

1,809.2 Acre Irrigated Farm

Kearny & Finney County, Kansas



HUTCHESON

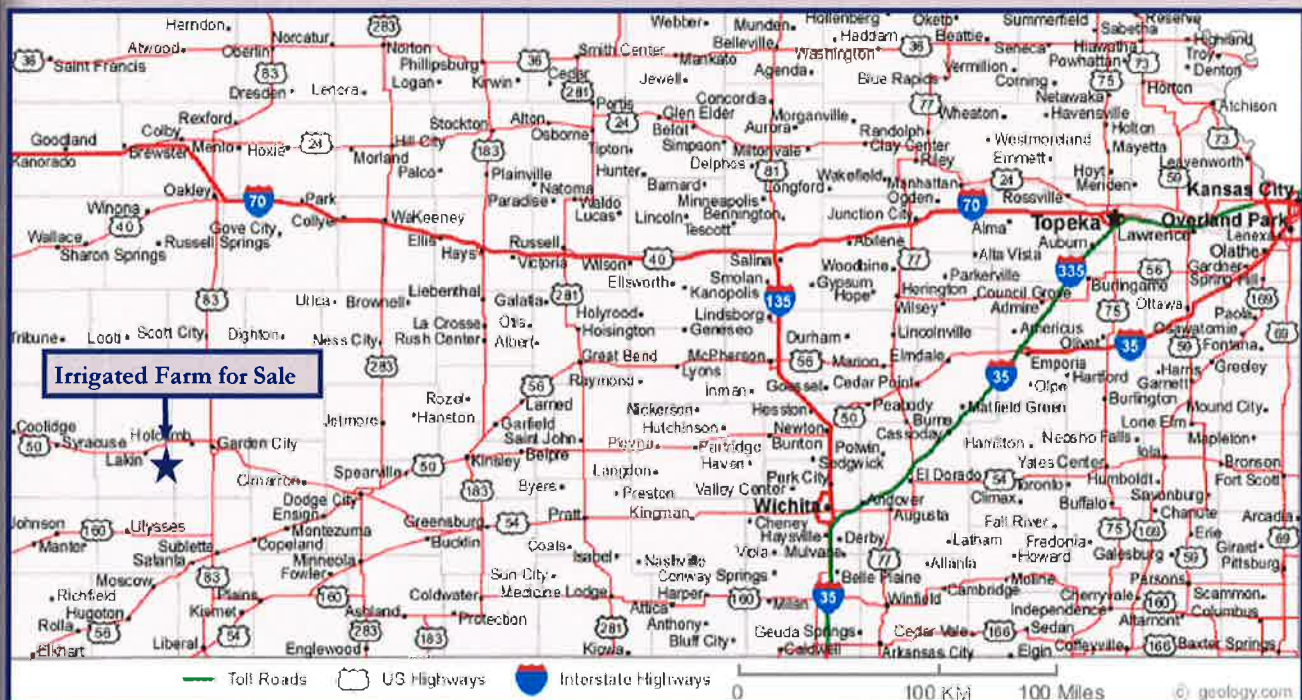
Real Estate & Auction Co.

(620) 355-7991

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1,809.2 Acre Irrigated Farm

Kearny & Finney County, Kansas

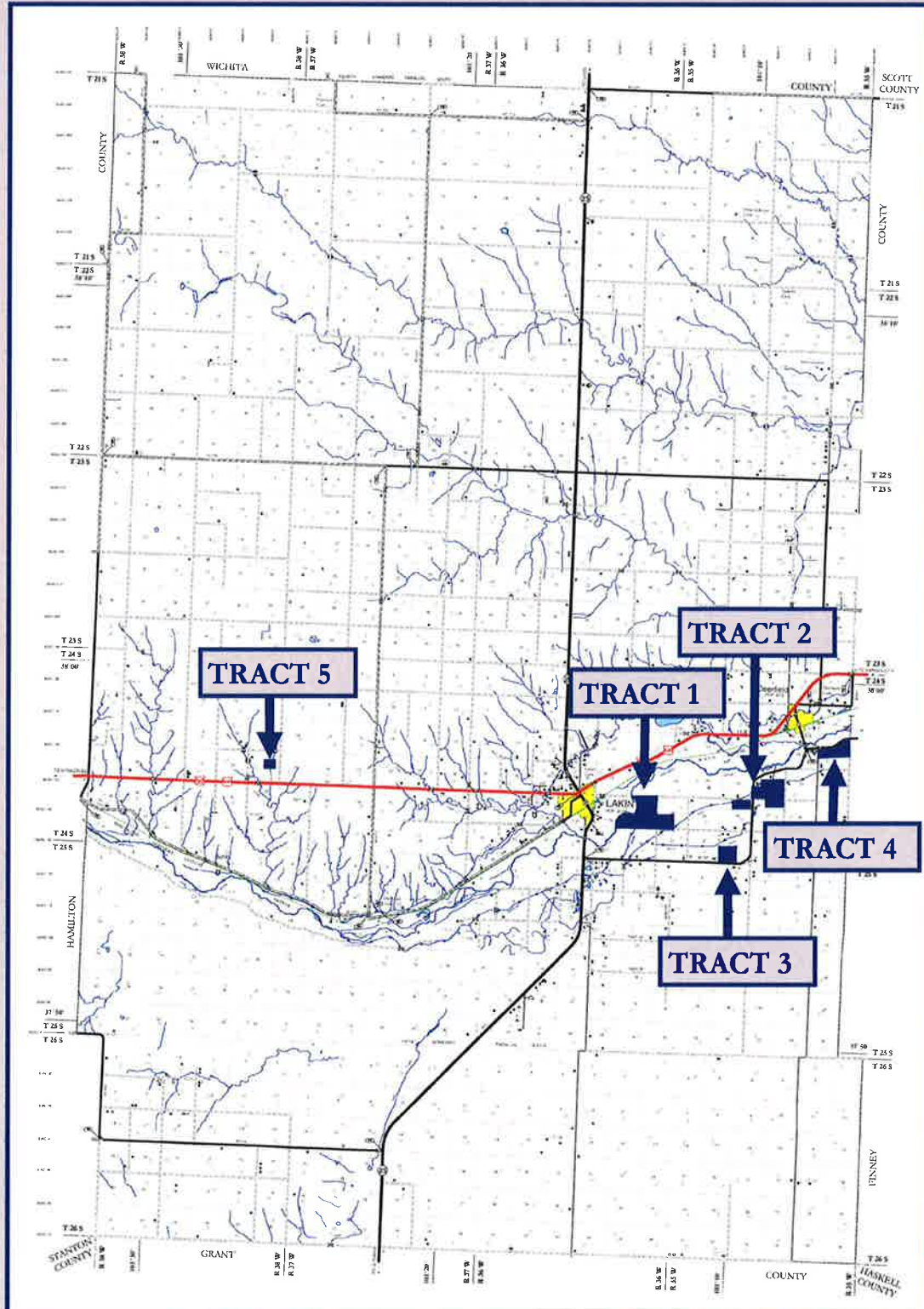


This is a great opportunity to purchase an excellent irrigated farm in Southwest Kansas. This farm has lots of water and producing gas wells. This farm consists of 1,809.2 total acres of which 1,161.9 acres of irrigated farm land, 224.8 acres of dry crop, 385.3 acres of native pasture and accretions and the remaining 37.2 acres of roads and waste. Along with having approximately 3,580 Acre Feet of ground water there is also approximately 1,155 shares of ditch water.

