

628± Acres Dryland & Grass Rush County, KS

Exclusively Listed by The Land Office LLC

~~\$1,100,000.00~~ Reduced to \$753,600.00

2017 Property Tax: \$3,557.88

Seller's mineral interest, if any, shall pass to Buyer.

Possession immediate upon closing subject to 1/3 2/3 crop share lease with Ted Banister.

Improvements: old farmhouse and storage buildings. Water provided by Rush County Rural Water District 1.

Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
627.24	456.64	Wheat	PLC	140.49	32
		Grain Sorghum	PLC	163.01	48

Legal: All Section 18, Township 17 South, Range 19 West of the 6th P.M., Rush County, KS

Directions: 5 miles east of McCracken.

L201774 *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 www.thelandofficellc.com



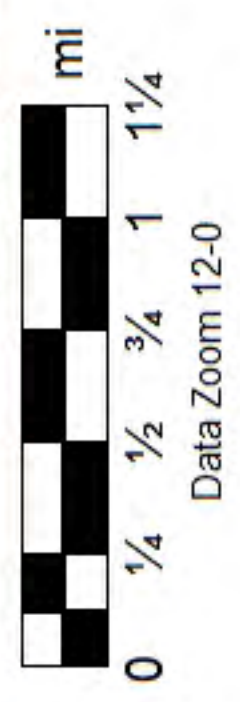

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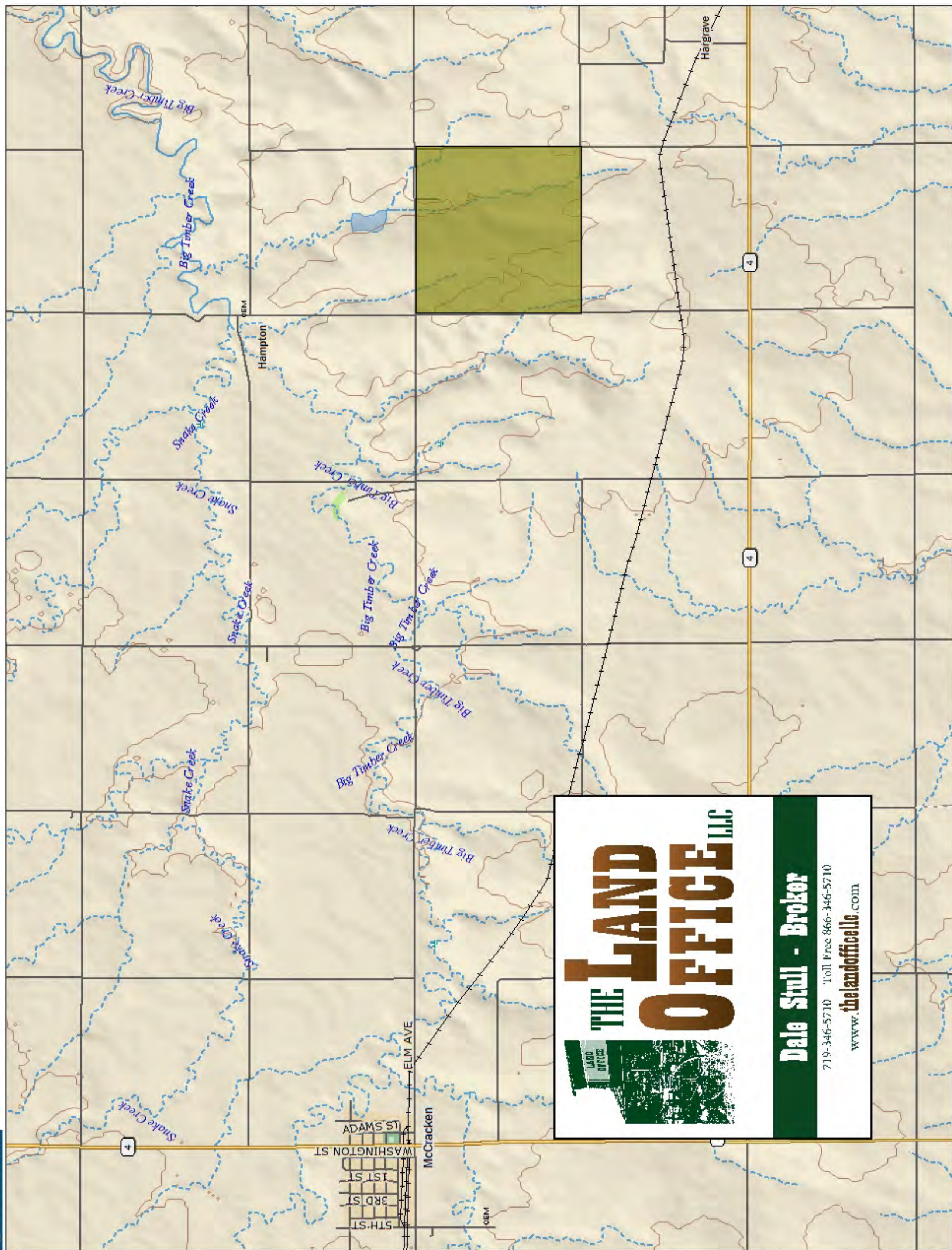
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719-346-5710 Toll Free 866-346-5710
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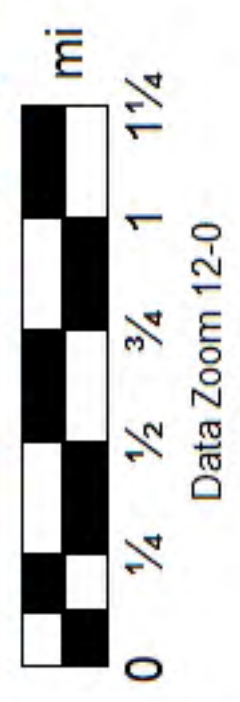


