

391.5± Acres Dryland & Grass Sherman County, KS

Exclusively Listed by The Land Office LLC



\$789,307.00

2021 Property Tax \$2,106.44. Domestic & Livestock well on 33-T8S-R42W. There is no known well permit. Seller's mineral interest, if any, shall transfer to Buyer. Seller's mineral interest has not been determined. Improvements include a 1967 12' x 53' Singlewide trailer (poor condition), 30' x 84' Quonset (Fair), (3) grain bins (Fair). There is a billboard located on Section 29. Possession can be immediate upon acceptance of a sales agreement.

Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
387.08	240.04	Wheat	PLC	127.8	31
		Gr Sorghum	PLC	4.2	46

Legal: SE4 Section 29, Township 8 South, Range 42 West of the 6th P.M., Tract in SW4 Section 33, Township 8 South, Range 42 West of the 6th P.M., SW4 Section 3, Township 9 South, Range 42 West of the 6th P.M., Sherman County, Kansas.

Directions: From Kanorado I70 Exit:

First parcel is located at the SW corner of exit.

Second parcel 1 mile south of exit to NW corner of property.

Third parcel 2 1/2 miles south to County Road 61, 1 mile east to SW corner of property.

L202295 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer.*

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.

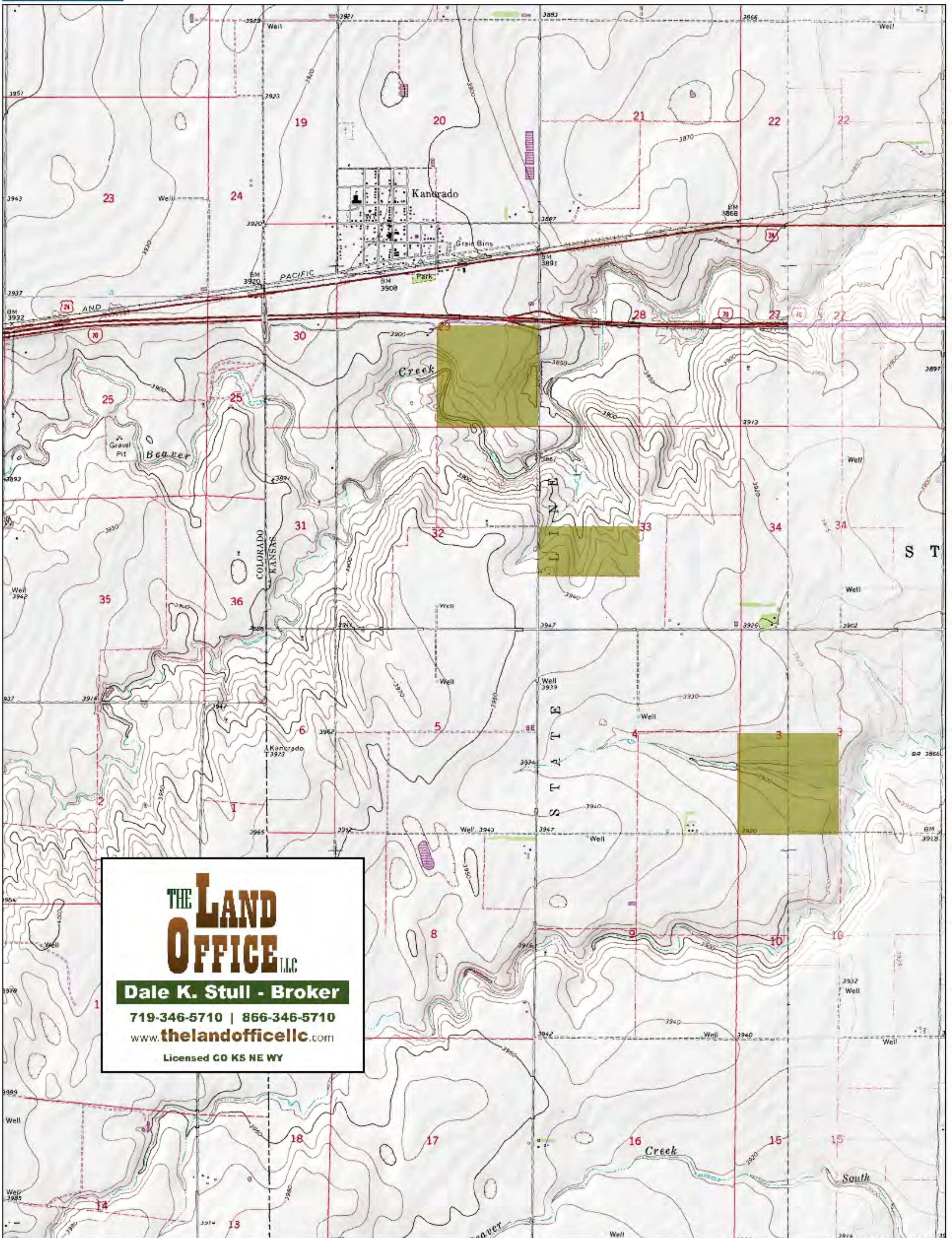


Dale K. Stull, Broker

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



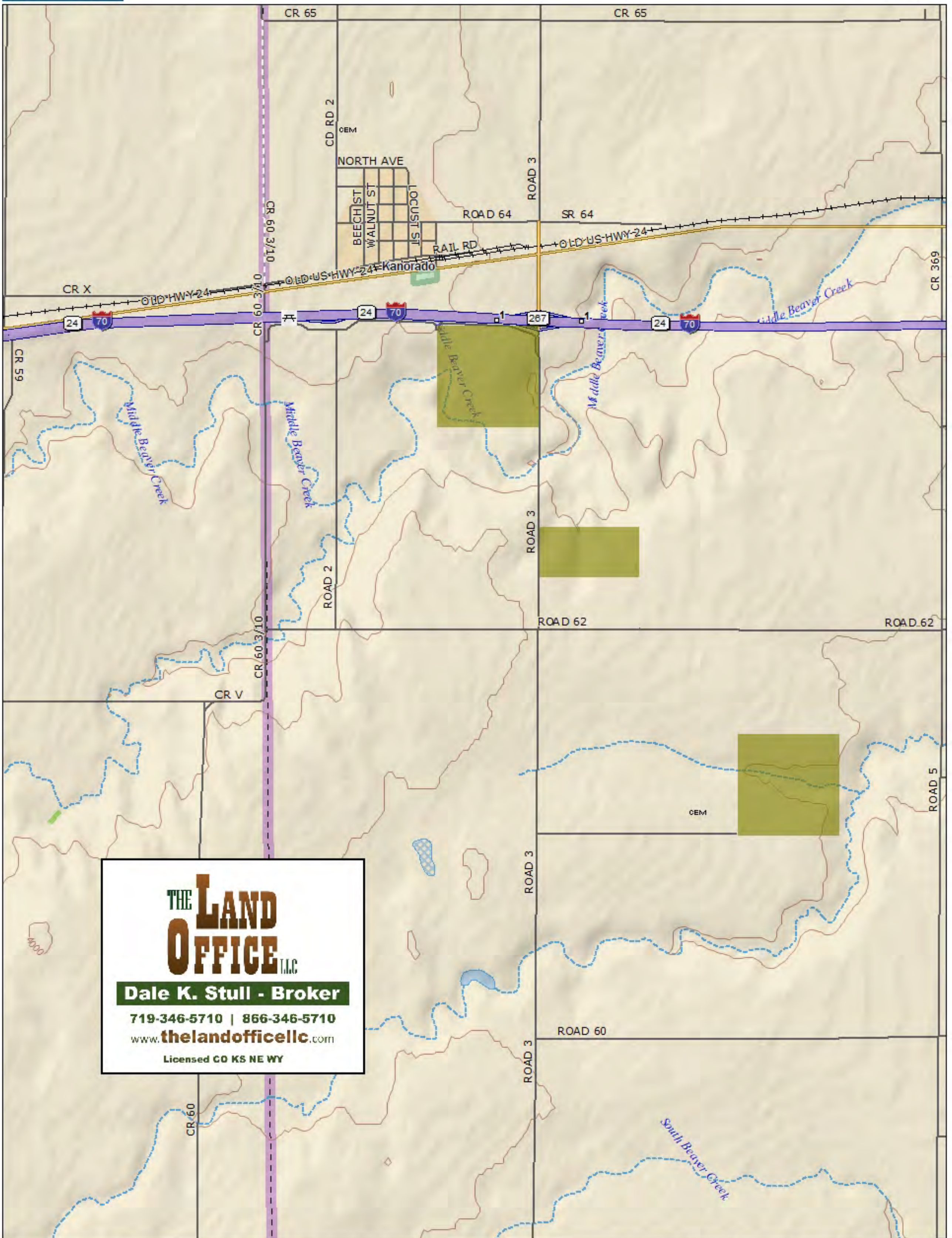
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Dale K. Stull - Broker
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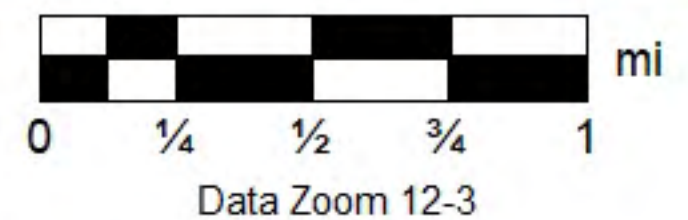