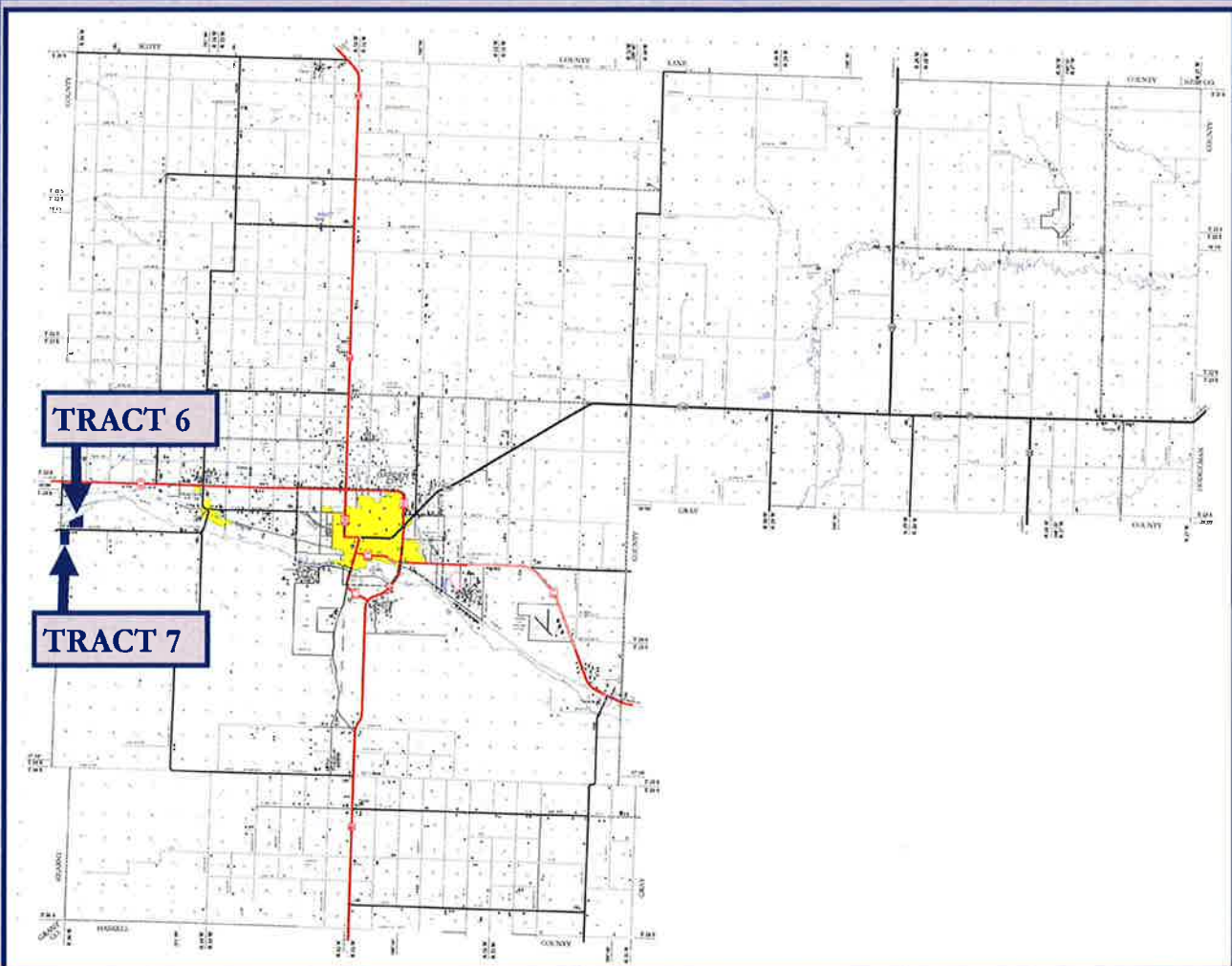
Asking Price \$8,300,000

The current tenant will sell all the sprinklers except for the sprinkler on Tract 7 for \$560,000.

Kearny County Map



Finney County Map



Possession

Buyers shall receive full possession following the 2021 fall harvest on all tracts except the 21.71 acres of dry crop on Tract 5. The 21.71 acres of dry crop on tract 5 is cash currently cash rented, Buyers shall get full possession on the dry land following the 2022 wheat harvest.

Closing

Sellers would like to close December 15, 2021.

Tract 1

Legal Description

Lots Three (3), (4) and The East Half of The Southwest Quarter (E/2SW/4) Section Thirty (30), Township Twenty-four (24) South, Range Thirty-five (35) West of the Sixth P.M., Kearny County, Kansas.

The East Half (E/2) of Section Twenty-five (25), Township Twenty-four (24) South, Range Thirty-six (36) West of the Sixth P.M., Kearny County, Kansas.

The West Half (W/2) of Section Twenty-five (25), Township Twenty-four (24) South, Range Thirty-six (36) West of the Sixth P.M., Kearny County, Kansas, less a parcel lying North and West of the River.

Approximately 64.89 acres of accretions to Lots Five (5) and Six (6) in Section Twenty-six (26), Township Twenty-four (24) South, Range Thirty-six (36) West of the Sixth P.M., Kearny County, Kansas, less a parcel lying North and West of the River.

Description of the Land

This tract consists of 762.90 total acres of which 507 acres are irrigated, 42.65 acres of dry land, 191.73 of native grass and accretions and the remaining 21.52 acres are in roads and waste.

Water Rights

This tract of land is permitted to irrigate under two water rights. Vested Water Right KE 42 and Water Right 2663 govern the use of the same well, and permits irrigation on the same land. There are three irrigation wells located on this tract. The irrigation wells currently pump 3,800 Gallons Per Minute combined or 7.5 GPM/A. The Water Rights allows for 1,642 Acre Feet or 3.23AF/A to be pumped per calendar year.

Minerals

The producing minerals are described in the Mineral section of this brochure.

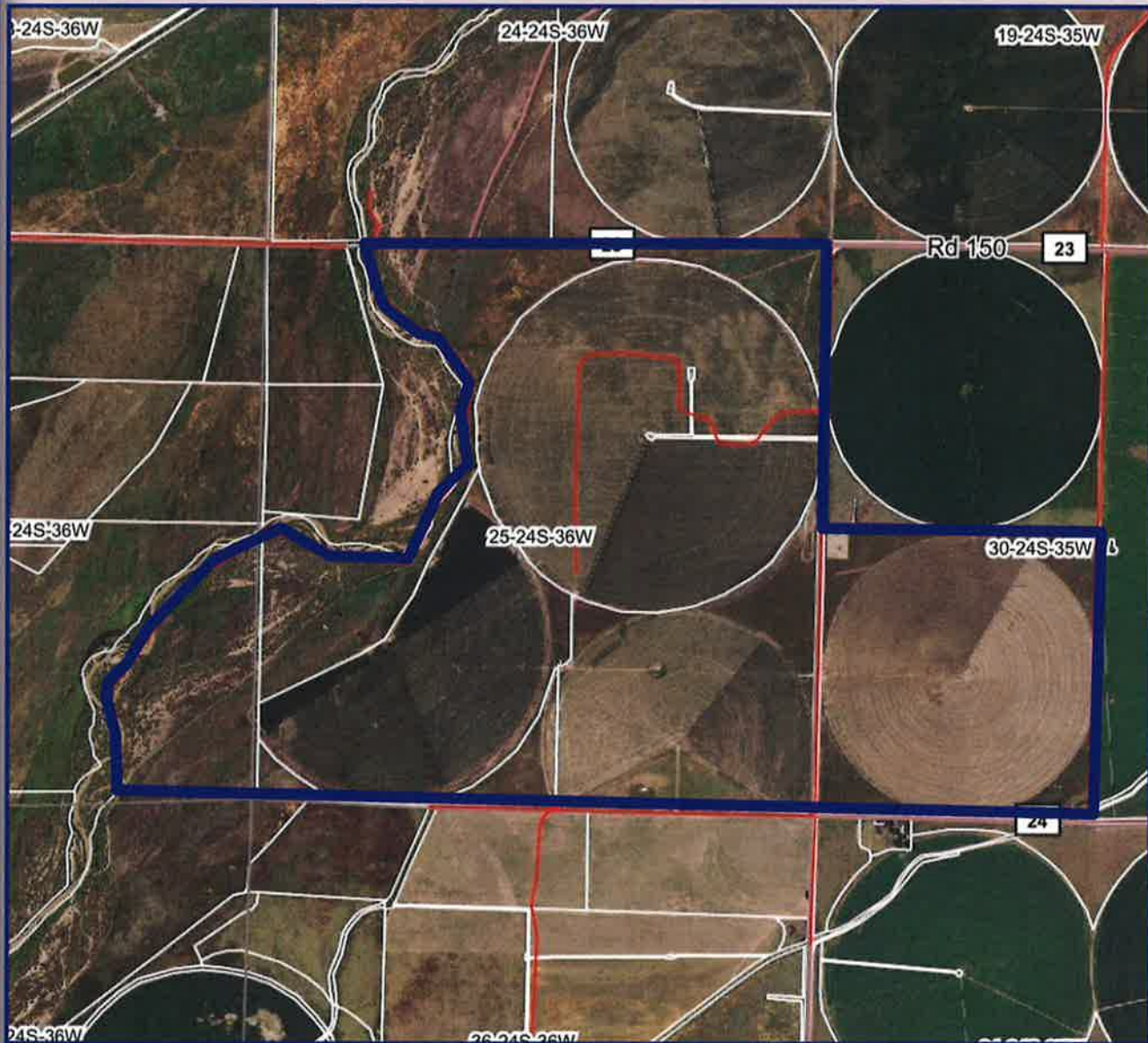
Irrigation Equipment

This tract is being sold with 3 irrigation pumps and 3 gearheads.

