

# 320± Acres CRP Stanton County, Kansas

*Exclusively Listed by The Land Office LLC*

~~\$416,000.00~~ ~~\$384,000.00~~ **REDUCED TO \$368,000.00**

No Improvements. Water rights of record or appurtenant to the property are included in sale. There are no developed water rights. Minerals have been reserved by a previous owner.

Possession immediate upon closing.

2017 Property Tax \$1,539.53

## CRP Contract

Contract #	Acres	Price Per Acre	Annual Payment	Contract Period
1184	161.4	\$30.66	\$4,949.00	10/1/2010 – 09/30/2020
1183	161.4	\$29.89	\$4,824.00	10/1/2010 – 09/30/2020

## Legal:

W2 Section 16, Township 29 South, Range 41 West of the 6<sup>th</sup> P.M., Stanton County, KS

From Johnson: 2 miles SW on Hwy 160, 1 1/4 miles south on Road N, 1/2 mile west on Road 15.

L201773

*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.*



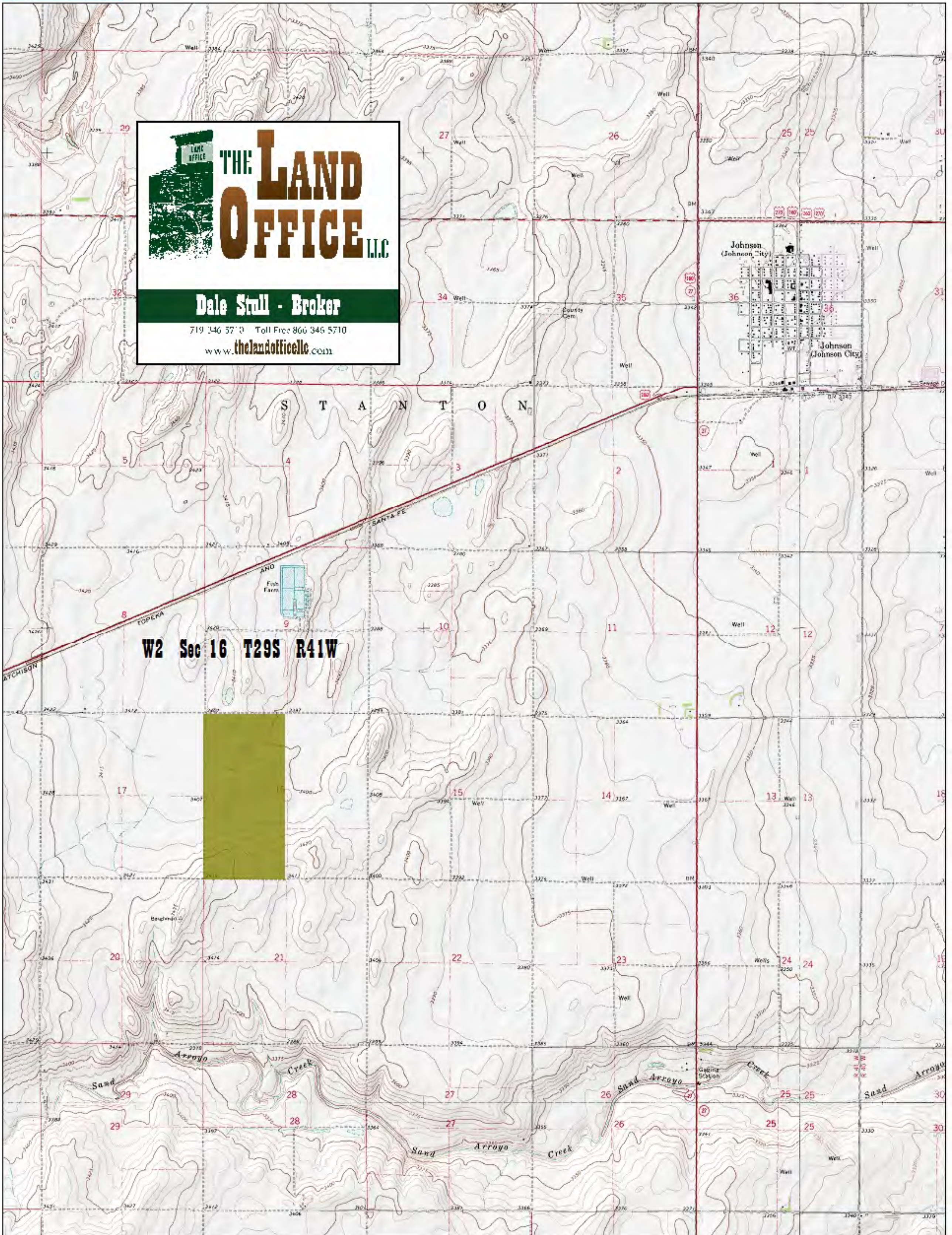
Dale K. Stull, Broker

1966 Rose Ave, Suite A · Burlington CO 80807

Office 719-346-5710 · Cell 719-349-5710 · Fax 719-346-7410 · Toll Free 866-346-5710

