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Kansas Country Living



Guidelines

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So, you want to live in the country!

Are you a new resident to the county? Are you contemplating buying a home in the country? Are you thinking about purchasing land? Are you planning to build a new home in the country? Well, this brochure is for you!

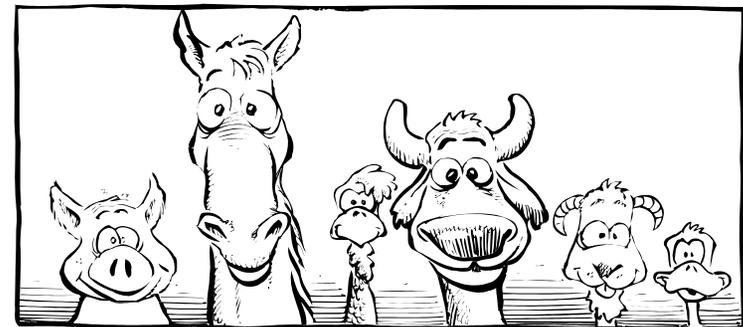


Many of us want to live in the country. We yearn for those wide-open spaces, the fresh air, the tranquility of living in the country, no neighbors close by, and a place for our kids to play outside in a safe environment.

Rural living has its benefits, but it is important to realize (before you buy that land or country home) that living in the country is quite different than living in town. You and your family will be faced with many new challenges, responsibilities, chores, and in some cases, extra expenses for the privilege of living in the country. In addition, some services that are available in the city may not always be readily available in the country.

Before you buy that piece of land or dream home in the country, do a little research, know what to expect, and know what to look for. Country living may be more than what you bargained for if you are not prepared for the change.

This brochure is provided to you to as an educational and informational resource. The information is by no means complete, but it will give you the necessary references, connections and contacts to help get you going in the right direction.



ITEMS TO CONSIDER

Building Codes and Zoning – Check with the county in which you are going to build your new home in to find out about zoning and building codes. Many counties in Kansas have no building codes. Therefore, there is no inspector overseeing the contractor's work. It is recommended to get good reference checks of your contractor. A poorly built or remodeled home could turn your country dream into a nightmare.



In addition, most Kansas counties are not zoned. This means your neighbor can and will use their property as they see fit. The serene pasture you built next to could become a feedlot or a trailer park.

Easements & Right of Way - Not all property that comes up for sale can have a home or building put on it. Check with Your County Planning, Development and Environmental Services before you purchase land to make sure that the property is suitable for building.



Easements may require you to allow utility companies or others to dig, trench or install roads, water lines, sewer lines, electrical lines or telephone lines across your land. Typically on an easement, no permanent structures can be built.

Don't assume that a fence is located on the property line. A professional survey is the only way to confirm where the true property boundaries lie.

Emergency Services - Emergency services in the city are usually very prompt. In the country; however, this can be a different story. Volunteers provide many of our emergency services. This adds time onto an emergency run. If you live in a secluded or hard to reach area, it may take even longer. If your driveway is narrow or has a bridge or culvert under it that won't support large equipment (such as a fire truck), or if trees or other hazards are in the way, emergency personnel may not be



able to get to you at all. Proper address posting is crucial for emergency responders to find a site. In addition to your address, keep clear concise directions to your rural home near the telephone in case of an emergency. Keep these things in mind when looking at property.

Most rural fire departments are staffed by volunteers. This means that when you dial 9-1-1, volunteers are paged and must drive to the fire station before they get into the fire truck to make their way to your home. Another issue you must take into consideration is water supply. There are no fire hydrants in the county, thus fire departments have to haul their own water supply to put out fires. Home owners insurance in the country will be more expensive because fire protection is limited.

Ambulance – Your County Emergency Medical Services (EMS) provides ambulance service for your entire County. Your county may be staffed by volunteer EMTs so this will also affect the response time.

