

# 640± Acres Dryland Hamilton County, Kansas

*Exclusively Listed by The Land Office LLC*



\$656,000.00

2020 Property Tax \$940.44. Seller's mineral interest, if any, shall transfer to Buyer. According to Hamilton County, Seller does not own any minerals interest. Water rights of record or appurtenant to the property are included in the sale. There is no developed water. There are no improvements. Possession immediate upon closing subject to a cash lease that expires July 31, 2024. Cash lease payment is \$20,790.00.

FSA	Farmland Acres	Cropland Acres	Base
	644.93	593.58	No Base

Directions: From Syracuse, 10 miles south on Hwy 27 to County Road 31. 9 miles west on County Road 31 to County Road G. 1 mile north on County Road G to southwest corner of property.

Legal: All Section 27, Township 25 South, Range 42 West of the 6<sup>th</sup> P.M.,  
Hamilton County, Kansas.

L202191 *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.*



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# Section 27 T25S R42W

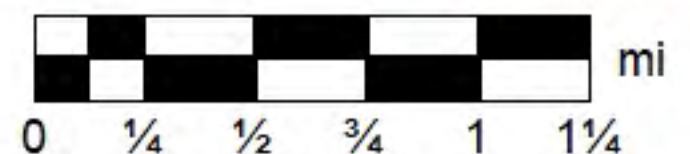
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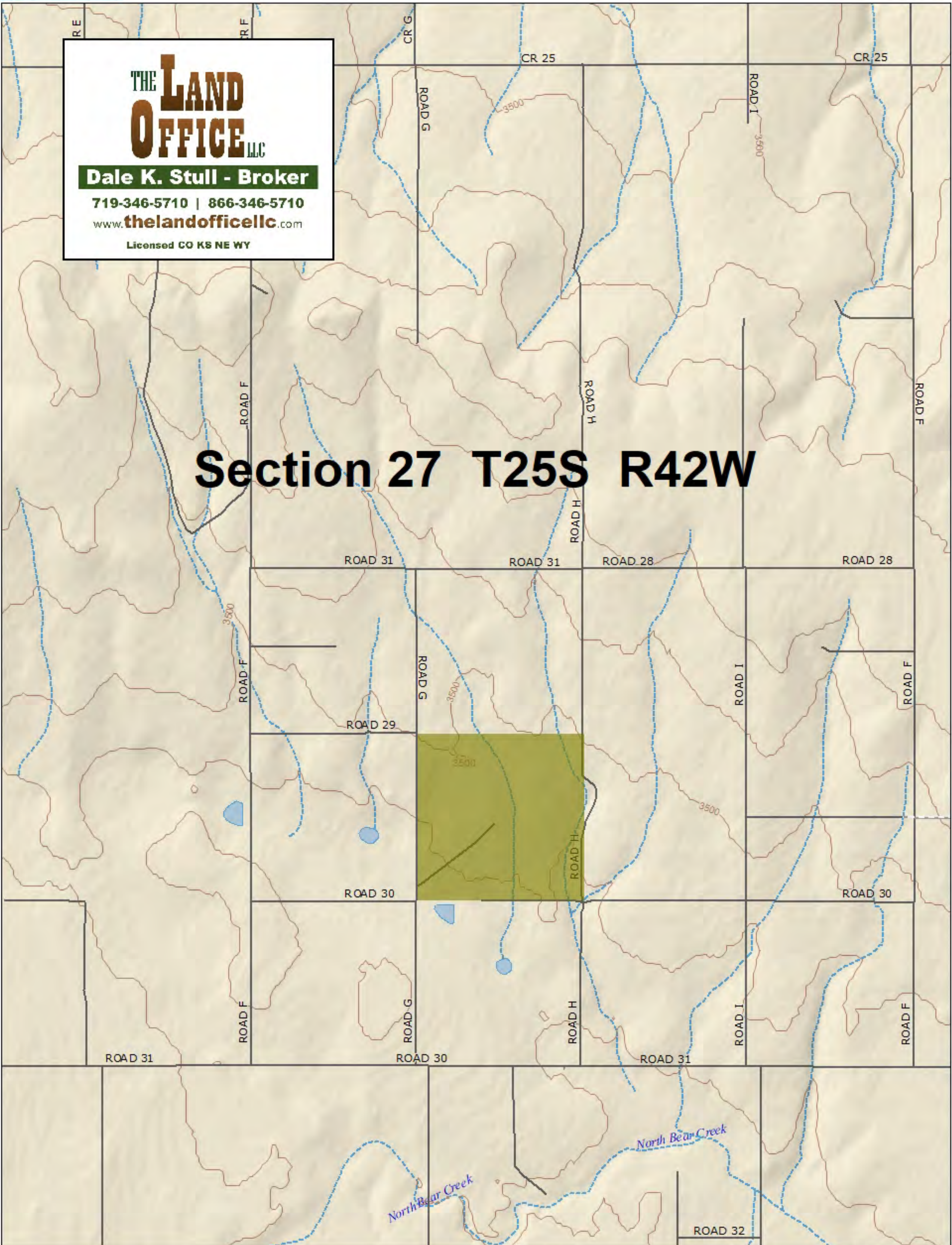