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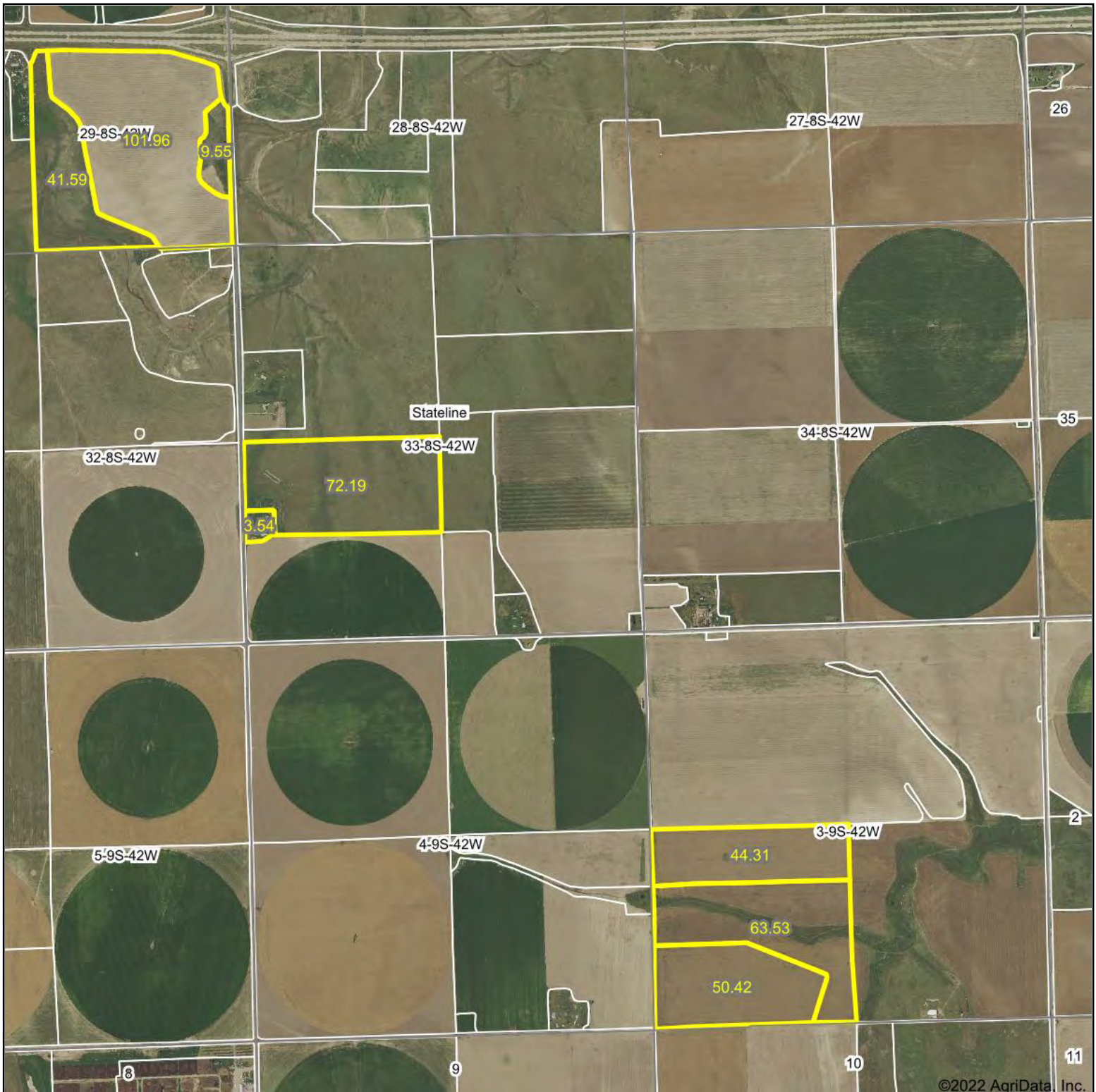
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Aerial Map



Map Center: 39° 18' 37.86, -102° 0' 33.14

0ft 2064ft 4127ft

33-8S-42W
Sherman County
Kansas



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Maps Provided By:



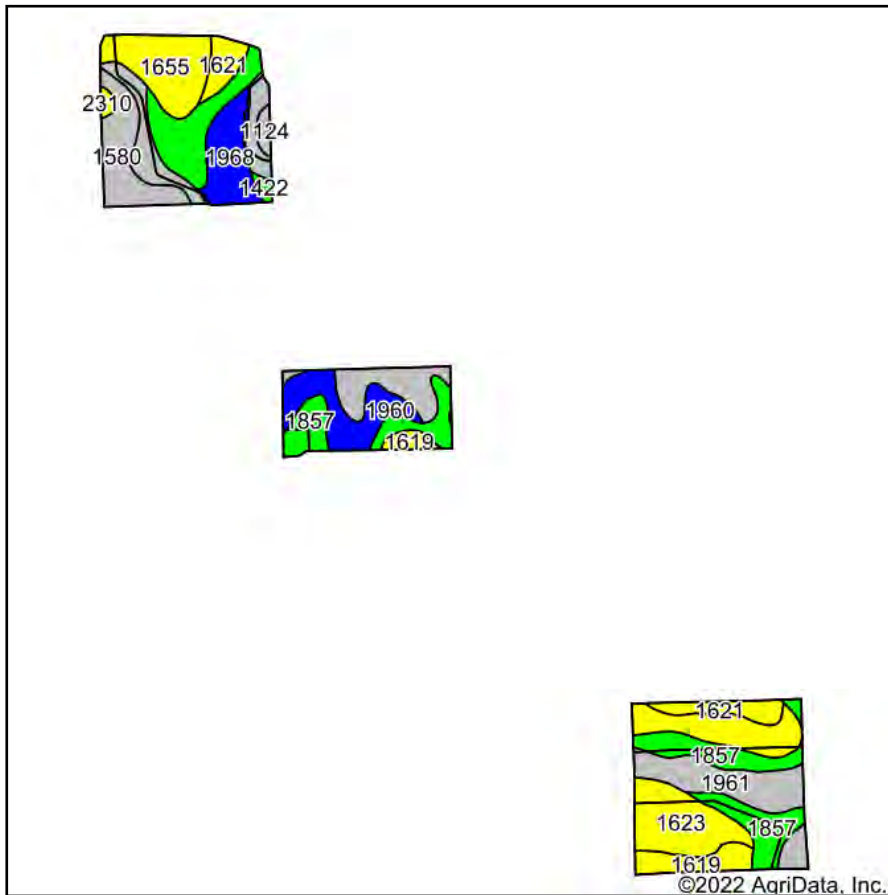
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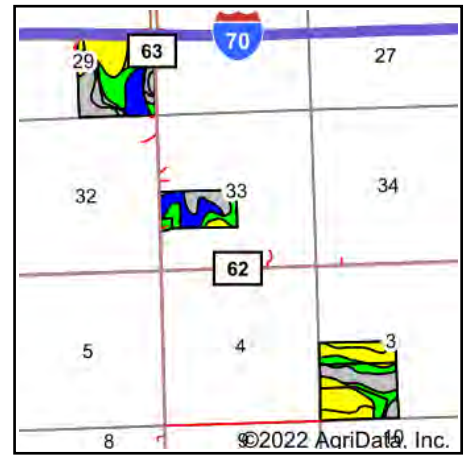
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Sherman**
 Location: **33-8S-42W**
 Township: **Stateline**
 Acres: **387.09**
 Date: **4/27/2022**

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Area Symbol: KS181, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Sunflowers Lbs	Sunflowers Irrigated Lbs	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
1857	Ulysses silt loam, 1 to 3 percent slopes	87.34	22.6%		IIIe	Ile						65
1623	Keith silt loam, 1 to 3 percent slopes, south	60.20	15.6%		Ile	Ile						67
1580	Colby silt loam, 6 to 15 percent slopes	57.57	14.9%		VIe							49
1961	Buffalo Park-Ulysses silt loams, 6 to 15 percent slopes	52.83	13.6%		VIe							59
1655	Kuma-Keith silt loams, 0 to 2 percent slopes	32.77	8.5%		IIc	Ile	175	1000	2500	38	80	47
1960	Buffalo Park silt loam, 3 to 6 percent slopes	26.64	6.9%		IVe	IVe						54
1968	Buffalo Park-Ulysses silt loams, 3 to 6 percent slopes, eroded	24.25	6.3%		IVe	IVe						50
1621	Keith-Ulysses silt loams, 0 to 1 percent slopes	20.12	5.2%		IIc	I						66
1619	Keith silt loam, 0 to 1 percent slopes	18.30	4.7%		IIc	Iw						59
1124	Bridgeport silt loam, channeled	3.01	0.8%		Vw							46
1422	Goshen silt loam, rarely flooded	2.11	0.5%		IIIc	Iw						55
2310	Bridgeport silt loam, rarely flooded	1.95	0.5%		IIc	Iw						67
Weighted Average					3.66	1.57	14.8	84.7	211.6	3.2	6.8	*n 58.5

*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.