

320± Acres CRP Hamilton County, Kansas

~~\$196,800.00~~ **PRICE REDUCED TO \$190,400.00**

2016 Property Tax \$788.78

No Improvements. Water rights of record or appurtenant to the property are included in sale. There are no developed water rights. Seller shall retain mineral interest.

Possession immediate upon closing.

CRP Contract

Contract #	Acres	Price Per Acre	Annual Payment	Contract Period
10168	286.9	\$32.06	\$9,198.00	10/01/12 – 9/30/22

Legal:

E2 Section 28, Township 25 South, Range 42 West of the 6th P.M.,
Hamilton County, Kansas.

From Syracuse, 10 miles south to Road 31, 9 miles west to Road G, 1 mile north to southeast corner of property.

L201771

The Land Office LLC and its brokers are working with the Seller and Buyer as a Transaction Broker. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.

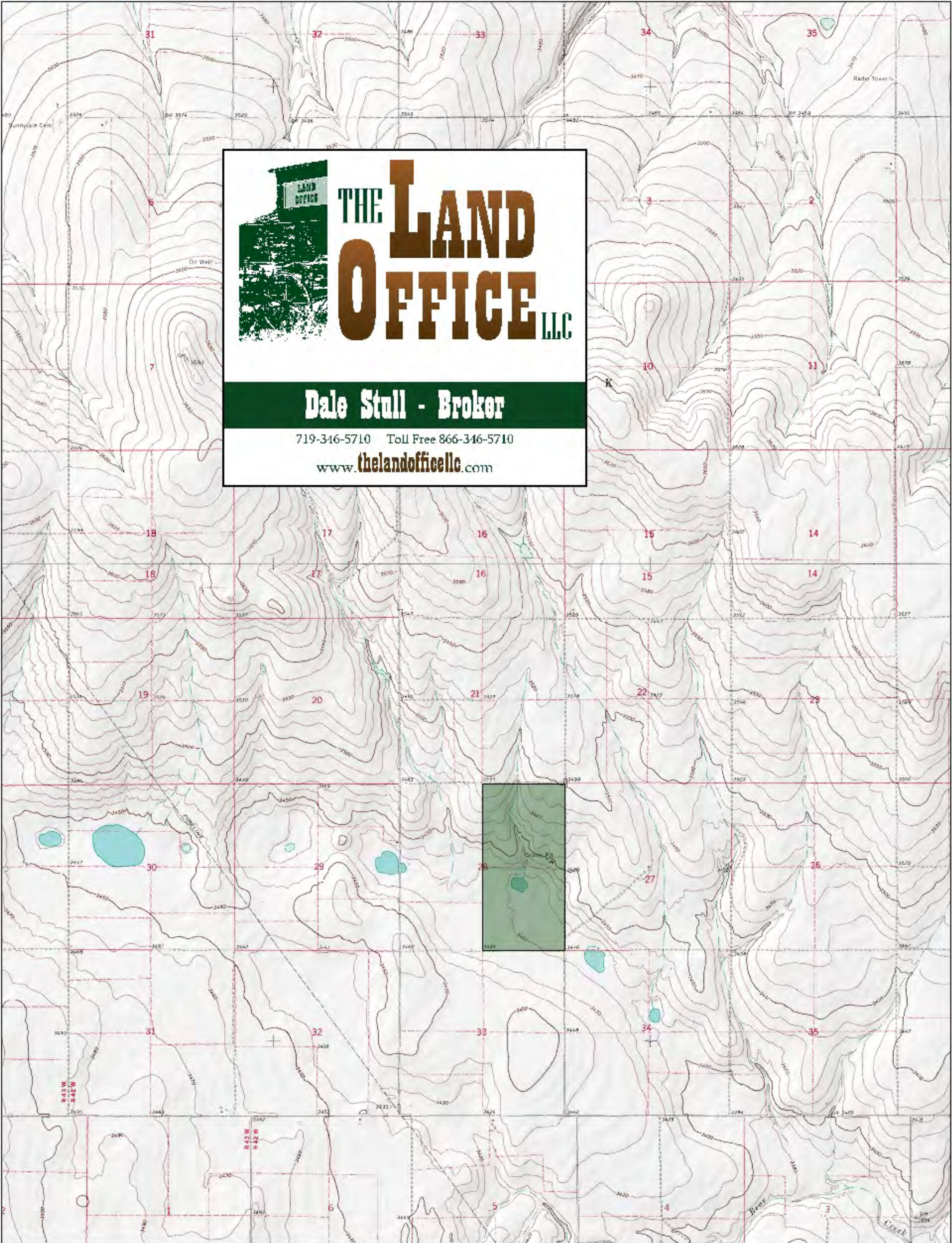


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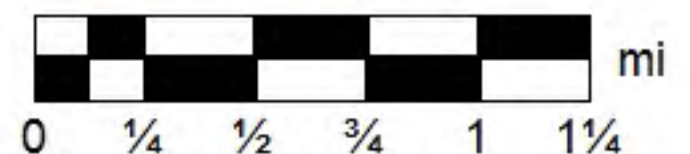
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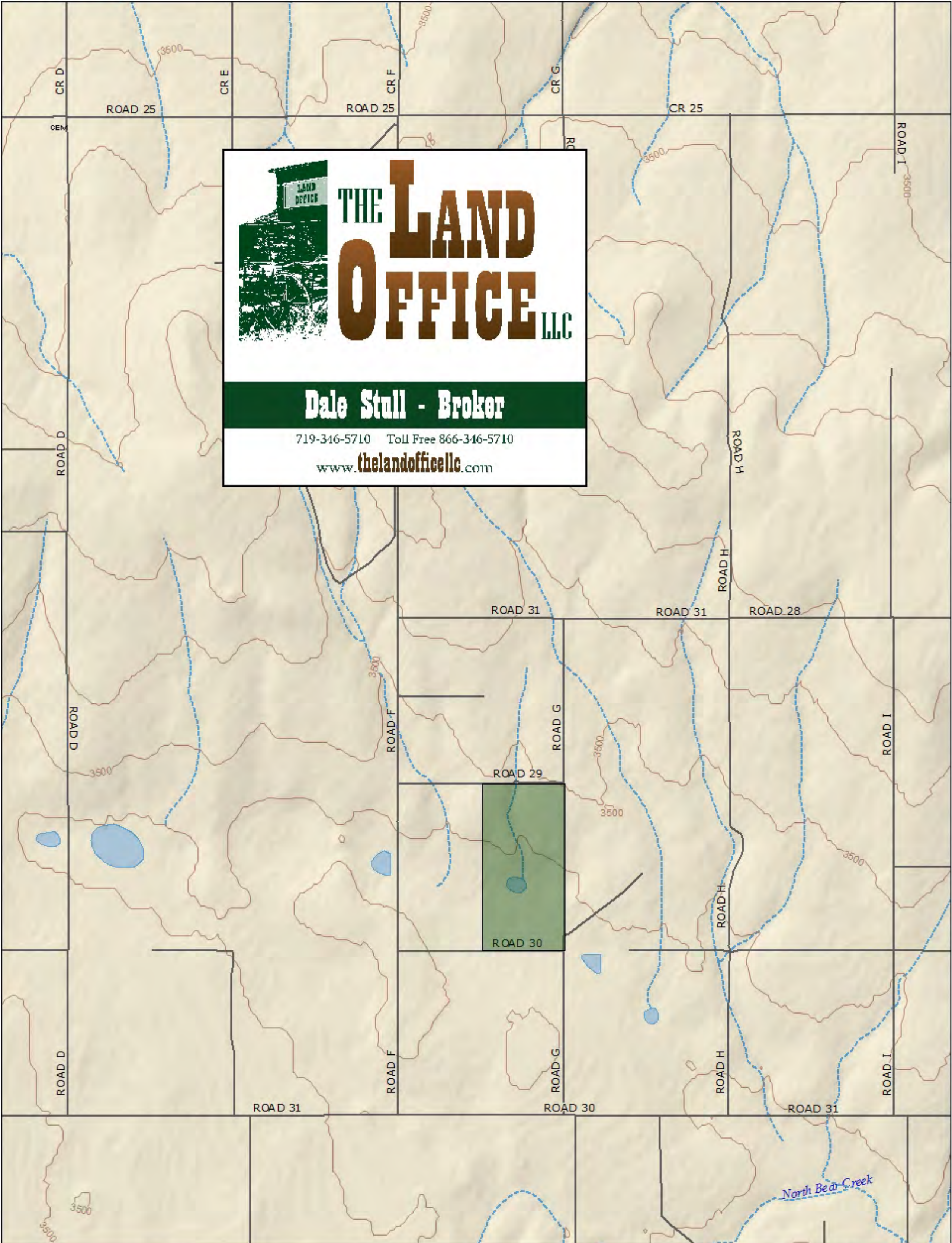
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MN (6.6° E)