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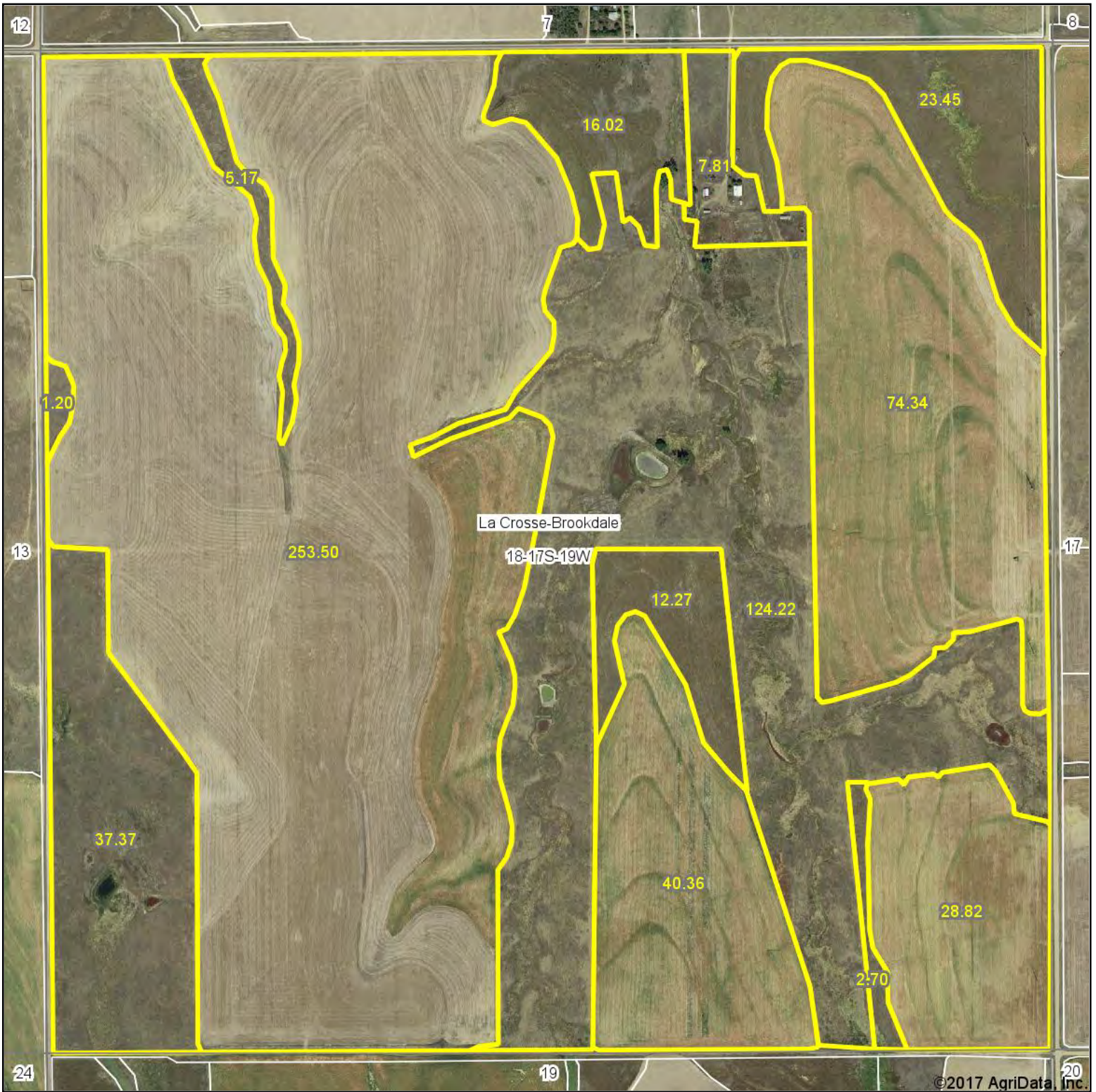
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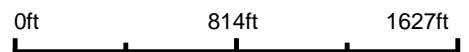
Aerial Map



