

400 Acres of Lane Co. Pasture

East Half and the South Half of Southwest Quarter of 9-16-30



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400 Acres of Lane Co. Pasture

East Half and the South Half of Southwest Quarter of 9-16-30

This is a **GREAT** opportunity to purchase a very nice pasture tract in Lane County, Kansas. This tract offers 400 acres of fenced pasture with a water well.

Legal Description

The East Half (E/2) and the South Half of the Southwest Quarter (S/2SW/4) of Section Nine (9), Township Sixteen (16) South, Range Thirty (30) West of the Sixth P.M., Lane Co., Kansas.

Minerals

This tract is selling with the surface rights only.

Possession

This tract is currently leased until December 31, 2023. Buyer shall get full possession January 1, 2024.

Driving Directions

This tract is located two miles West and five miles North of Healy and is accessed from Bison Road.

2022 Real Estate Taxes

\$1,147.78

Asking Price

\$490,000 or \$1,225 Per Acre



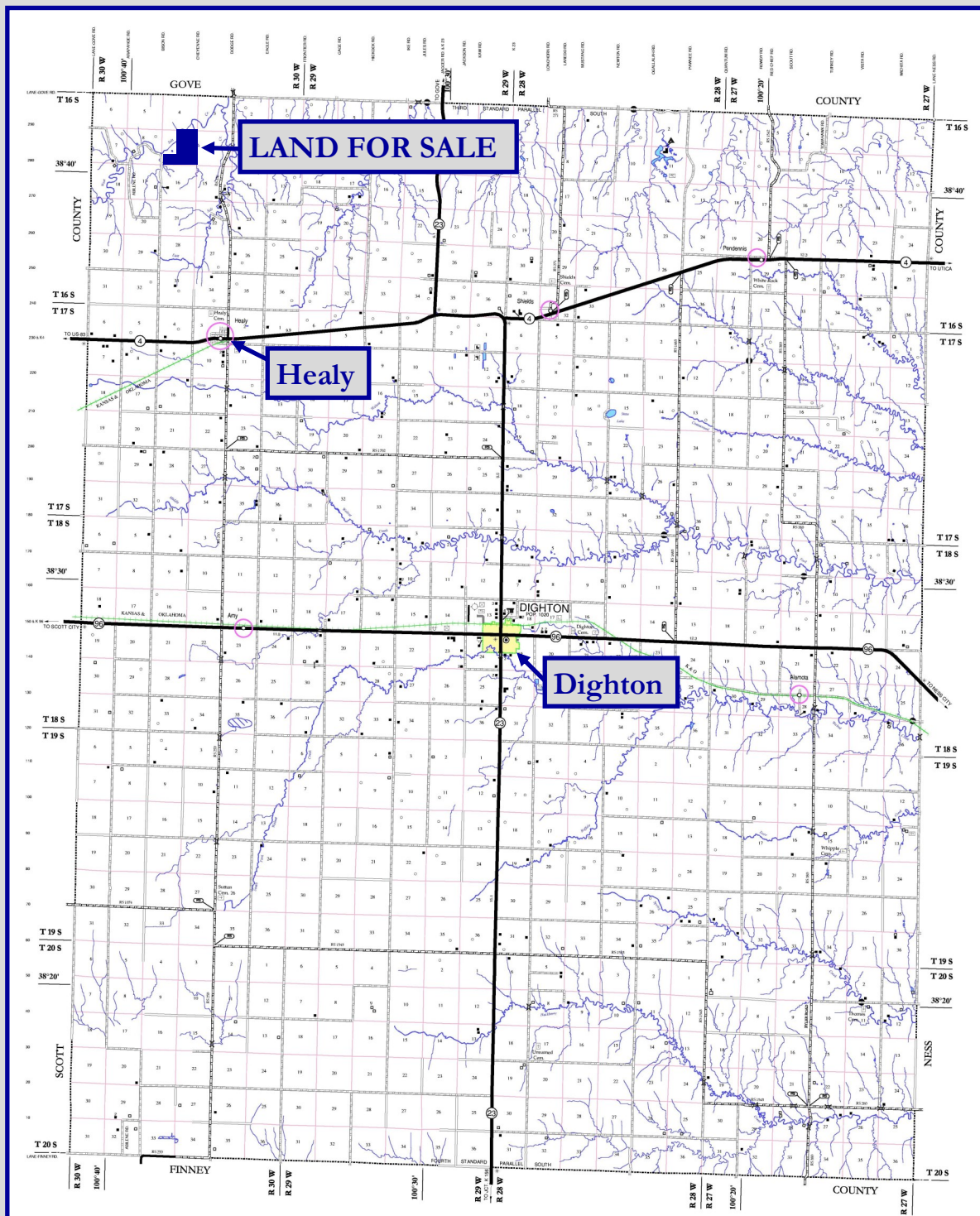
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East Half and the South Half of
Southwest Quarter of 9-16-30