Real Estate Taxes

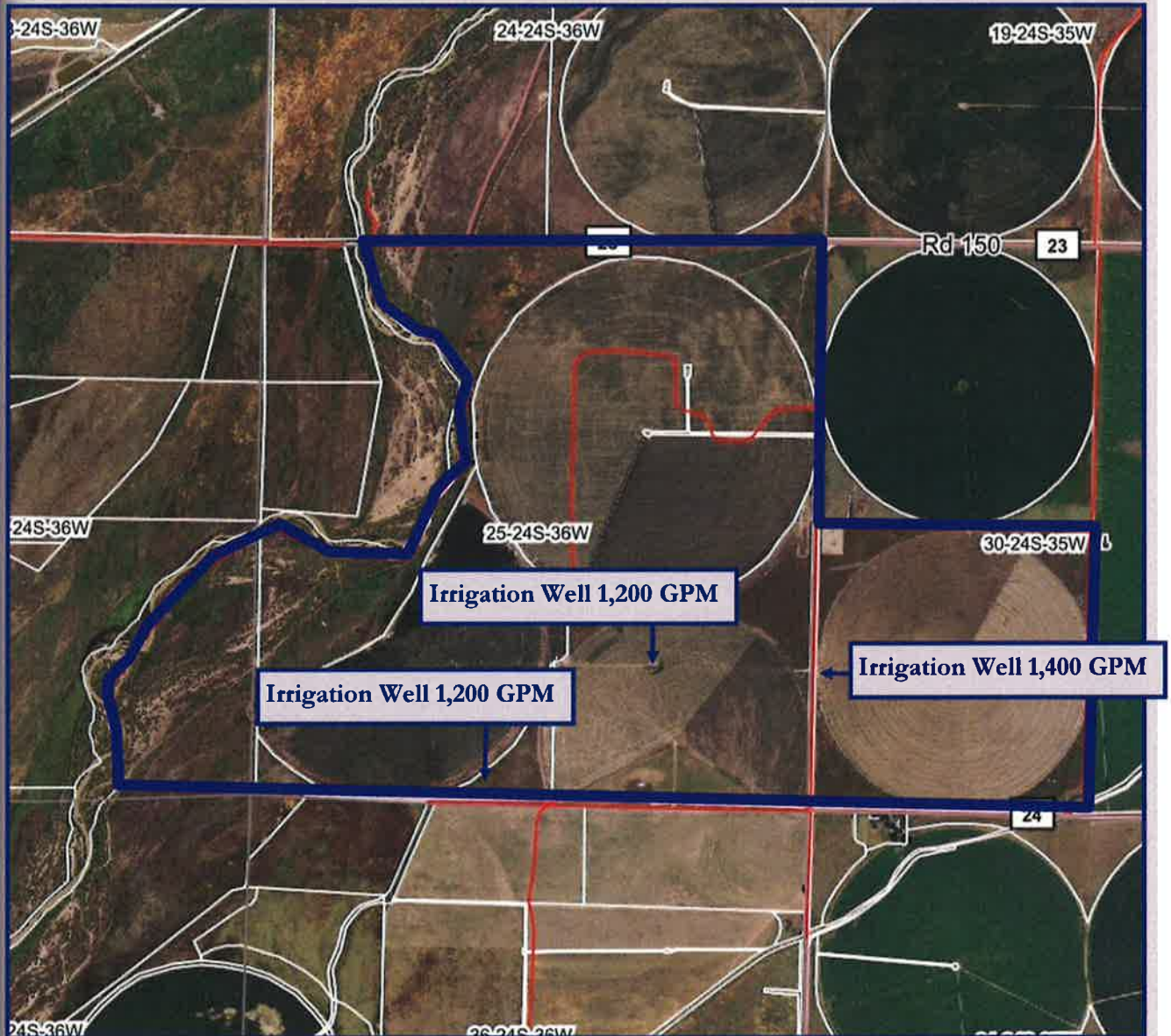
2020 Real Estate Taxes \$15,479.84

Tract 1

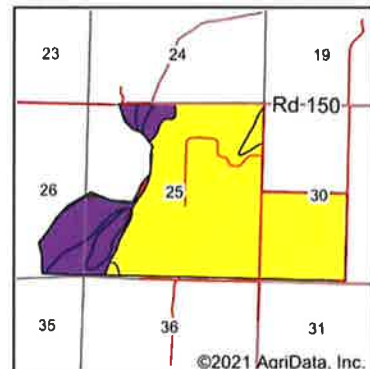
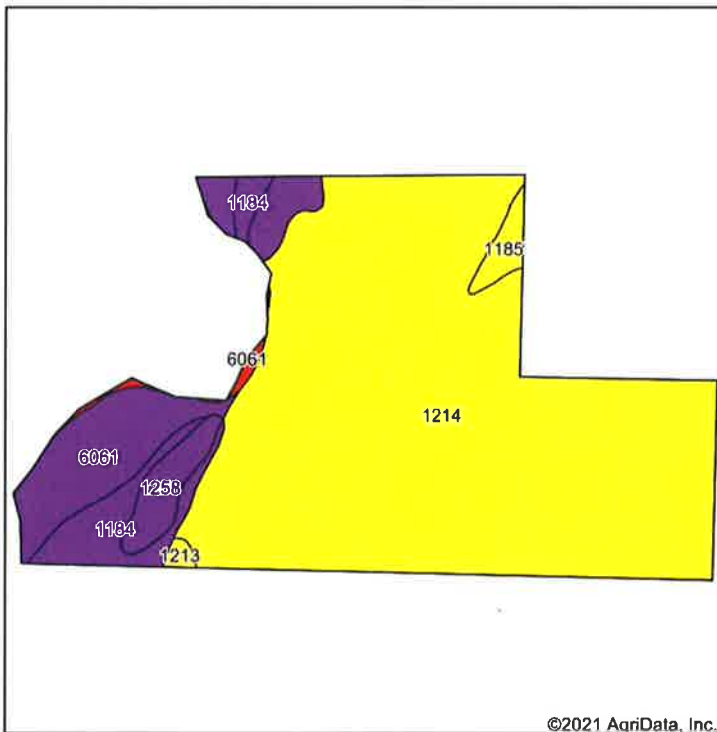


Tract 1

Irrigation well location and pumping rate



Soils Map



State: **Kansas**
 County: **Kearny**
 Location: **25-24S-36W**
 Township: **Southside**

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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	Corn silage Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated	*n NCCPI Soybeans
1214	Las clay loam, deep, occasionally flooded	577.30	79.1%		IVw	IIw	6		25	109	20	45	27
6061	Lincoln soils, occasionally flooded	64.41	8.8%		VIIw								26
1184	Las Animas loamy sand, occasionally flooded	37.13	5.1%		VI s	IVw	5	25					25
1258	Sweetwater clay loam, occasionally flooded	19.83	2.7%		Vw								31
1986	Valent-Vona loamy fine sands, 3 to 15 percent slopes	13.71	1.9%		VIe	VIe							20
1185	Las Animas sandy loam, occasionally flooded	10.08	1.4%		IVw	IIIw	5	25					25
9994	Rivers	4.33	0.6%		VIIIw								
1213	Las clay loam, moderately deep, occasionally flooded	2.75	0.4%		IVw	IIw	6		25	109	20	45	29
Weighted Average							5.1	1.6	19.9	86.7	15.9	35.8	*n 26.6

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 1



Tract 2

Legal Description

The Southeast Quarter (SE/4) and the East Half (E/2) and Southwest of the Southwest Quarter (SW/SW/4) of Section Twenty-two (22), Township Twenty-four (24) South, Range Thirty-five (35) West of the Sixth P.M., Kearny County, Kansas.

The North Half of the Northeast Quarter (N/2NE/4) of Section Twenty-eight (28), Township Twenty-four (24) South, Range Thirty-five (35) West of the Sixth P.M., Kearny County, Kansas.

The North Half of the Northeast Quarter (N/2NE/4) of Section Twenty-seven (27), Township Twenty-four (24) South, Range Thirty-five (35) West of the Sixth P.M., Kearny County, Kansas.

Description of the Land

This tract consists of 440 total acres of which 356.39 acres are irrigated, 70.85 acres are in dry land and the remaining 12.76 acres are in roads and waste.

Water Rights

This tract of land is permitted to irrigate under three water rights. Vested Water Right KE 27 and Water Right 12021 and Water Right 19630. There are two irrigation wells located on this property. The irrigation wells currently pump 2,500 Gallons Per Minute combined or 7.01 GPM/A. The Water Rights allows for 828 Acre Feet or 2.32 AF/A to be pumped per calendar year.

Minerals

The producing minerals are described in the Mineral section of this brochure.

