 \times 86.7\% = 150 \times 0.867 = 130 \text{ acre-feet}$$

KS DISTRICT OF AGRICULTURE
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Kansas Department of Health & Environment

Division of Environment
Bureau of Water



Topeka, Kansas 66612-1367
Telephone: (785) 296-6432

Kansas Permit No.: **A-CIST-C005**
Federal Permit No.: **KS0087548**

KANSAS WATER POLLUTION CONTROL PERMIT FOR AGRICULTURAL AND RELATED WASTES AND AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

Pursuant to provisions of Kansas Statutes Annotated 65-164 and 65-165 et seq. and the Federal Water Pollution Control Act as amended, (33 U.S.C. 1251 et seq.; the "Act"),

Permittee: **Syracuse Dairy, LLC**
Permittee's Address: **751 SE County Road 36
Syracuse, KS 67878**
Facility Name: **Syracuse Dairy, LLC - Floyd Feed Yard**
Facility Location: **NE¼, Section 9, Township 28S, Range 40W
Stanton County, Kansas**
River Basin: **Cimarron River Basin**

is authorized to operate, as a pollutant discharge elimination system, water pollution control facilities to collect, retain, and dispose of precipitation induced runoff and/or dry weather wastewater accumulations containing livestock and related agricultural wastes in accordance with requirements as set forth herein.

This permit is effective August 13, 2019, supersedes the previously issued water pollution control permit A-CIST-C005, and expires August 12, 2024.

Facility Summary

The facility consists of approximately 54 acres of open lots with a maximum capacity of 6,500 head (6,500 animal units) of beef cattle weighing more than 700 pounds. Runoff from the pens flows south to a channel that directs the flow east to a sediment basin prior to entering the retention structure.

Secretary, Kansas Department of Health and Environment

August 13, 2019
Date

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PROJECT: **FILE NO. 2,071-IRR DUAL USE CHANGE**

LOCATION: **FLOYD FEEDYARD, NE 1/4 SEC. 9 T28S R40W. STANTON COUNTY**

BY: **FCM**
 DATE: **4/19/2022**

DISTANCE BETWEEN POINTS OF DIVERSION CALCULATED FROM COORDINATES

WATER RIGHT FILE NO.	DWR ID*	LEGAL DESCRIPTION (SEC-TWP-RGE)	DISTANCE FROM SE CORNER OF SECTION	
			NORTH	WEST
2,071 IRR	1	09-28S-40W	2,875 FT	2,550 FT
38,606	3	09-28S-40W	3,650 FT	700 FT
DIFFERENCE =			-775 FT	1,850 FT

→ DISTANCE BETWEEN POINTS OF DIVERSION = $[(\text{NORTH DIFF.})^2 + (\text{WEST DIFF.})^2]^{1/2}$
 = **2,006 FT**

WATER RIGHT FILE NO.	DWR ID*	LEGAL DESCRIPTION (SEC-TWP-RGE)	DISTANCE FROM SE CORNER OF SECTION	
			NORTH	WEST
2,071 STK	5	09-28S-40W	3,231 FT	2,550 FT
38,606	3	09-28S-40W	3,650 FT	700 FT
DIFFERENCE =			-419 FT	1,850 FT

→ DISTANCE BETWEEN POINTS OF DIVERSION = $[(\text{NORTH DIFF.})^2 + (\text{WEST DIFF.})^2]^{1/2}$
 = **1,897 FT**

WATER RIGHT FILE NO.	DWR ID*	LEGAL DESCRIPTION (SEC-TWP-RGE)	DISTANCE FROM SE CORNER OF SECTION	
			NORTH	WEST
2,071 IRR	1	09-28S-40W	2,875 FT	2,550 FT
2,071 STK	5	09-28S-40W	3,231 FT	2,550 FT
DIFFERENCE =			-356 FT	0 FT