Farm animals – Some counties have restrictions on how many acres you must have for farm animals. Check with your local county zoning office to find out. If you are planning on having grazing animals on your place remember it takes a lot of grass to keep them fed. In most parts of Kansas you need a minimum of ten acres of pasture to feed a horse for a year. In addition, you will need to have a manure management plan and a place to go it. Manure should be applied back to the land in an appropriate manner. Also remember livestock need an abundant source of clean fresh water.



Farm animals should not have free access to a stream. They can create water quality problems if allowed to loiter in or near the creek. There should also be a grass buffer strip between any confined livestock pens and a creek.

Flood Plains - Construction in a flood plain is very restrictive. The County Planning and Development Office has the Federal Emergency Management Agency (FEMA) flood plain maps for your County. Flood plain maps were developed to help planners, homeowners and others determine whether a property in question is in a flood plain or flood way. Homes in these areas can be insured through the National Flood Insurance Program, but insurance rates will be higher. Construction may be allowed in the flood plain but more strict regulations are put in place to assure that the home and any other structures are protected from floodwaters. Even if your home is built above the flood plain, it may become an inaccessible island when flood waters rise.



Landscaping - Many new residents to the country bring their urban customs of landscaping and yard care with them. In the country you will want to look around your property to see what is native and doing well. In Kansas typically native grasses will be present or nearby. These native grasses and shrubs should be integrated into your landscape plan. Native plants are lower maintenance and use less water. Water will typically cost more in the country than in town. It is recommended to have a barrier of a cool season grass such as fescue maintained around your house of at least 100 feet. This barrier will work as a fire break for the protection of your home. Wild fires are not uncommon in the country. Beyond the 100 foot barrier you can plant buffalo grass or a mix of other native grasses and wild flowers that are easy to maintain. Avoid the temptation to have a manicured lawn all around your property particularly near creeks, ponds and other water sources. Fertilizer is a common pollutant that leads to algae blooms and other water quality problems. Wildlife also prefer native landscapes versus the “chem.-lawn” approach. Native grasses should be burned periodically. Your county extension and conservation district offices are good sources of information for planting native plants. If you enjoy gardening you should find out the quality of soil on the property before you buy.



Maintain and enhance natural areas on your property. Kansas is predominantly a prairie State. Some tree species such as locust, cedar, and hedge are considered to be weeds if they invade a natural hay meadow. They should be cut out and stumps treated with a chemical herbicide or the stumps of locust and hedge trees or will resprout. If not treated and occasionally burned a serene hay meadow can turn into a weedy trees in a short period of time.

Old hedge rows provide good wildlife habitat and should be maintained. You may want to consider a wind-break/shelter-belt of trees and shrubs close to your house. If you have a natural wooded area on your property you may want to enhance that by planting native trees and shrubs. The Kansas Forest Service or your local extension office can provide you information for tree planting and care on you property. If your property is located near a stream you may have beaver that can be a challenge for tree planting.

Law Enforcement - Normally, people think of country living as a good place to raise their kids and get away from all the crime in the city. Even so, crime and vandalism do occur in rural areas. You must still take precautions to protect yourself, your family and your property.



The County Sheriff has jurisdiction in unincorporated areas of your County. In some cases, if you are close to a town that has a police officer, they will assist in an emergency. The production of methamphetamines is now a serious problem in rural areas. Be aware of any suspicious activity associated with meth production.

Keep in mind that in the city, police protection covers square blocks. In the country, the county sheriff’s area covers square miles. Report any unusual activity, crimes, burglaries or thefts to the County Sheriff. For emergencies, dial 911.

Mail & Delivery Services - The United States Postal Service delivers mail to rural homes through their rural delivery service, or you can get a post office box in town. In most cases, if the home or land you are buying is on a mail route already, there will be no problem with



establishing service to your new address. You may want to check with the Post Office to assure that your mailbox meets their regulations on size and height. If you are building a new home where there isn't an established route, check with the Post Office first to see if service can be extended to that area. The Service will not deliver to your doorstep. Your mailbox is typically placed at the road and you will have to walk to the end of your driveway to get your mail.