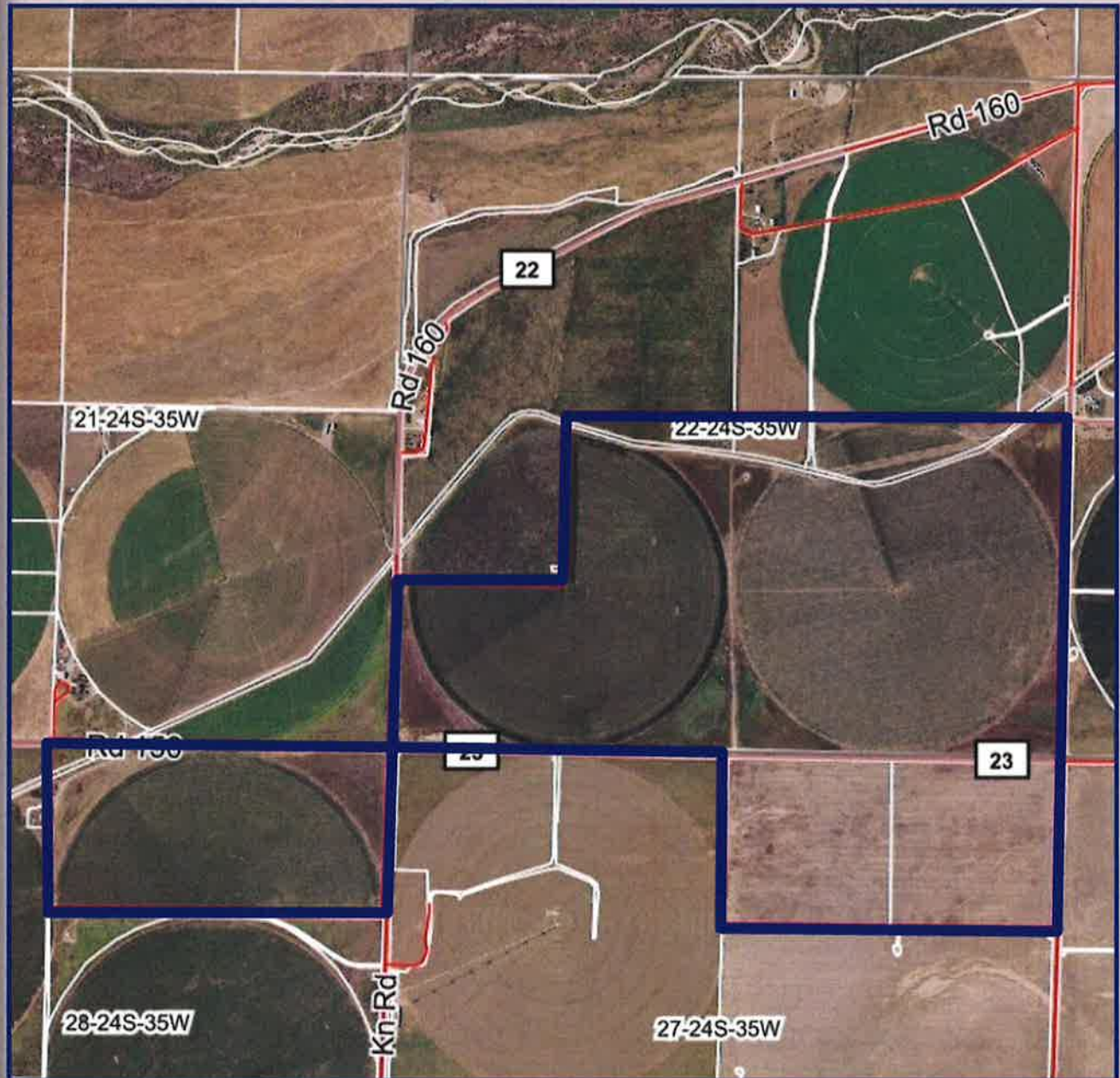
Irrigation Equipment

This tract is being sold with 2 irrigation pumps and 2 gearheads.

Real Estate Taxes

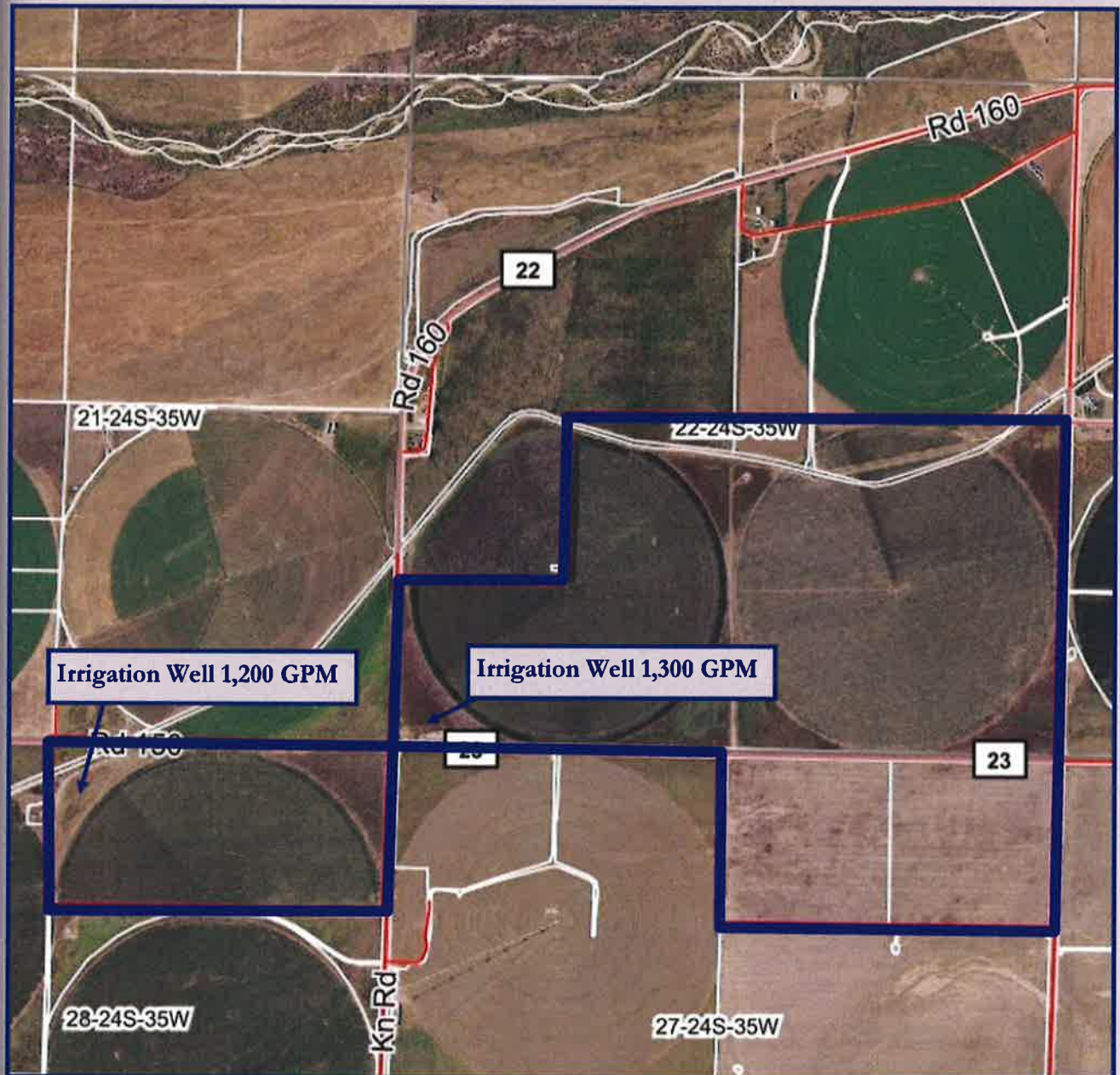
2020 Real Estate Taxes \$9,960.18

Tract 2

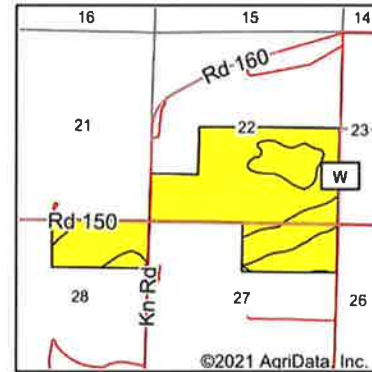
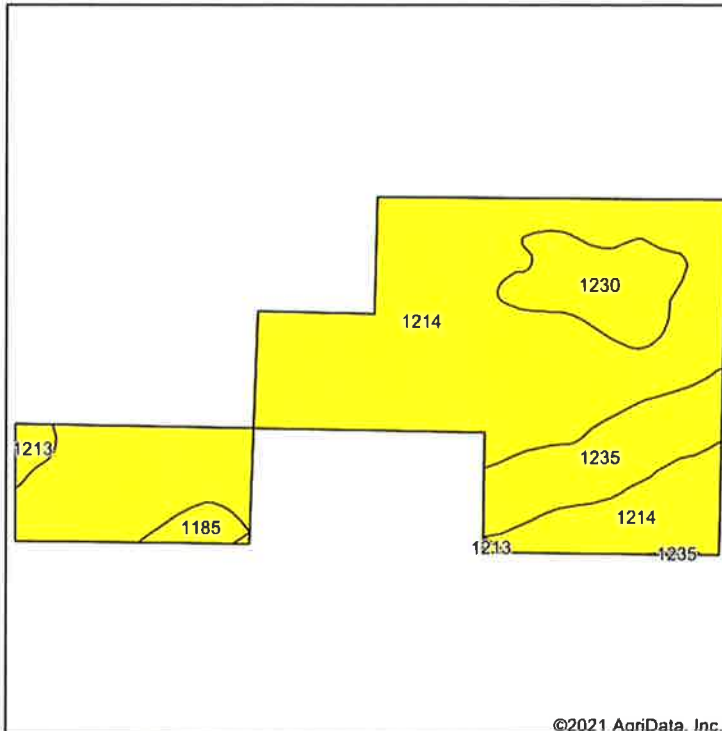


Tract 2

Irrigation well location and pumping rate



Soils Map



State: **Kansas**
 County: **Kearny**
 Location: **22-24S-35W**
 Township: **Southside**

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Soils data provided by USDA and NRCS.

Area Symbol: KS093, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	Corn Irrigated	Corn silage Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated	*n NCCPI Soybeans
1214	Las clay loam, deep, occasionally flooded	174.38	62.6%		IVw	IIw	6			25	109	20	45	27
1235	Las-Las Animas complex, occasionally flooded	50.31	18.1%		IVw	IIw	5		12	13	55	10	23	27
1230	Las variant clay loam, occasionally flooded	39.89	14.3%		IVs		3	60		28	60	19	35	36
1185	Las Animas sandy loam, occasionally flooded	8.26	3.0%		IVw	IIIw	5		25					25
1213	Las clay loam, moderately deep, occasionally flooded	5.74	2.1%		IVw	IIw	6			25	109	20	45	29
Weighted Average							5.4	8.6	2.9	22.5	89	17.5	38.3	*n 28.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 2



Tract 3

Legal Description

The Southwest Quarter (SW/4) of Section Thirty-three (33), Township Twenty-four (24) South, Range Thirty-five (35) West of the Sixth P.M., Kearny County, Kansas.

Description of the Land

This tract consists of 160 total acres of which 122.83 acres are irrigated and the remaining 37.17 acres are in roads and waste.