→ DISTANCE BETWEEN POINTS OF DIVERSION = $[(\text{NORTH DIFF.})^2 + (\text{WEST DIFF.})^2]^{1/2}$
 = **356 FT**

* INDICATES DWR ID FOR POINT OF DIVERSION

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KS DEPT OF AGRICULTURE

Parcel ID: 094-092-09-0-00-00-001.00-0

Quick Ref: R2002

Tax Year: 2019

Run Date: 3/13/2019 10:24:11 AM

OWNER NAME AND MAILING ADDRESS

FLOYD, VAN LYNN REVOCABLE LIVING T

550 E 12TH AVE #1708
DENVER, CO 80203-2529

PROPERTY SITUS ADDRESS

03054 N RD I
Johnson, KS 67855
03058 N RD I
Johnson, KS 67855

LAND BASED CLASSIFICATION SYSTEM

Function: 9312 Cattle feedlot Sfx: 0
Activity: 8200 Livestock related activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning:
Neighborhood: 500.0 500.0 - Farm / Rural Res /
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 003-003 - STANTON COUNTY RURAL

PROPERTY FACTORS

Topography: Level - 1
Utilities: Well - 5, Septic - 6, Gas - 7
Access: Semi Improved Road - 2
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

No Image Available

Image Date:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/29/2015	8:00 AM	0		500		
07/29/2015	8:00 AM	7		500		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2019 APPRAISED VALUE

Not Yet Available

2018 APPRAISED VALUE

Cls	Land	Building	Total
A	8.210	0	8.210
C	30.700	261.260	291.960
F	1.600	29.930	31.530
Total	40.510	291.190	331.700

TRACT DESCRIPTION

S09 , T28 , R40W , ACRES 158.9 , NE EX R/W

PARCEL COMMENTS

Prop-Com: AN-NO INTERVIEW SHEET; AI-F WD 300 WR 10.0; Land-Ac/Sf: .

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MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Acre	1-Primary Site - 1	50.00										C	2	1.00	1,300.00	600.00	600.00	30.700
Acre	1-Primary Site - 1	1.50										F	2	1.00	1,300.00	600.00	600.00	1.600

Total Market Land Value 32.300

GENERAL BUILDING INFORMATION

APARTMENT DATA

LBCS Structure Code: 1110-Detached SFR unit
 Bldg No. & Name: 1
 Identical Units: 1 No. of Units 1
 Unit Type:
 MS Mult: MS Zip:

1 2 3 4 5 6 7 8
 Units:
 BR Type:
 Baths:

IMPROVEMENT COST SUMMARY

CALCULATED VALUES

FINAL VALUES

Building RCN:	226,310	Cost Land:	32,300	Value Method:	COST
Mkt Adj: 100 Eco Adj:		Cost Building:	30,790	Land Value:	40,400
Building Value:	22,630	Cost Total:	63,090	Building Value:	292,050
Other Improvement RCN:	38,860	Income Value:	0	Final Value:	332,450
Other Improvement Value:	8,160	Market Value:		Prior Value:	331,700
		MRA Value:			

No Sketch Available

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	351-Single-Family Residence	D	2.00	1945		01 / 01		1,666	178	8	1	2				027		F	136,679	10	13,670
1	351-Single-Family Residence	D	2.00	1945		01 / 01		1,128	158	8	1	2				027		F	89,631	10	8,960

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	2.00	1	1940			1,800		8	60 X 30	1	2	2					38,862	21	8,160

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	887-Stud -Hardboard Siding		100				
1	606-Space Heater		100				
1	887-Stud -Hardboard Siding		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

KS DEPT OF AGRICULTURE
 WATER RESOURCES
 RECEIVED
 MAY 31 2022

AGRICULTURAL LAND											
Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	106.60	1856				0.00			76	76	8,100

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	0
Eco Adj:	100
Other Improvement Value:	0