The United Parcel Service, Roadway Package System, Federal Express, and other private mailing services will deliver to rural addresses but you may want to check with them about package delivery to your home in the country.

Newspaper delivery is not always available in the country. Check with your newspaper before assuming you can get delivery to your home in the country.

Mineral Rights – Mineral rights are the legal right to extract minerals such as oil and gas. These rights can be held separately from the title to the land. Oil and gas exploration can create quite a disturbance on your property. Make sure you know who owns these rights before you purchase the land.



Pets - Everyone has a right to own a pet if they choose. But, along with pet ownership comes the responsibility to take care of that pet. If you have pets, provide food, shelter and a fenced in area for them. Make sure your pets have all the necessary shots (such as rabies), as required. There are many dogs which can become a nuisance for livestock producers if they are allowed to roam freely. These roaming dogs sometimes join with other dogs and will kill small livestock such as chickens, or can cause a mother cow to abort her calf. In the country it is not uncommon to handle nuisance dogs with a bullet. So, do not assume that you can let your pets run free all the time.



Many times, pet owners decide they don't want their pet anymore, and go out into a rural area to dump it off to fend for itself. This usually results in the pet being run over by a car, getting shot, getting killed by a wild animal or starving to death. If the pet is lucky, some homeowner will take it in, but this is usually not the case. Expect to have these stray animals showing up at your doorstep.

Most counties should have an Animal Control Officer that is responsible for calls pertaining to livestock, exotic animals, and animal cruelty. The Health Department is responsible for calls pertaining to animal bites. After hours calls are taken by Your County Sheriff Dispatch and distributed to the appropriate department.

Roads - When living in the rural setting, you will most likely be driving township roads with dirt, gravel or sand surfaces. These roads are often rough, so don't expect to be able to drive on them as you would a blacktop road. When it rains, some roads will be impassable due to the mud surface or flash flooding. And don't expect your cars to stay clean!



Your County is divided into townships. Most townships are 36 square miles. Each township has a township board that is responsible for road repair and maintenance on roads not maintained by the County or State. Money for road maintenance is provided through your County. In most cases, moneys the townships receive each year are limited, so they cannot do a lot of extra road repair and work. If you have problems with plugged culverts, ditches that don't drain, roads that need maintenance, etc. call one of your township trustees for assistance. Your county clerk maintains records of the township officers.

Before establishing a driveway to your new home, check with the County Public Works Department and your township official. You may not be able to put a driveway right where you want to. Factors that determine driveway access include whether the road is paved or not, how much traffic uses the road, drainage factors, etc. Paved

roads are classified as arterials for high-speed travel and therefore, your access might be limited. Culverts are required when establishing a driveway over a ditch. The Public Works Department can assist you in determining what size the culvert should be for the water that flows through the ditch during rainfall events.

Extreme weather conditions may create difficult driving conditions in the country. Rain or melting snow can make usually good roads impassable. Floodwaters can temporarily close roads not to mention washing all the sand or gravel off. You may not be able to get out for a day or two if floodwaters make roads impassable. Drifting snow can also make roads impassable. Township equipment will not open your driveway for you. In fact, they may grade your driveway shut when opening the road. The township will not maintain your driveway either during the muddy seasons of the year. Hauling and spreading gravel on your driveway will be your responsibility.

In the summer, dust can be a problem on unpaved roads. You may not like dust drifting into your yard every time a car drives by. Most township road intersections don't have stop signs, yield signs or other traffic control devices such as railroad crossing lights, so extra caution should be used when traveling. Bridges are narrower. Slow moving farm vehicles and equipment travel township roads to get to their fields. You may also see an increase in vehicle maintenance costs due to more flat tires, front-end alignments, etc.

School buses travel only on roads designated as school bus routes by the school district. Check to make sure that your school district has a bus route rout to your home.