Water Rights

This tract is governed by Water Right KE 81. This water right allows 320 Acre Feet or 2.6 AF/A to be pumped per calendar year. The irrigation well is reported to pump 800 Gallons Per Minute or 6.5 GPM/A.

Minerals

The producing minerals are described in the Mineral section of this brochure.

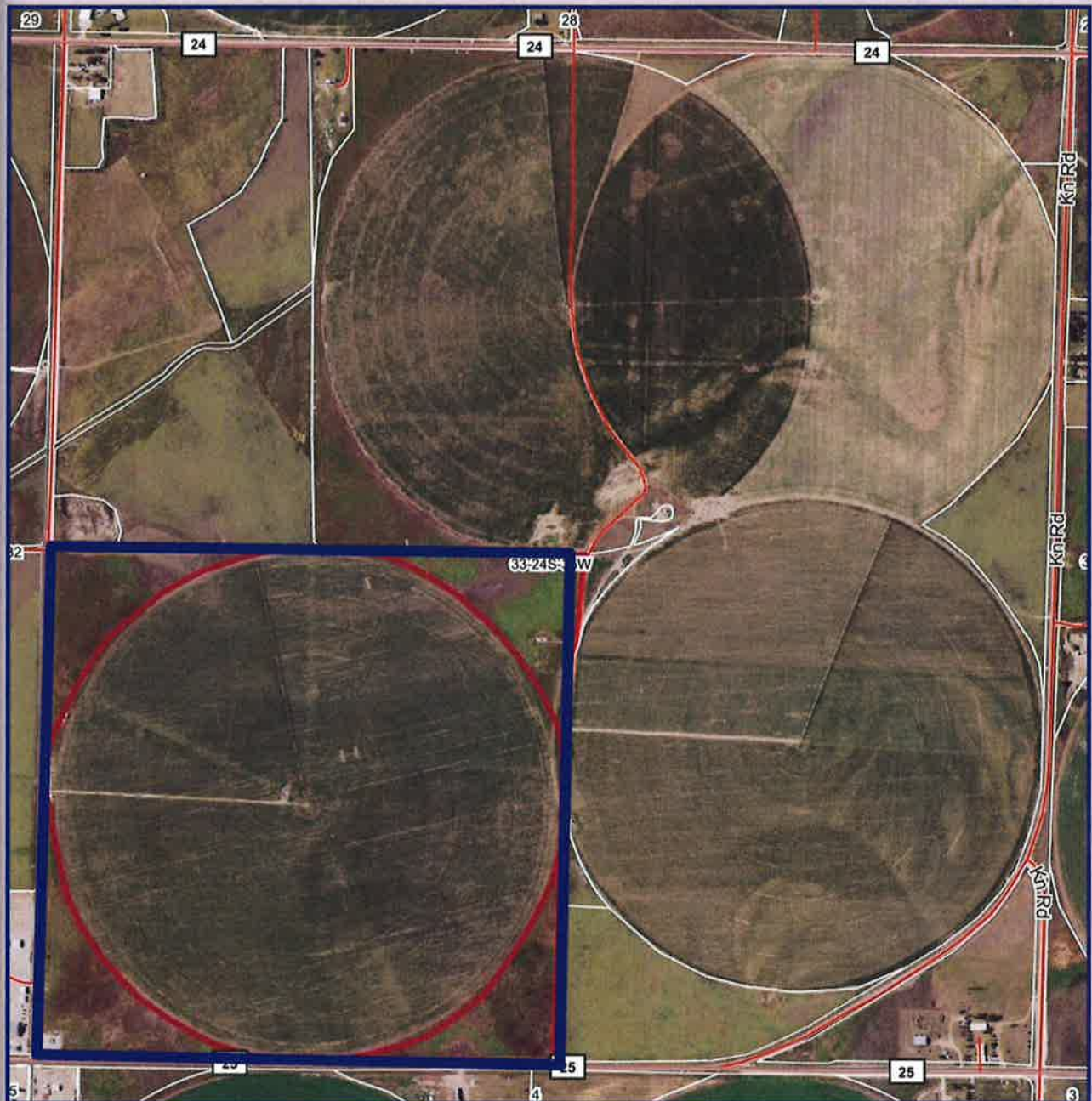
Irrigation Equipment

This tract is being sold with an irrigation pump, and gearhead.

Real Estate Taxes

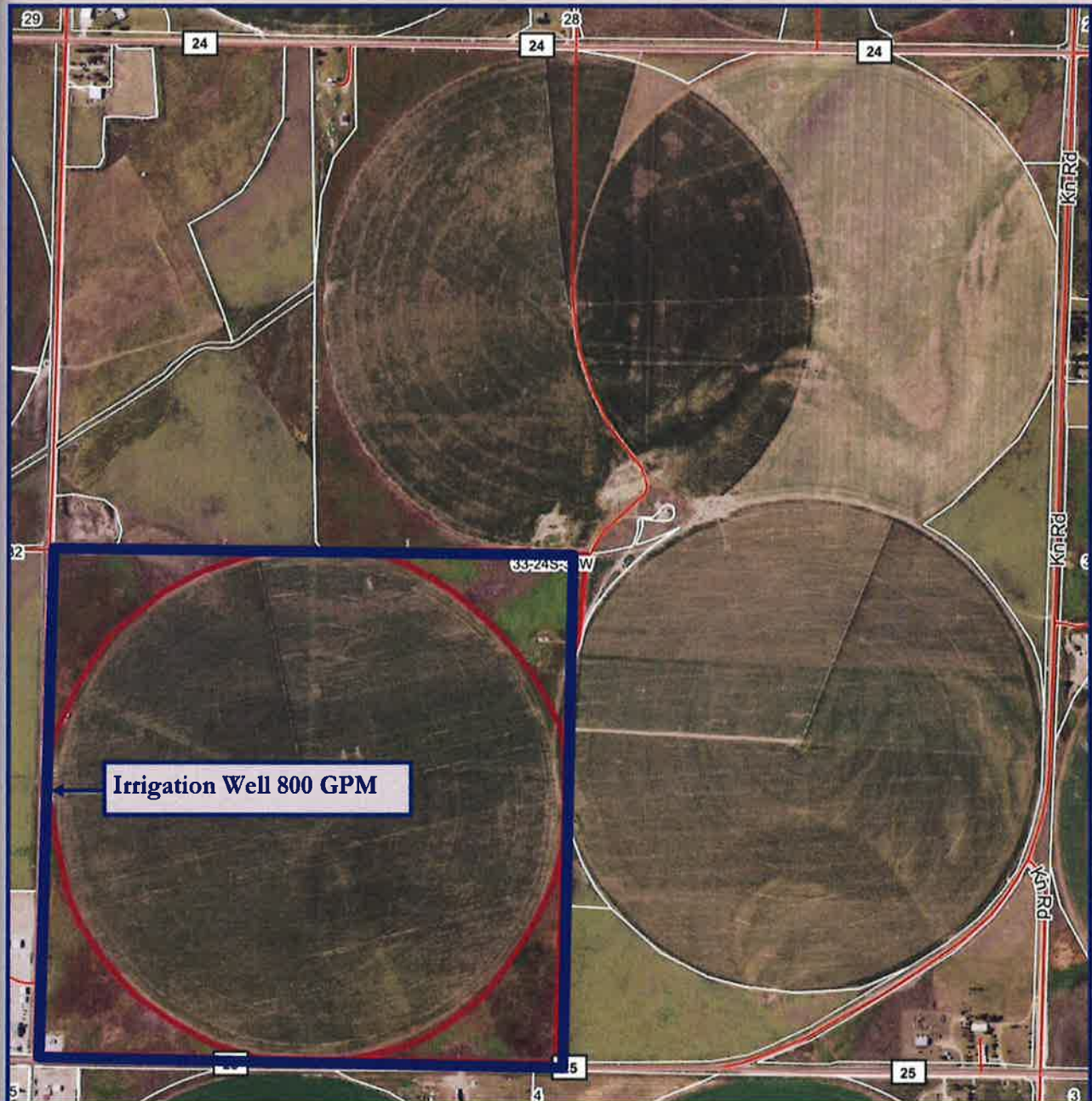
2020 Real Estate Taxes \$3,783.80

Tract 3

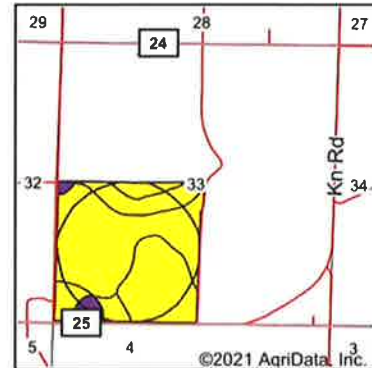
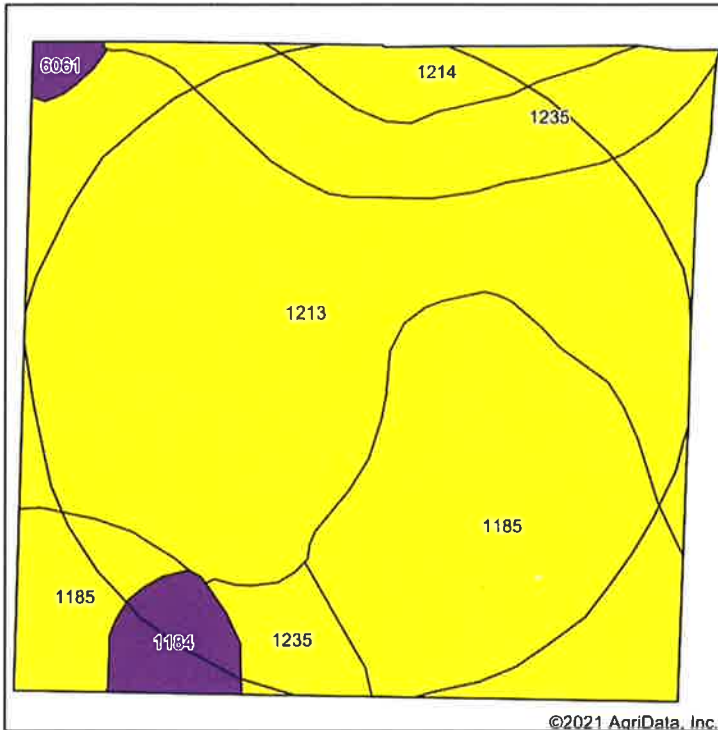