Email: [dalestull@thelandofficellc.com](mailto:dalestull@thelandofficellc.com) [www.thelandofficellc.com](http://www.thelandofficellc.com)





**THE LAND OFFICE LLC**

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W2 Sec 16 T29S R41W

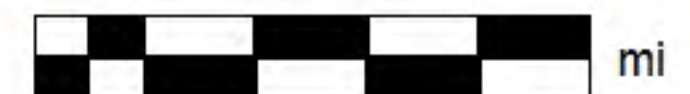
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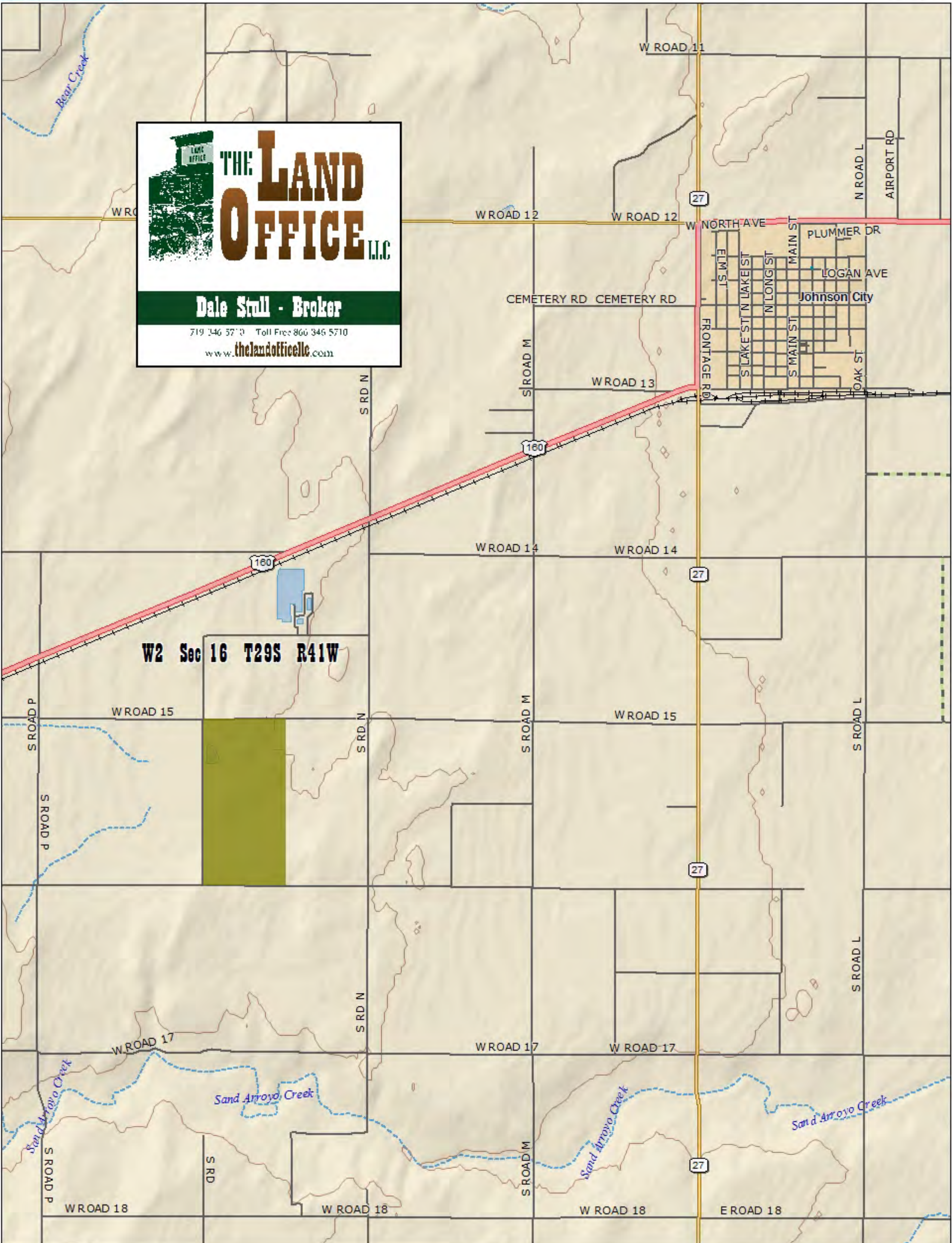
MN (6.2° E)