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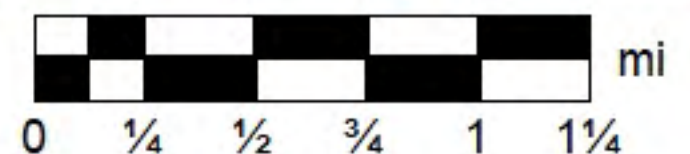
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MN (5.9° E)



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# Aerial Map



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Map Center: 37° 50' 55.29, -101° 55' 2.24

0ft 838ft 1676ft

**27-25S-42W**  
**Hamilton County**  
**Kansas**



6/15/2021

**THE LAND**  
**OFFICE** LLC

Maps Provided By:



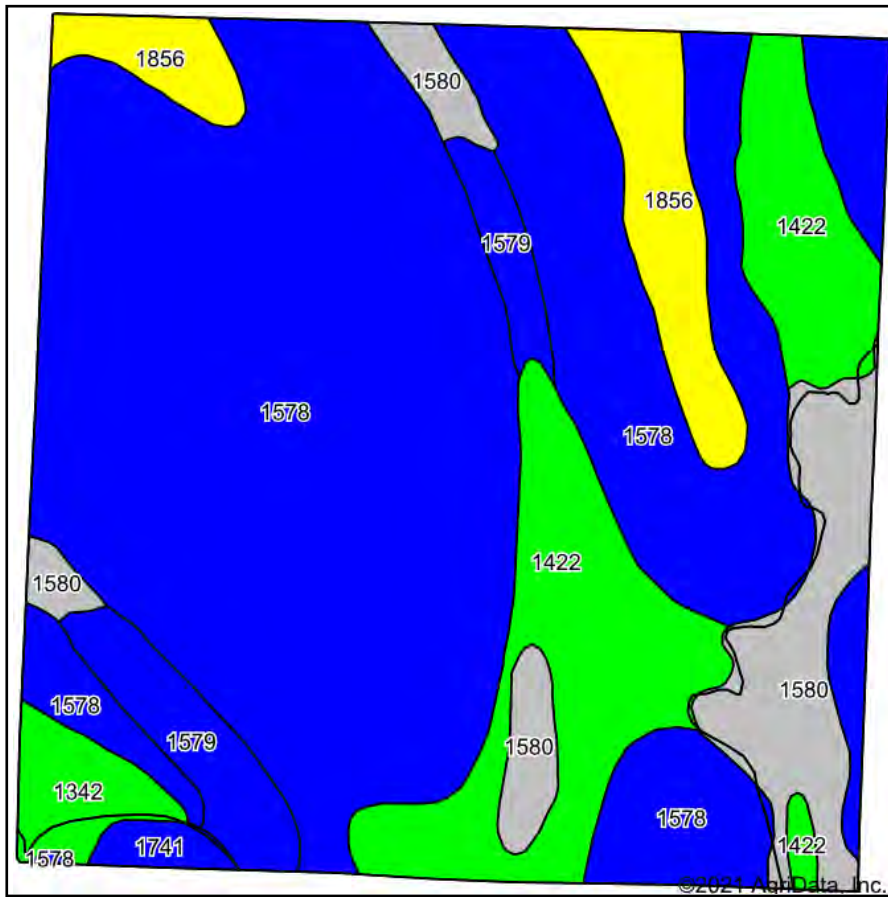
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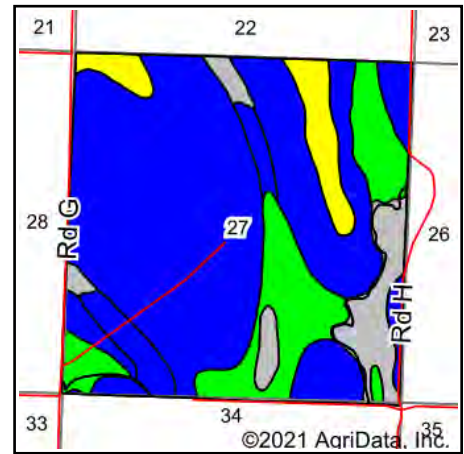
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Hamilton**  
 Location: **27-25S-42W**  
 Township: **Bear Creek**  
 Acres: **644.93**  
 Date: **6/15/2021**

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Area Symbol: KS075, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	*n NCCPI Soybeans
1578	Colby silt loam, 1 to 3 percent slopes	411.52	63.8%		IVc	IIIe		55
1422	Goshen silt loam, rarely flooded	92.19	14.3%		IIIc	Iw	118	55
1580	Colby silt loam, 6 to 15 percent slopes	55.57	8.6%		VIe			49
1856	Ulysses silt loam, 0 to 1 percent slopes	38.48	6.0%		IIc	Iw		65
1579	Colby silt loam, 3 to 6 percent slopes	28.40	4.4%		IVe	IVe	90	54
1342	Bridgeport clay loam, rarely flooded	13.77	2.1%		IIIc	I	130	60
1741	Pleasant silty clay loam, ponded	5.00	0.8%		IVw	IVw		7
Weighted Average							23.6	*n 54.8

\*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.