Tract 3

Irrigation well location and pumping rate



Soils Map



State: Kansas
County: Kearny
Location: 33-24S-35W
Township: Southside

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Soils data provided by USDA and NRCS

Area Symbol: KS093, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	Corn silage Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated	*n NCCPI Soybeans
1213	Las clay loam, moderately deep, occasionally flooded	79.39	48.2%		IVw	IIw	6		25	109	20	45	29
1185	Las Animas sandy loam, occasionally flooded	50.11	30.4%		IVw	IIIw	5	25					25
1235	Las-Las Animas complex, occasionally flooded	22.88	13.9%		IVw	IIw	5	12	13	55	10	23	27
1214	Las clay loam, deep, occasionally flooded	6.06	3.7%		IVw	IIw	6		25	109	20	45	27
1184	Las Animas loamy sand, occasionally flooded	4.95	3.0%		VI s	IVw	5	25					25
6061	Lincoln soils, occasionally flooded	1.19	0.7%		VIIw								26
Weighted Average							5.5	10	14.8	64.2	11.8	26.6	*n 27.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

Tract 3



Tract 4

Legal Description

The North Half (N/2) of Section Thirteen (13), Township Twenty-four (24) South, Range Thirty-five (35) West of the Sixth P.M., Kearny County, Kansas lying South of River Road.

Description of the Land

This tract consists of 175.24 acres of native grass. This tract is fenced.

Water Rights

This tract does have a place of use right for 28 acres permitted by Water right 29804.

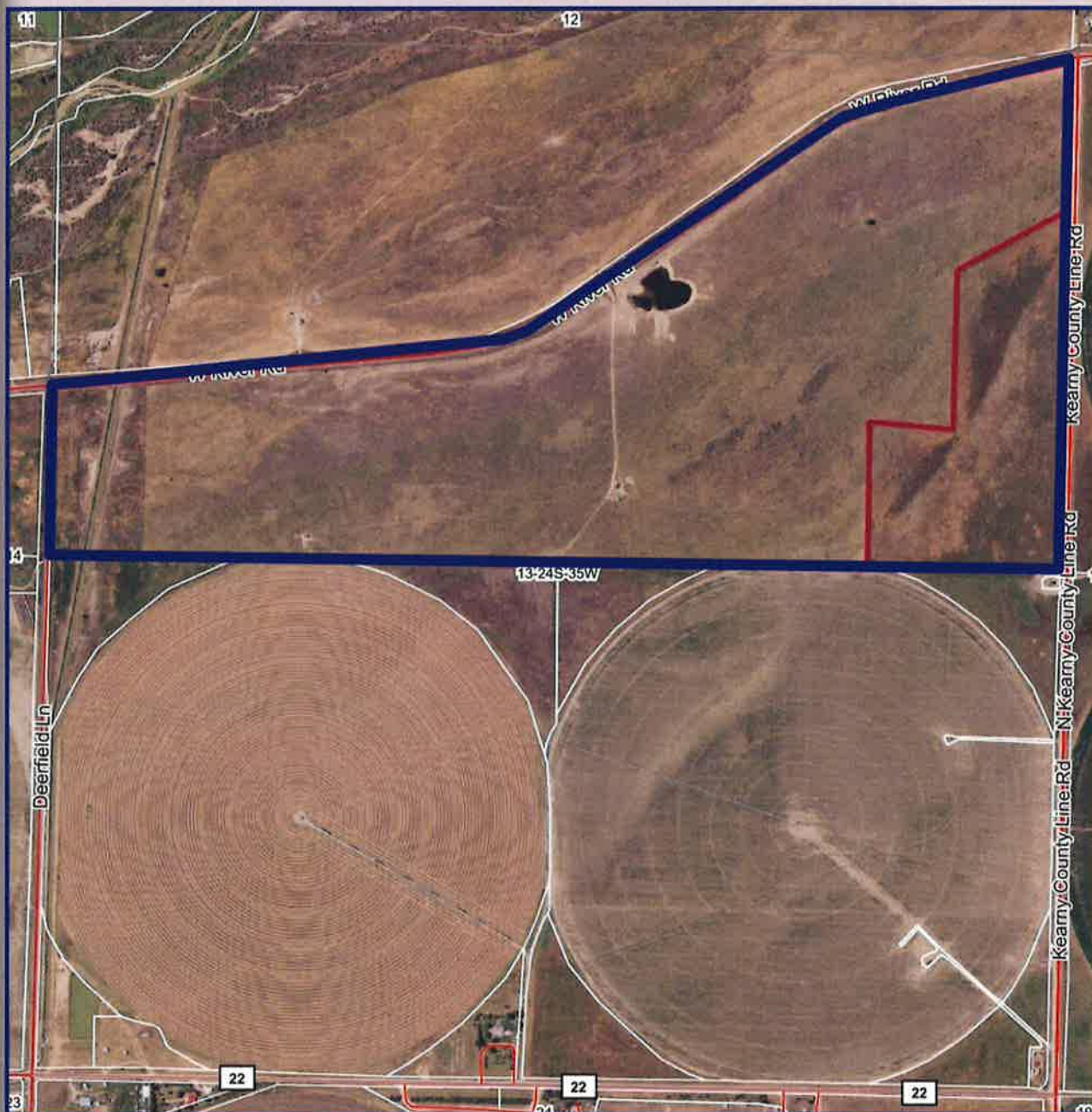
Minerals

The producing minerals are described in the Mineral section of this brochure.

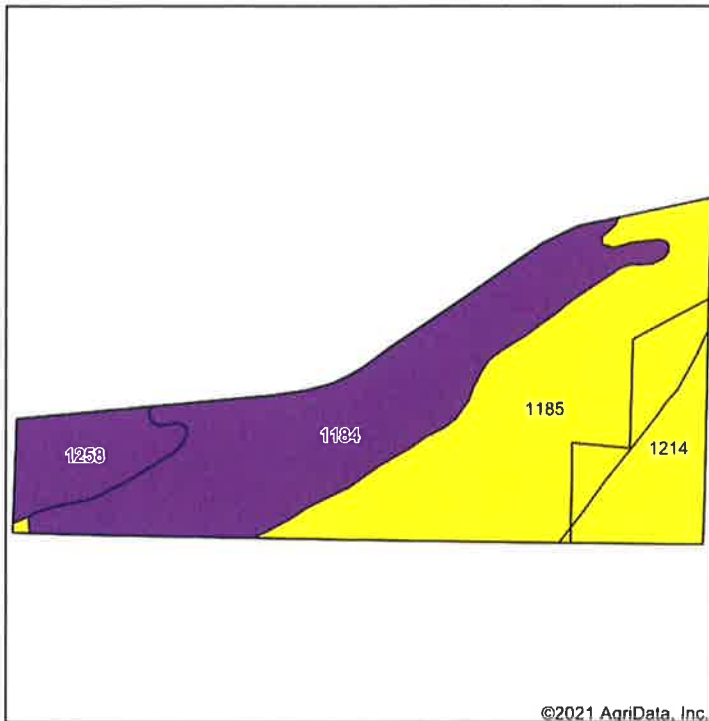
Real Estate Taxes

2020 Real Estate Taxes \$639.81

Tract 4

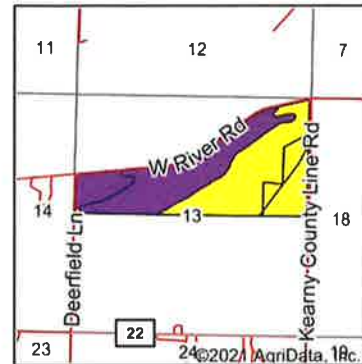


Soils Map



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Kearny**
Location: **13-24S-35W**
Township: **Southside**

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Area Symbol: KS093, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	Corn silage Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated	*n NCCPI Soybeans
1185	Las Animas sandy loam, occasionally flooded	78.29	42.6%		IVw	IIIw	5	25					25
1184	Las Animas loamy sand, occasionally flooded	70.49	38.4%		VIc	IVw	5	25					25
1214	Las clay loam, deep, occasionally flooded	18.59	10.1%		IVw	IIw	6		25	109	20	45	27
1258	Sweetwater clay loam, occasionally flooded	16.24	8.8%		Vw								31
Weighted Average							4.7	20.3	2.5	11	2	4.6	*n 25.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 4



Tract 5

Legal Description

The Southeast Quarter of the Northeast Quarter (SE/4NE/4) of Section Twenty-four (24), Township Twenty-four (24) South, Range Thirty-six (38) West of the Sixth P.M., Kearny County, Kansas.