0 1/4 1/2 3/4 1 1 1/4 mi

Data Zoom 12-0





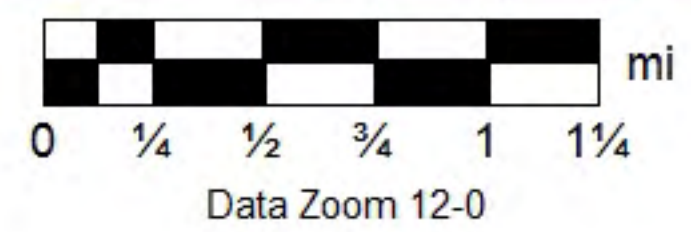
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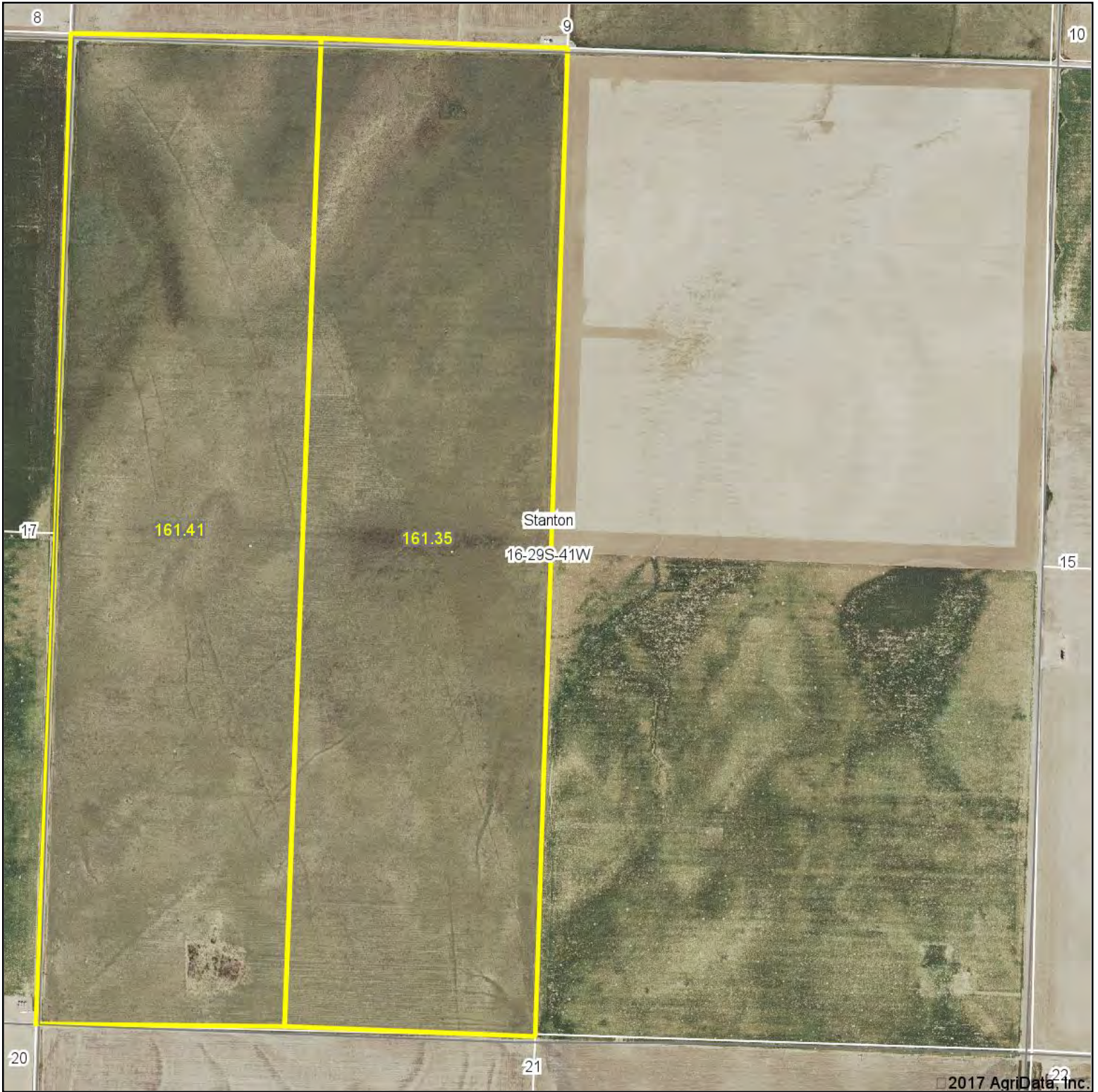
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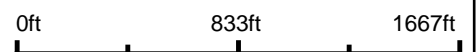