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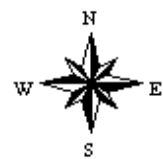
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map center: 38° 34' 29.37, -99° 27' 59.74



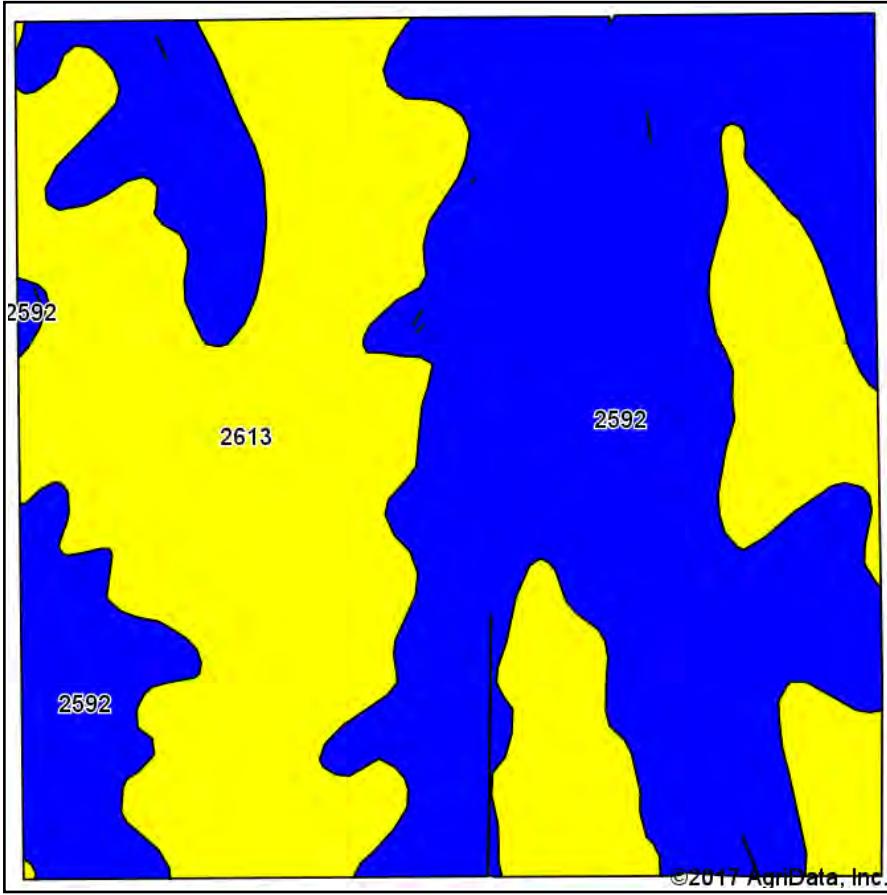
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18-17S-19W
Rush County
Kansas

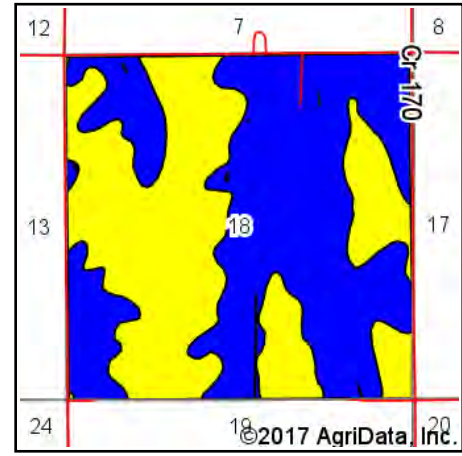


8/4/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Rush**
 Location: **18-17S-19W**
 Township: **La Crosse-Brookdale**
 Acres: **627.23**
 Date: **8/4/2017**



Maps Provided By:



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Area Symbol: KS165, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
2592	Corinth silty clay loam, 3 to 7 percent slopes	337.79	53.9%		IVe	IVe
2613	Harney silt loam, 1 to 3 percent slopes	289.44	46.1%		Ile	Ile

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.