Description of the Land

This tract consists of 40 total acres of which 21.71 acres are in dry crop and the remaining 18.29 acres in native pasture.

Minerals

The producing minerals are described in the Mineral section of this brochure.

Real Estate Taxes

2020 Real Estate Taxes \$86.77

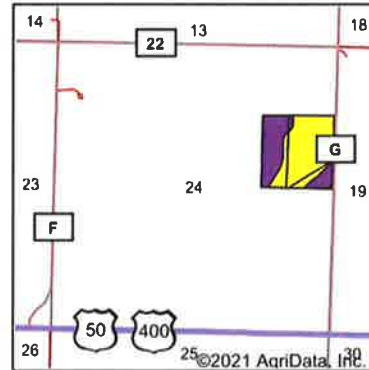
Tract 5



Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Kearny**
 Location: **24-24S-38W**
 Township: **Hartland**

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Area Symbol: KS093, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
1578	Colby silt loam, 1 to 3 percent slopes	26.79	63.9%		IVc	IIIe	55
1580	Colby silt loam, 6 to 15 percent slopes	15.14	36.1%		VIe		49
Weighted Average							*n 52.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 5



Tract 6

Legal Description

Lots Seven (7), Eight (8), Nine (9) Less a Tract, Lot Ten (10) and the Southeast Quarter (SE/4) of Section Seven (7), Township Twenty-four (24) South, Range Thirty-four (34) West of the Sixth P.M., Finney County, Kansas.

Description of the Land

This tract consists of 153.1 total acres of which 117.64 acres are irrigated, 34.26 acres of dry crop and the remaining 1.2 acres of roads and waste.

Water Rights

This tract is governed by Water Right 19303. This water right allows 290 Acre Feet or 2.5 AF/A to be pumped per calendar year. The irrigation well is reported to pump 2,200 Gallons Per Minute or 18.70 GPM/A.

Minerals

The producing minerals are described in the Mineral section of this brochure.

Irrigation Equipment

This tract is being sold with an irrigation pump and gearhead.

Real Estate Taxes

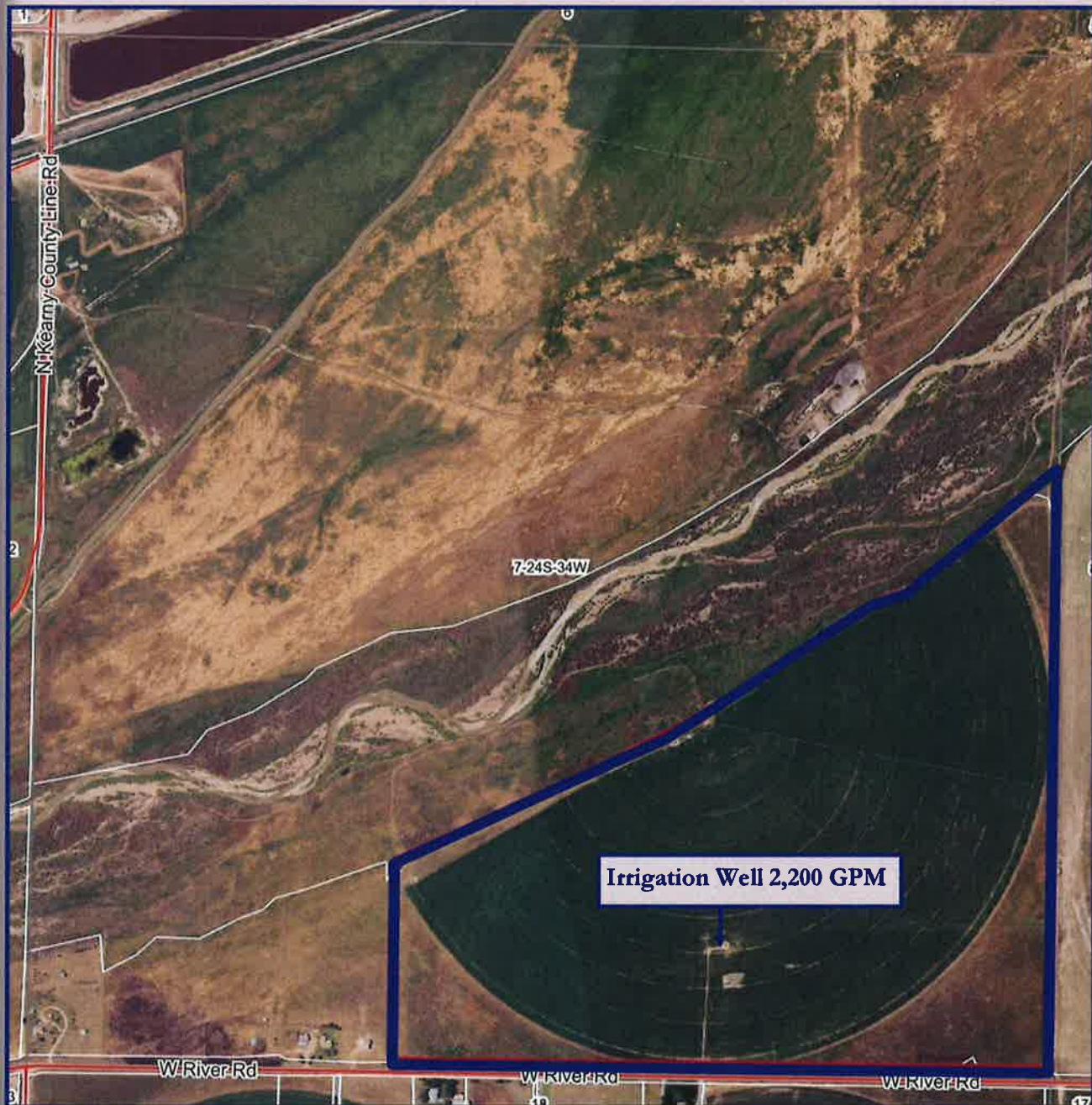
2020 Real Estate Taxes \$1,248.46

Tract 6



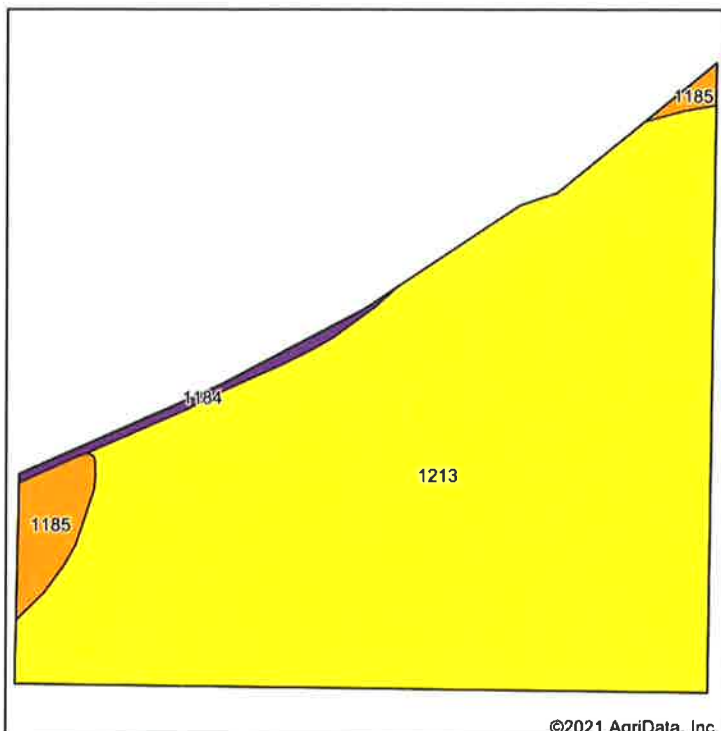
Tract 6

Irrigation well location and pumping rate

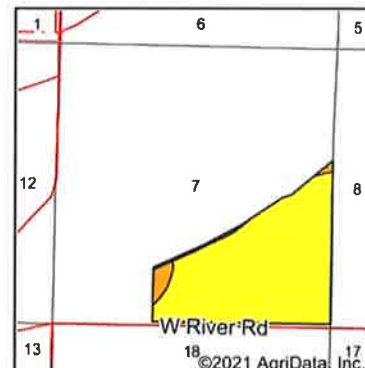


Irrigation Well was drilled in 2013

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Finney**
 Location: **7-24S-34W**
 Township: **Sherlock**

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Area Symbol: KS055, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	Corn silage Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated	*n NCCPI Soybeans
1213	Las clay loam, moderately deep, occasionally flooded	142.18	95.3%		IVw	IIw	6		25	109	20	45	31
1185	Las Animas sandy loam, occasionally flooded	5.09	3.4%		IIIw	IIIw	5	25					30
1184	Las Animas loamy sand, occasionally flooded	1.90	1.3%		VIa	IVw	5	25					25
Weighted Average							6	1.2	23.8	103.9	19.1	42.9	*n 30.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 6



Tract 7

Legal Description

The West Half of the Northwest Quarter (W/2NW/4) of Section Eighteen (18), Township Twenty-four (24) South, Range Thirty-four (34) West of the Sixth P.M., Finney County, Kansas.

Description of the Land

This tract consists of 77.9 Total acres of which 58 acres are irrigated, 18.19 acres are in dry crop and the remaining 1.71 acres are in roads and waste.