Sewage - Sewage is not something we like to think about, but it must be addressed. Rural homeowners don't have a lot of options when it comes to sewage disposal. Unless you are close enough to a town that will extend their sewer lines into a small development, you are faced with handling your sewage with a lagoon or septic system. The type of system you have will depend on the soil type, geology and topography of the site. Soils with high clay content are not conducive



for a lateral system and a lagoon is usually the only other option. Most counties have a county sanitarian that can assist you with designing and maintaining a system that meets local requirements.

Maintenance is another issue with on-site sewage systems. Many times, after a system is completed, maintenance is not thought about until the homeowner starts having problems, such as sewage backing up into the house. Contact your local county sanitarian for fact sheets on lagoon and septic system maintenance.

Soils & Drainage - When purchasing land, building a home or buying a home in the country, it is good to know what soil types you are dealing with on the property. Some soils have limiting factors such as bedrock close to the surface, slow permeability, high erosion potential, etc.



Contact the local USDA Natural Resources Conservation Service (NRCS) Office for information on soils on property you intend to purchase. A soil survey is available at the NRCS office for your review. The soil survey can tell you what type of soil(s) are found on site, how deep to rock, and whether the soil is suitable for a septic system, lagoon, basement, foundation or pond. Information is also provided on drainage or how fast water moves through a particular soil type, and what type of trees or crops will grow best in that particular soil.

Drainage can be a big problem in many areas of your County. Many times, drainage is not a problem when we first move to a site, but when additional homes are built, more drainage problems can then occur. It is not always clear that drainage can be a problem. Most people don't look at property when it's raining. A topographic map, available from the local Natural Resources Conservation Service, is a good resource to determine how and where water flows from a property.

Some key items to look for when purchasing property:

- 🔵 Look for low spots where water sets.

- 🔹 Look for vegetation that you normally associate with wetlands or swampy areas. (i.e. cattails, bull rushes, sedges, prairie cordgrass)
- 🔹 Look for ditches or low areas where water will run to during a heavy rainfall.
- 🔹 Look at surrounding land-does it slope towards your property or away from your property?
- 🔹 Look for terraces or other man-made structures whose purpose is to divert water to a specific location for drainage.

Now, imagine your house located on this site and consider how these factors will affect the drainage around the site.

Telecommunications - As with other services, you may have to pay to have a telephone cable installed from the nearest main line to your property. Many phone companies now provide internet access for a fee but there may be a long distance phone charge. In addition, there are some internet services available via satellite dish. There are still rural areas in Kansas where internet access may not be available though there are more companies continuing to add service. In some rural areas cell phone service is limited depending upon who your carrier is.



Trash & Other Wastes - Check the yellow pages under trash hauling for companies that collect trash and ask them about rural collection. Generally, if you are close to a town, trash haulers will pick up your trash.



If trash service is not available, you will have to haul trash to the landfill yourself. This can be rather inconvenient to the rural homeowner, not to mention having to store trash until one finds time to take it to the landfill when the landfill is open. In addition, trash that is not collected regularly attracts rodents or other animals.

Burning trash in unincorporated areas of the county is still legal; however, you must call your fire department for a burn permit and notify them when you do burn. During drought periods burning

maybe banned and you will have to stockpile or make other arrangements for your trash. Trash burning is not recommended due to the fire hazard. There are also environmental concerns with trash burning.

Recycling reduces the amount of trash that goes into the landfill. Items that can be recycled include newspapers, tin and aluminum cans, mixed paper, glass, cardboard and some plastic containers. Contact the nearest city for recycling services, dates and times. Many counties now have satellite locations where recyclables can be dropped off.

For grass clipping, brush and organic wastes composting is highly encouraged. You can take yard waste to the landfill's composting site, or start composting at home. Contact your county K-State Research and Extension office for more information on home composting.

Household Hazardous Waste Household wastes such as motor oil, antifreeze, batteries, paint, paint thinners, lawn and garden chemicals and household cleaners are considered hazardous waste and should not be disposed of in your regular trash. Most counties should have a Household Hazardous Waste Facility.