AG LAND SUMMARY

Dry Land Acres:	106.60
Irrigated Acres:	0.00
Native Grass Acres:	0.00
Tame Grass Acres:	0.00
Total Ag Acres:	106.60
Total Ag Use Value:	8,100
Total Ag Mkt Value:	115,130

WATER RESOURCES
 RECEIVED
MAY 31 2022
 KS DEPT OF AGRICULTURE

Parcel ID: 094-092-09-0-00-00-002.00-0

Quick Ref: R2003

Tax Year: 2019

Run Date: 3/13/2019 10:24:36 AM

OWNER NAME AND MAILING ADDRESS

FLOYD, VAN LYNN REVOCABLE LIVING T

550 E 12TH AVE #1708
DENVER, CO 80203-2529

PROPERTY SITUS ADDRESS

00000
Johnson, KS 67855

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch Sfx: 0
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3100 Dev Site - crops, grazing etc

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Living Units:
Zoning:
Neighborhood: 500.0 500.0 - Farm / Rural Res /
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 003-003 - STANTON COUNTY
RURAL

PROPERTY FACTORS

Topography: Level - 1
Utilities: None - 8
Access: Semi Improved Road - 2
Frontage: Frontage Road - 8
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

TRACT DESCRIPTION

S09 , T28 , R40W , ACRES 156.9 , NW EX RW

PARCEL COMMENTS

Prop-NC: AI, 00; Prop-Com: AI-F WD 500 WR 2.5

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
01/14/2015	8:00 AM	0		500		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2019 APPRAISED VALUE

2018 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
A	53.930	0	53.930
Total	53.930	0	53.930

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
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Total Market Land Value

No Image Available

Image Date:

KS DEPT OF AGRICULTURE
MAY 31 2022
WATER RESOURCES
RECEIVED

Parcel ID: 094-092-09-0-00-00-002.00-0

Quick Ref: R2003

Tax Year: 2019

Run Date: 3/13/2019 10:24:36 AM

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	30.20	1761							102	102	3,080
DR	9.60	1856							76	76	730
IR	114.20	1761	C	500	120	1.11			366	399	45,570
IR	8.20	1856	C	500	120	1.11			353	385	3,160

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	0
Eco Adj:	100
Other Improvement Value:	0

AG LAND SUMMARY

Dry Land Acres:	39.80
Irrigated Acres:	122.40
Native Grass Acres:	
Tame Grass Acres:	
Total Ag Acres:	162.20
Total Ag Use Value:	52,540
Total Ag Mkt Value:	360,000

KS DEPT OF AGRICULTURE

WATER RESOURCES
RECEIVED
MAY 31 2022

Parcel ID: 094-092-10-0-00-00-002.00-0

Quick Ref: R2007

Tax Year: 2019

Run Date: 3/13/2019 10:28:13 AM

OWNER NAME AND MAILING ADDRESS

FLOYD, VAN LYNN REVOCABLE LIVING T

550 E 12TH AVE #1708
DENVER, CO 80203-2529

PROPERTY SITUS ADDRESS

NW 10-28-40
JOHNSON, KS 67855

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
01/14/2015	8:00 AM	0		500		

No Image Available

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch Sfx: 0
 Activity: 8100 Farming, plowing, tilling, harv
 Ownership: 1100 Private-fee simple
 Site: 3100 Dev Site - crops, grazing etc

Image Date:

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
 Living Units:
 Zoning:
 Neighborhood:500.0 500.0 - Farm / Rural Res /
 Economic Adj. Factor:
 Map / Routing: /
 Tax Unit Group: 003-003 - STANTON COUNTY
 RURAL

PROPERTY FACTORS

Topography: Level - 1
 Utilities: None - 8
 Access: Semi Improved Road - 2
 Frontage: Frontage Road - 8
 Location: Neighborhood or Spot - 6
 Parking Type: Off Street - 1
 Parking Quantity: Adequate - 2
 Parking Proximity: On Site - 3
 Parking Covered:
 Parking Uncovered:

2019 APPRAISED VALUE

2018 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
A	50.960	0	50.960
Total	50.960	0	50.960

TRACT DESCRIPTION

S10 , T28 , R40W , ACRES 156.8 , NW EX R/W

PARCEL COMMENTS

Prop-NC: AI, 00; Prop-Com: AI-F WD 420 WR 2.0

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
--------	------	-------	--------	-------	--------	------	-------	------	-------	------	-----	-----	-------	-----------	----------	---------	---------	-----------

Total Market Land Value 0

KS DPT OF AGRICULTURE
 WATER RESOURCES
 RECEIVED
 MAY 31 2022

Parcel ID: 094-092-10-0-00-002.00-0

Quick Ref: R2007

Tax Year: 2019

Run Date: 3/13/2019 10:28:13 AM

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
IR	144.90	1761	F	400	89	0.64			455	319	46,220
IR	13.70	1856	F	400	89	0.64			442	309	4,230

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	0
Eco Adj:	100
Other Improvement Value:	.0

AG LAND SUMMARY

Dry Land Acres:	0.00
Irrigated Acres:	158.60
Native Grass Acres:	0.00
Tame Grass Acres:	0.00
Total Ag Acres:	158.60
Total Ag Use Value:	50,450
Total Ag Mkt Value:	410,770

KSNOW.COM

MAY 31 2022

WATER RESOURCES RECEIVED



751 SE CR 36
Syracuse, KS 67878
(620) 492-2525

WATER RESOURCES
RECEIVED

MAY 31 2022

KS DEPT OF AGRICULTURE

May 25, 2022

To: Kristen Baum
New & Change Applications Unit Supervisor
Kansas Department of Agriculture, Division of Water Resources

From: Frank Mercurio, P.E.

Subject: File No. 2,071-IRR - Application to Change Use Made of Water and Place of Use

The subject application is enclosed for your review and approval. A check for \$500 is attached to the application for payment of the fees. This application is submitted on behalf of the owner, Van Lynn Floyd Revocable Living Trust, by Syracuse Dairy, LLC. Please note that Syracuse Dairy, LLC leases and operates Floyd Feedyard, which is associated with this application. We also serve as water use correspondent for File No. 2,071-STK and File No. 38,606.

This application proposes to change the current use of irrigation to dual use for irrigation and stockwatering. The place of use is proposed to include the current irrigation place of use and the Floyd Feedyard cattle feeding facility.

Please contact me if you have any questions concerning this application. Austin McColloch, Garden City Field Office, also assisted with the preparation of this application.

Thank you for your consideration of this matter.

1320 Research Park Drive
Manhattan, KS 66502
785-564-6700
www. agriculture.ks.gov



900 SW Jackson, Room 456
Topeka, KS 66612
785-296-3556

Mike Beam, Secretary

Laura Kelly, Governor

June 3, 2022

VAN LYNN FLOYD REVOCABLE LIVING TRUST
550 E 12TH AVENUE #1708
DENVER CO 80203

RE: File No(s). **2071**

Dear Sir or Madam:

The Division of Water Resources (Division) has received your application(s) to change the place of use, point of diversion or use made of water for the file number(s) referenced above. Please be aware that the Division may have a large number of pending applications on hand at times and makes every attempt to process them in the order in which they are received. You will be contacted if additional information is required.

Please note, this letter only acknowledges receipt of your application(s) and does not guarantee approval. In accordance with the provisions of the Kansas Water Appropriation(s) Act, the use of water as proposed prior to approval of the application(s) is unlawful.

Additional information about the process may be found on our website at agriculture.ks.gov/divisions-programs/dwr. If you have any other questions, please contact our office at 785-564-6640 or your local Garden City Field Office at 620-276-2901. If you call, please reference the file number so we can help you more efficiently.

Sincerely,

Kristen Baum
New Applications and Changes Supervisor
Water Appropriation Program