Water Rights

This tract is governed by Water Right FI 216. This water right allows 472 Acre Feet or 8 AF/A to be pumped per calendar year. The irrigation well is reported to pump 2,400 Gallons Per Minute or 41.38 GPM/A.

Minerals

The producing minerals are described in the Mineral section of this brochure.

Irrigation Equipment

This tract is being sold with an irrigation pump and a gearhead.

Real Estate Taxes

2020 Real Estate Taxes \$1,259.03

Tract 7



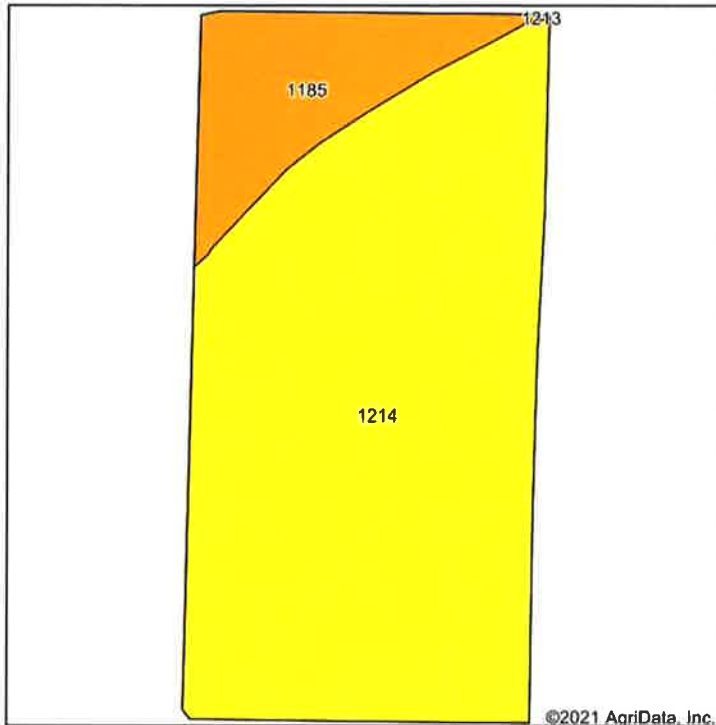
Tract 7

Irrigation well location and pumping rate



Irrigation Well was drilled in 2013

Soils Map



State: **Kansas**
 County: **Finney**
 Location: **18-24S-34W**
 Township: **Sherlock**

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Soils data provided by USDA and NRCS.

Area Symbol: KS055, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	Corn silage Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated	*n NCCPI Soybeans
1214	Las clay loam, deep, occasionally flooded	64.81	85.0%		IVw	IIw			25	109	20	45	40
1185	Las Animas sandy loam, occasionally flooded	11.44	15.0%		IIIw	IIIw	5	25					30
Weighted Average							0.8	3.8	21.2	92.6	17	38.2	*n 38.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 7



Minerals Gas Royalties

2020 Natural Gas Net Income \$6,089.47

Joyce E. Esfeld Living Trust

Well Name	Well Location	Gross Income
Gas Wells		
Whitman Brenneman A1	22-24-35 S	421.08
Whitman Brenneman B2	22-24-35 S	287.69
Whitman Brenneman A 3	22-24-35 S	-
Nuss Gas Unit B 001	27-24-35 S	65.40
Nuss Gas Unit B 004	27-24-35 S	37.94
Nuss Gas Unit B 211	27-24-35 S	56.24
Esfeld 11	25-24-36 S	79.55
Esfeld 1	25-24-36 S	183.08
Fletcher B1	26-24-36 S	23.61
Fletcher B2	26-24-36 S	13.82
Fletcher B3	26-24-36 S	21.44
Singleton 1-2 TA	30-24-35 S	-
Singleton 1	30-24-35 S	30.44
Singleton 1A1	30-24-35 S	39.69
McGonigal 3-18	18-24-34 S	-
McGonigal 2	18-24-34 S	-
McGonigal 1	18-24-34 S	100.79
Gross Income (Gas) \$		1,360.77

Meier Family Rev. Trust

Well Name	Well Location	Gross Income
Gas Wells		
Whitman Brennaman A1	22-24-35 S	421.08
Whitman Brennaman B2	22-24-35 S	287.69
Whitman Brennaman A 3	22-24-35 S	-
Rixon 1	28-24-35 S	83.19
Rixon 1-2	28-24-35 S	96.31
Rixon 2CG-28	28-24-35 S	65.71
Nuss Gas Unit B 001	27-24-35 S	65.40
Nuss Gas Unit B 004	27-24-35 S	37.94
Nuss Gas Unit B 2111	27-24-35 S	56.23
Esfeld 11	25-24-36 S	79.55
Esfeld 1	25-24-36 S	183.08
Fletcher B1	26-24-36 S	23.62
Fletcher B2	26-24-36 S	13.82
Fletcher B3	26-24-36 S	21.45
Singleton 1-2 TA	30-24-35 S	-
Singleton 1	30-24-35 S	30.44
Singleton 1A1	30-24-35 S	39.69
McGonigal 3-18	18-24-34 S	-
McGonigal 2	18-24-34 S	-
McGonigal 1	18-24-34 S	100.79
Gross Income (Gas) \$		1,605.99

Micheal J. Unrein

Well Name	Well Location	Gross Income
Gas Wells		
Nuss Gas Unit B 001	27-24-35 S	69.50
Nuss Gas Unit B 004	27-24-35 S	40.31
Nuss Gas Unit B 2H1	27-24-35 S	59.75
Esfeld 11	25-24-36 S	19.89
Esfeld 1	25-24-36 S	45.77
Fletcher B1	26-24-36 S	11.81
Fletcher B2	26-24-36 S	6.90
Fletcher B3	26-24-36 S	10.72
Singleton 1-2 TA	30-24-35 S	-
Singleton 1	30-24-35 S	15.22
Singleton 1A1	30-24-35 S	19.85
Unrein 2 SI	13-24-35 S	-
Unrein 3 X SI	13-24-35 S	-
Unrein 1	33-24-35 S	54.90
Unrein 2CG-33	33-24-35 S	74.83
Unrein 1-2	33-24-35 S	79.43
Unrein 3CG-33	33-24-35 S	37.66
Durham Gas Unit 001	14-24-37 S	4.61
Durham Gas Unit 3H1	14-24-37 S	6.03
Durham Gas Unit 002	14-24-37 S	4.66
Crawford A5	7-24-34 S	163.49
Crawford A0	7-24-34 S	95.78
Gross Income (Gas) \$		821.11

Patrick J. Unrein Rev. Trust

Well Name	Well Location	Gross Income
Gas Wells		
Nuss Gas Unit B 001	27-24-35 S	4.09
Nuss Gas Unit B 004	27-24-35 S	2.37
Nuss Gas Unit B 2HII	27-24-35 S	35.14
Esfeld 1I	25-24-36 S	19.87
Esfeld 1	25-24-36 S	45.77
Fletcher B1	26-24-36 S	11.81
Fletcher B2	26-24-36 S	6.90
Fletcher B3	26-24-36 S	10.73
Singleton 1-2 TA	30-24-35 S	-
Singleton 1	30-24-35 S	15.22
Singleton 1AI	30-24-35 S	19.85
Unrein 1 SI	13-24-35 S	-
Unrein 2 SI	13-24-35 S	-
Unrein 3 X SI	13-24-35 S	-
Unrein 1	33-24-35 S	54.90
Unrein 2CG-33	33-24-35 S	74.83
Unrein 1-2	33-24-35 S	79.43
Unrein 3CG-33	33-24-35 S	37.66
Durham Gas Unit 001	14-24-37 S	4.61
Durham Gas Unit 3HII	14-24-37 S	6.03
Durham Gas Unit 002	14-24-37 S	4.66
Crawford A5	7-24-34 S	163.49
Crawford A0	7-24-34 S	95.78
Gross Income (Gas) \$		693.14

Loretta J. Bowman Trust

Well Name	Well Location	Gross Income
Gas Wells		
Nuss Gas Unit B 001	27-24-35 \$	24.53
Nuss Gas Unit B 004	27-24-35 \$	14.23
Nuss Gas Unit B 2111	27-24-35 \$	21.08
Esfeld 11	25-24-36 \$	119.32
Esfeld 1	25-24-36 \$	274.62
Fletcher B1	26-24-36 \$	23.62
Fletcher B2	26-24-36 \$	13.82
Fletcher B3	26-24-36 \$	21.45
Singleton 1-2 TA	30-24-35 \$	-
Singleton 1	30-24-35 \$	30.44
Singleton 1A1	30-24-35 \$	39.69
Unrein 1 SI	13-24-35 \$	-
Unrein 2 SI	13-24-35 \$	-
Unrein 3 X SI	13-24-35 \$	-
Unrein 1	33-24-35 \$	109.80
Unrein 2CG-33	33-24-35 \$	149.66
Unrein 1-2	33-24-35 \$	158.86
Unrein 3CG-33	33-24-35 \$	74.53
Crawford A5	7-24-34 \$	181.35
Crawford A0	7-24-34 \$	106.24
Gross Income (Gas) \$		1,363.24

JEECEE, LLC

Gas Wells

Well Name

Well Location

Gross Income

Rixon 1

28-24-35 \$

83.18

Rixon 1-2

28-24-35 \$

96.32

Rixon 2CG-28

28-24-35 \$

65.72

Net Income (Gas) \$

245.22