Utilities/Electricity - If there is not already electrical service at your building site, then you will have to pay the rural electric cooperative to get power to the site. In addition, you may need to get easements from other property owners in order to extend electrical service to your property. Power outages tend to occur more frequently and last longer in rural areas. You should plan for auxiliary heat sources should an outage occurs in the winter.



Utilities/Heating - Natural gas is not available in most rural areas in Kansas. Thus most rural residence use propane or electric heat. A propane tank is set up in the homeowner's yard and a line is run from the tank to the house. Rather than having a meter like you would for the natural gas line, a propane gas hauler periodically comes to



the house and fills your tank when it's low on propane gas. If a supply is readily available wood is also a popular auxiliary supply of heat for rural homes if a ready supply of wood is available. Consider this before you build your house to maximize the heart potential of heating with wood.

The other alternative is to have all electric heat and appliances.

Utilities/Water - In areas where no public water supply is available, the homeowner must drill a private well. Some disadvantages of drilling your own well are that the quality and quantity of water can vary during the year.



Loss of electrical power will interrupt your supply of water from a well. In addition, drilling a well does not guarantee you will find water. Groundwater is not available in some areas. If you choose to dig a well, there are minimum setback distances from property lines and from any sources of contamination such as septic systems, lagoons, seepage pits, fertilizer or pesticide storage areas, feed lots, or any other potential contamination sources. These setback distances will vary from county to county. You alone are responsible for monitoring the water quality of a private well. Check with your local county extension agent on guidelines for having your well tested. In Kansas, well water does tend to be hard, so a water softener may be needed. If rural water is available close to your building site, you will have to pay for the extension of the line to your site. Rural water fees tend to be higher than municipal water fees.

If there is an old abandoned well on the property by law it needs to either be upgraded so it is safe to use, or it must be eliminated and sealed in a proper fashion. These open holes are direct conduits for pollutants to enter and contaminate the aquifer. Contact your county extension service office for more information.

Water Quality – It will be your responsibility to protect the water quality as it leaves your land. Remember water always flows downhill and winds up in a creek somewhere making its way downstream. Polluted water



leaving with runoff from the landscape is referred to as a non-point source. A point source would be a direct pipe (such as from a septic system) discharging into a water source. Some of the practices you should follow to protect water quality are:

- Maintain existing conservation structures such as terraces;
- Use pesticides and fertilizers prudently;
- Maintain a vegetative buffer adjacent to all water sources;
- Never leave the soil bare for any length of time;
- Graze animals at a reasonable stocking rate;
- Dispose of all manure in an appropriate fashion;
- Test your soil and fertilize accordingly;
- Restrict access to streams and ponds by vehicles and animals.
- Maintain your household sewage treatment system;
- Dispose of all trash and wastes appropriately;
- Plug abandoned wells; and
- Don't dispose of anything in or near a stream.

Weather - Weather occurs everywhere, but you will notice it more in the country.



Some things to consider about weather when living in the country:

- In the city, you are protected from wind by other houses and trees. In the country, you may not have this protection.
- Straight-line winds during thunderstorms can cause as much damage as a tornado.
- Lawn furniture, grills, garbage cans, children's toys and similar items are more likely to be blown away in the country.
- Along with the wind comes dust. Dust will come from roads and farm fields. In the winter, the wind can whip snow into deep drifts around your home.

- Tornadoes are always a threat in Kansas.
 - When buying a home, check to make sure there is adequate shelter for use during severe weather. If there isn't a basement, consider putting in an underground shelter.
 - When building a home, include building a storm shelter or safe room in the basement for you and your family's safety.
 - A weather alarm radio is recommended as you will not have tornado sirens to warn you of impending storms in the country.

■ Townships are not responsible for removing snow from your driveway. Keep this in mind when you are looking at property. You may be stuck if you do not have a snow blower or plow, or kind neighbor with a tractor willing to clear your drive.