# Aerial Map



map center: 37° 31' 36.94, -101° 48' 26.39



**THE LAND OFFICE** LLC

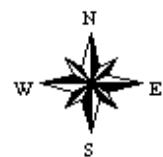
Maps Provided By:



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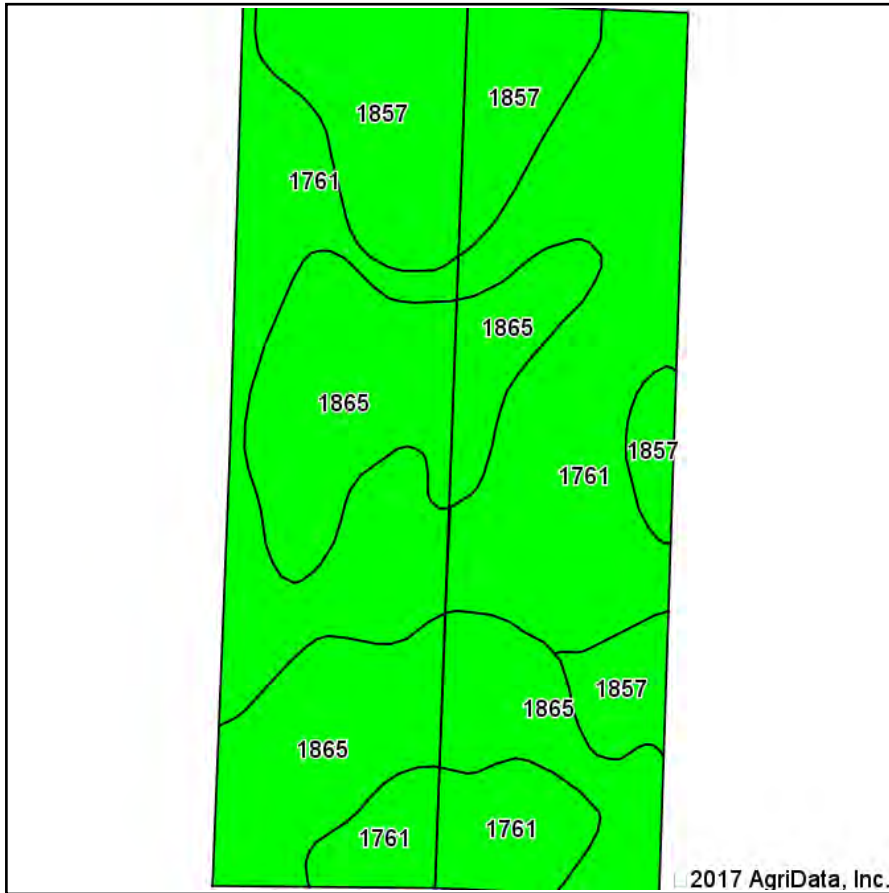
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**16-29S-41W**  
**Stanton County**  
**Kansas**



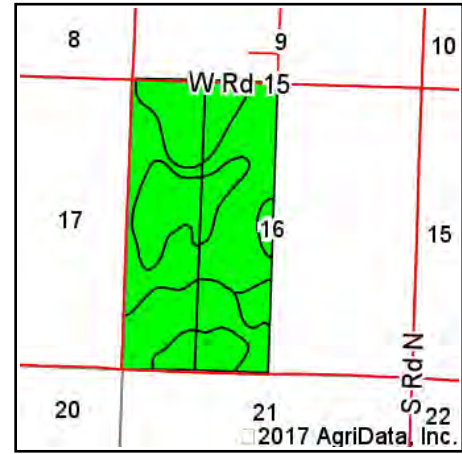
4/24/2017

# Soils Map



Soils data provided by USDA and NRCS.

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State: **Kansas**  
 County: **Stanton**  
 Location: **16-29S-41W**  
 Township: **Stanton**  
 Acres: **322.76**  
 Date: **4/24/2017**



Maps Provided By:



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**Area Symbol: KS187, Soil Area Version: 12**

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated
1761	Richfield silt loam, 0 to 1 percent slopes	151.21	46.8%		IIIc	I	167
1865	Ulysses-Colby complex, 1 to 3 percent slopes, eroded	107.51	33.3%		IIIe	IIIe	
1857	Ulysses silt loam, 1 to 3 percent slopes	64.04	19.8%		IIIe	Ile	
<b>Weighted Average</b>							<b>78.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.