Data Zoom 12-0



THE LAND OFFICE LLC

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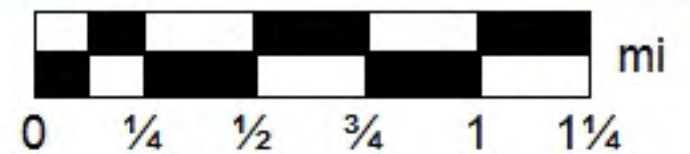
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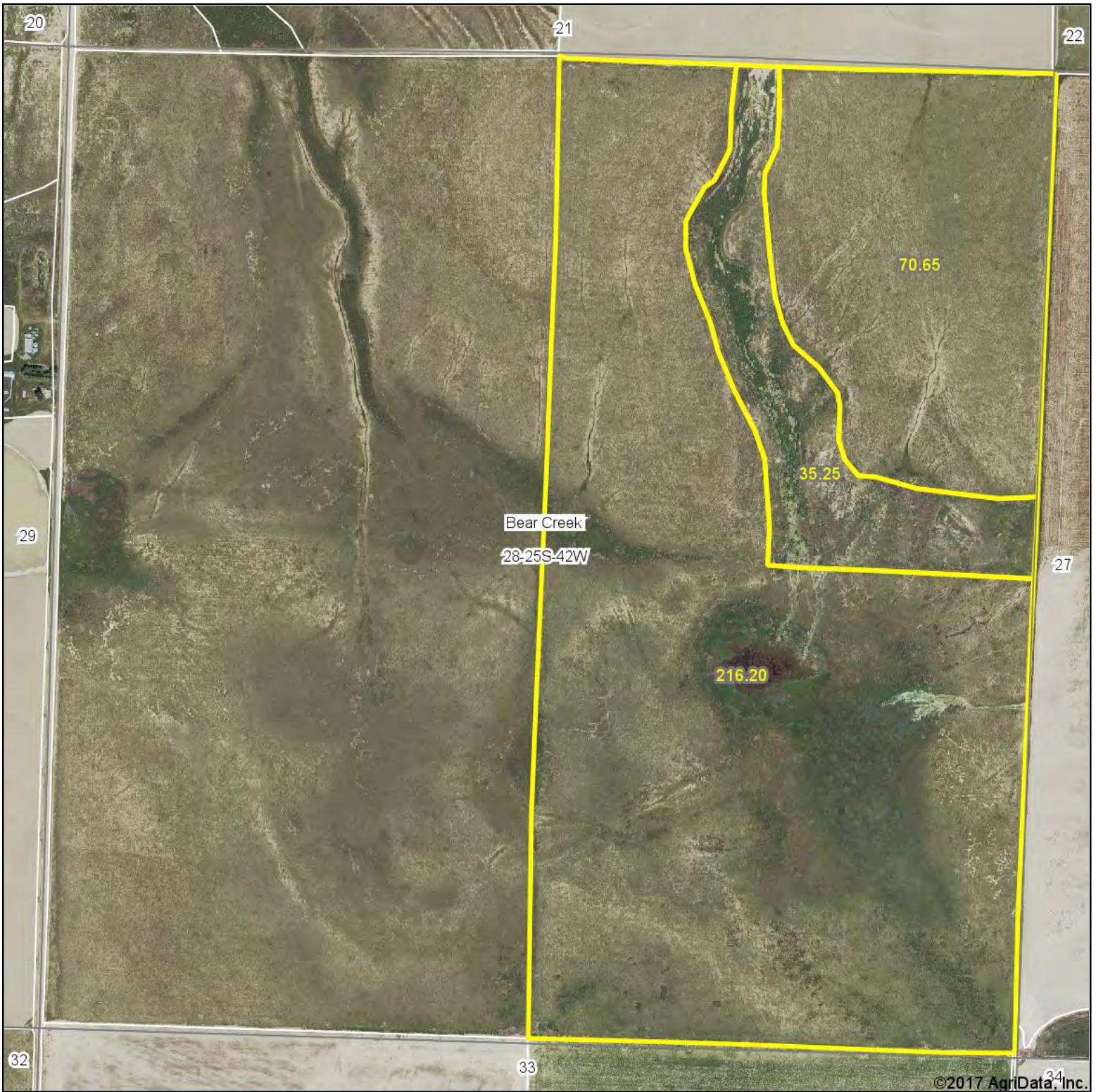


MN (6.6° E)