■ When it rains, flooding of roads and low-lying areas is a common occurrence in the country. You may not be able to get out for several hours or several days, depending on your location to major rivers, creeks and tributaries.

- Never walk through flowing water. Six inches of moving water can knock you off your feet.
- Do not drive through a flooded area. Fast moving water can float large objects and quickly erode roads and bridges.

■ The weather can play havoc on utilities, especially electrical services. In the country, if your electricity goes off, you may be without it for several hours. If you rely on a water well for household water, you won't have any water during that time either. When your electricity does go off contact your electrical supplier to alert them of the outage. During winter weather, your mail may not be delivered if the mail carrier can't get through. When your electricity goes off, call your electrical supplier to alert

them of the outage. Plan ahead and keep emergency supplies on hand such as batteries, food water, etc.

Weeds -Kansas has a noxious weed law that requires all persons who own or supervise land in Kansas to control and eradicate all weeds declared noxious by legislative action. Control is defined as preventing the production of viable seed and the vegetative spread of the plant.



Weeds that are declared noxious in Kansas include: field bindweed, musk thistle, Johnsongrass, bur ragweed, Canada thistle, leafy spurge, hoary cress, quack grass, Russian knapweed, kudzu, pignut and Sericea Lespedeza.

The County Weed Department can help you identify noxious weeds. They provide sprayers and herbicides at reduced prices to help you control any infestations you may have. Remember, any time you use chemicals, you have the responsibility to protect our groundwater and surface water sources. Read and follow all label directions and practice safety when working with chemicals. Keep chemicals a safe distance away from wells and surface water.

Wildlife & Hunting - You will see more wildlife in the country than you did in town. Wildlife in the country include skunks, possums, raccoons, snakes, deer, coyotes, turkey, pheasant, quail, fox, badgers, geese and ducks, ticks, flies, spiders, rats to name a few. Wildlife are fun to watch but remember, they are wild creatures and should be treated as such. Do not feed wild animals, they can fend for themselves. There are areas in Kansas where deer have become a nuisance because people put out food for them. Your garden looks like a buffet dinner to deer.



Wildlife pose dangers in a couple ways. For instance, skunks are known to carry rabies. If you see a skunk (or any wild animal) acting unusual, such as a nocturnal animal walking around during the daytime, do not approach the animal. Animal bites are handled through the County Health Department. If bitten by a dog or other

wild animal you should seek medical attention. Another way wildlife pose a danger is crossing roadways. They can do serious damage to your vehicles.

Kansas is known for good hunting, so expect to see more traffic, hear gunshots and see hunters during the hunting season. Hunters do not have the right to hunt on your property unless you give them the right to do so. If trespassing occurs, or you suspect illegal hunting activities, contact your local Kansas Department of Wildlife and Parks conservation officer. If you can, get a license tag number if the hunters leave the area before an officer arrives. If you do not want people hunting on your property without written permission the common practice in Kansas is to post no hunting signs and paint purple on your gates fence posts.

BEING A GOOD NEIGHBOR

Your new neighbors may not welcome you with open arms. There are some long-time rural residents that feel like they are being overrun by people who want to move from town to the country. All rural areas will have a sense of community. Try and become part of that community by getting to know your neighbors and become involved in community activities and services. The local rural volunteer fire department can always use help. Understand you are a new emigrant to their community. Try and learn the history of your new area and the social fabric of it.



For farmers and ranchers, getting their crops sown and harvested and tending to their livestock is how they make their living. Most non-agricultural people work the hours of 8 AM to 5 PM. Your agricultural neighbors, on the other hand, may head to the field at 6 AM to work farm ground or tend to livestock and they may not return home until 10 PM at night. During their planting and harvest seasons, it's not likely they will take the weekend off either and may work all night as well.