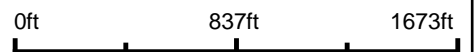


Data Zoom 12-0

Aerial Map

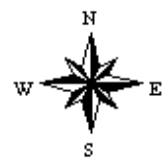


map center: 37° 50' 55.31, -101° 56' 8.06



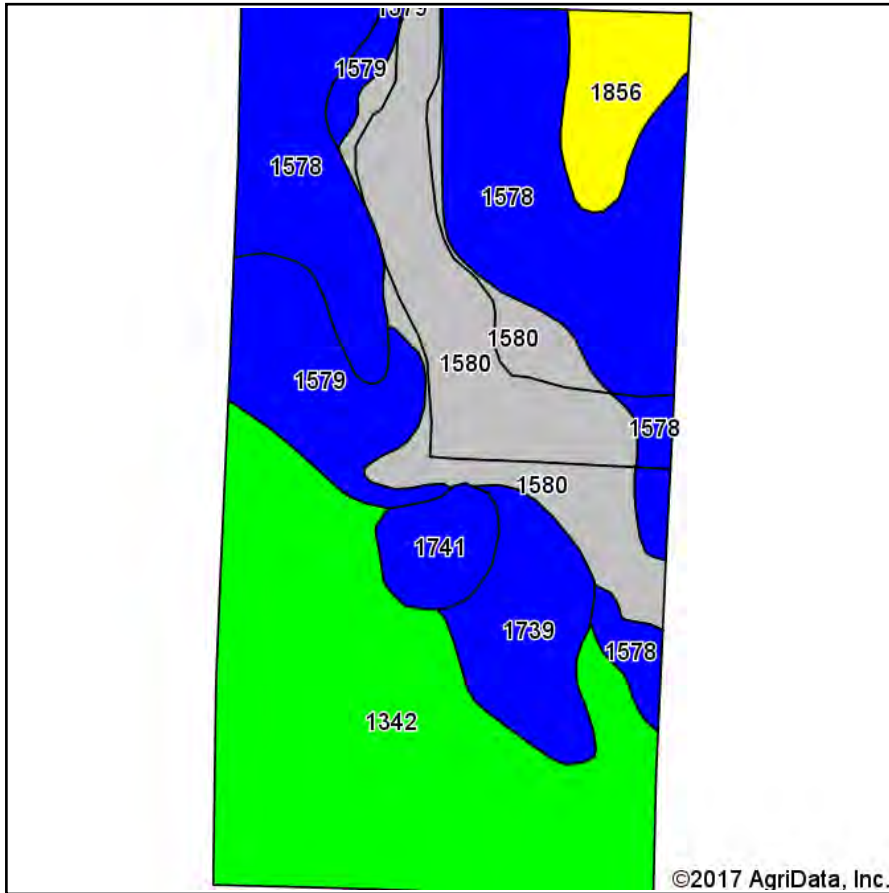
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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28-25S-42W
Hamilton County
Kansas

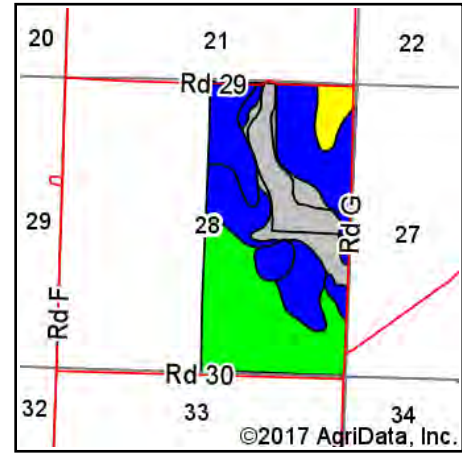


1/24/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Hamilton**
 Location: **28-25S-42W**
 Township: **Bear Creek**
 Acres: **322.1**
 Date: **1/24/2017**



Maps Provided By:



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Area Symbol: KS075, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	
1342	Bridgeport clay loam, rarely flooded	104.61	32.5%		IIIc	I	130	
1578	Colby silt loam, 1 to 3 percent slopes	87.38	27.1%		IVc	IIIe		
1580	Colby silt loam, 6 to 15 percent slopes	57.44	17.8%		Vle			
1579	Colby silt loam, 3 to 6 percent slopes	26.89	8.3%		IVe	IVe	90	
1739	Pleasant clay loam, 0 to 1 percent slopes	21.55	6.7%		IVw			
1856	Ulysses silt loam, 0 to 1 percent slopes	14.69	4.6%		IIc	Iw		
1741	Pleasant silty clay loam, ponded	9.54	3.0%		IVw	IVw		
Weighted Average								49.7

Area Symbol: KS075, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.