Farming activities produce noise, odor, increased vehicle traffic, dust, pollen and mold spores. These activities may not suit your personal lifestyle and could be detrimental to your health if you suffer from allergies or asthma. If you have a farmer for a neighbor in the country, here's what to expect:

- During the spring and summer and during planting and harvest seasons, there will be trucks and trailers parked along the road, slow moving combines and tractors moving from field to field and farmers burning wheat stubble or rangeland.
- Your closest neighbors could also be the four-legged kind. Cattle, sheep, horses, pigs, chickens and other farm animals create manure and noise. Typically, manure is used as a fertilizer on the farmer's fields. If you happen to be adjacent to a field that is spread with manure, you can expect odor and even an increase in flies until the manure is worked into the soil.
- Keep in mind that farm animals do break out of fences and might decide to check out your new landscaping project or taste the garden fare. Remember that some farm animals can be dangerous and noisy.
- Land preparation, harvesting and planting can create large amounts of dust, especially during dry and windy conditions.
- Burning stubble or rangeland creates a lot of smoke and odor. Ashes from burned stubble or rangeland will fall on neighboring properties.
- Fertilizers, herbicides and other chemicals are used extensively in farming and ranching operations. Wind may drift these chemicals onto neighboring properties. In addition, there is always that chance of an accidental spill.

Agriculture is one of the primary industries in Kansas. If you chose to live amongst farmers and ranchers do not expect the government to intervene in the day to day operations of your neighbors. If you have a problem related to your farmer neighbors, go and talk with

them as friends. Try and work out any differences amiably and you may establish an important ally that you may need when you are stuck in the mud or need help clearing your driveway.

NOTES

SUMMARY

There are many items to consider when moving to the country. Generally speaking, it will cost you more to live in the country than it will in town in addition to having fewer services available. The population in rural areas has been declining for many years and more people are needed to keep the economy of some rural areas alive. The flip side of that is the issue of urban sprawl which many counties in Kansas are experiencing at varying degrees. The authors of this publication **DO NOT** want to encourage urban sprawl in any way shape or form. What all too often occurs is that people want to move out of town to escape the perceived problems in the city. This leads to poorly planned development and in a few years black top roads, quick shops, and strip malls follow. As a result Kansas is losing prime farmland at an alarming rate.



So, if you are considering a move to the country please plan carefully and consider all the options. Perhaps an option may be residing in town and having a rustic cabin in the country. If you decide to make the move remember to be a good courteous neighbor and be a good steward of the land. Good luck with whichever road you decide to travel. For more information begin by contacting the local county planning office where you are thinking of moving.

Country Living Checklist for Land and House Hunting

This list is designed to help you ask the right questions when looking at property or homes in the country. For additional information on the topics discussed below, refer to the booklet.

- 1) Is there a flood plain on the property? Yes ___ No ___
- 2) What source(s) of water are available? Rural Water ___
Well ___ Both ___
- 3) What utilities are available? Electricity ___ Telephone ___
Mail ___ Trash ___ Propane ___ Other ___
- 4) What type of sewage system is needed? Lagoon ___
Laterals ___ Other ___ Does it meet County Code?
- 5) How are the roads leading to the property? Gravel, ___
sand ___ dirt ___ asphalt ___ How often are they maintained?
- 6) How long is the driveway and how will I maintain it?

- 7) Are there any restrictive covenants or easements on the
property? _____
- 8) Where are the nearest emergency services?

- 9) What school district us the property and is bus service
available? _____
- 10) What is the surrounding land use? Cropland ___ Pasture ___
Timber ___ Other ___

- 11) Is the property impacted by noise or odor issues?

- 12) What type of soils are on the property?

- 13) What is the topography of the site?

- 14) Is there a creek, pond, or wetlands on the site?

- 15) What types of vegetation are on the site? Weeds ___ Native
grasses ___ trees ___ Other _____

- 16) When it rains how will water runoff the site?

- 17) Is there potential for a pond development?

- 18) If building a new home what is the history of the site?
Cropland ___ Pasture ___ Woodland ___ Trash dump ___

- 19) How does (or will) the home lie? (Aspect)

- 20) What will you do in severe weather?

NOTES: _____