400 Acres of Lane Co. Pasture

East Half and the South Half of Southwest Quarter of 9-16-30



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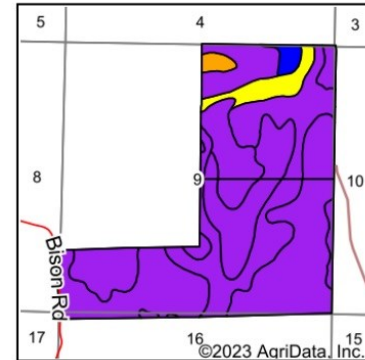
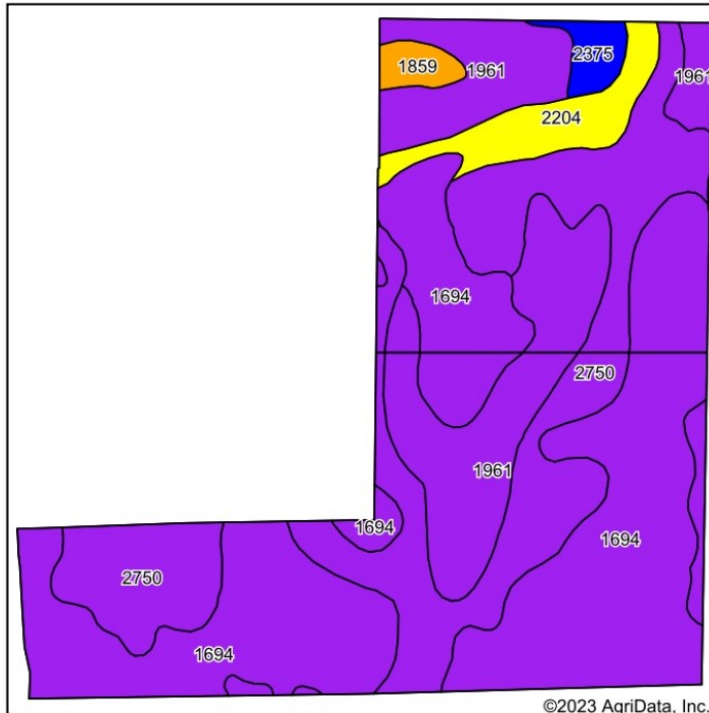
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400 Acres of Lane Co. Pasture

East Half and the South Half of Southwest Quarter of 9-16-30

Soils Map



State: **Kansas**
 County: **Lane**
 Location: **9-16S-30W**
 Township: **Cheyenne**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated Tons	Grain sorghum Irrigated Bu	Grain sorghum Bu	Winter wheat Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
1694	Minnequa-Badland complex, 1 to 50 percent slopes	177.02	44.2%		Vlls		2	33		23		26
2750	Penden clay loam, 7 to 15 percent slopes	113.06	28.2%		Vle	Vle						57
1961	Buffalo Park-Ulysses silt loams, 6 to 15 percent slopes	82.19	20.5%		Vle							59
2204	Munjoy-Inavale complex, occasionally flooded	18.09	4.5%		IVw	IVw						28
2375	Roxbury silt loam, rarely flooded	5.67	1.4%		Ile	Ile						76
1859	Ulysses silt loam, 3 to 6 percent slopes	4.83	1.2%		IIle	IIle			20		17	50
Weighted Average					6.26	*-	0.9	14.6	0.2	10.2	0.2	*n 42.6

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

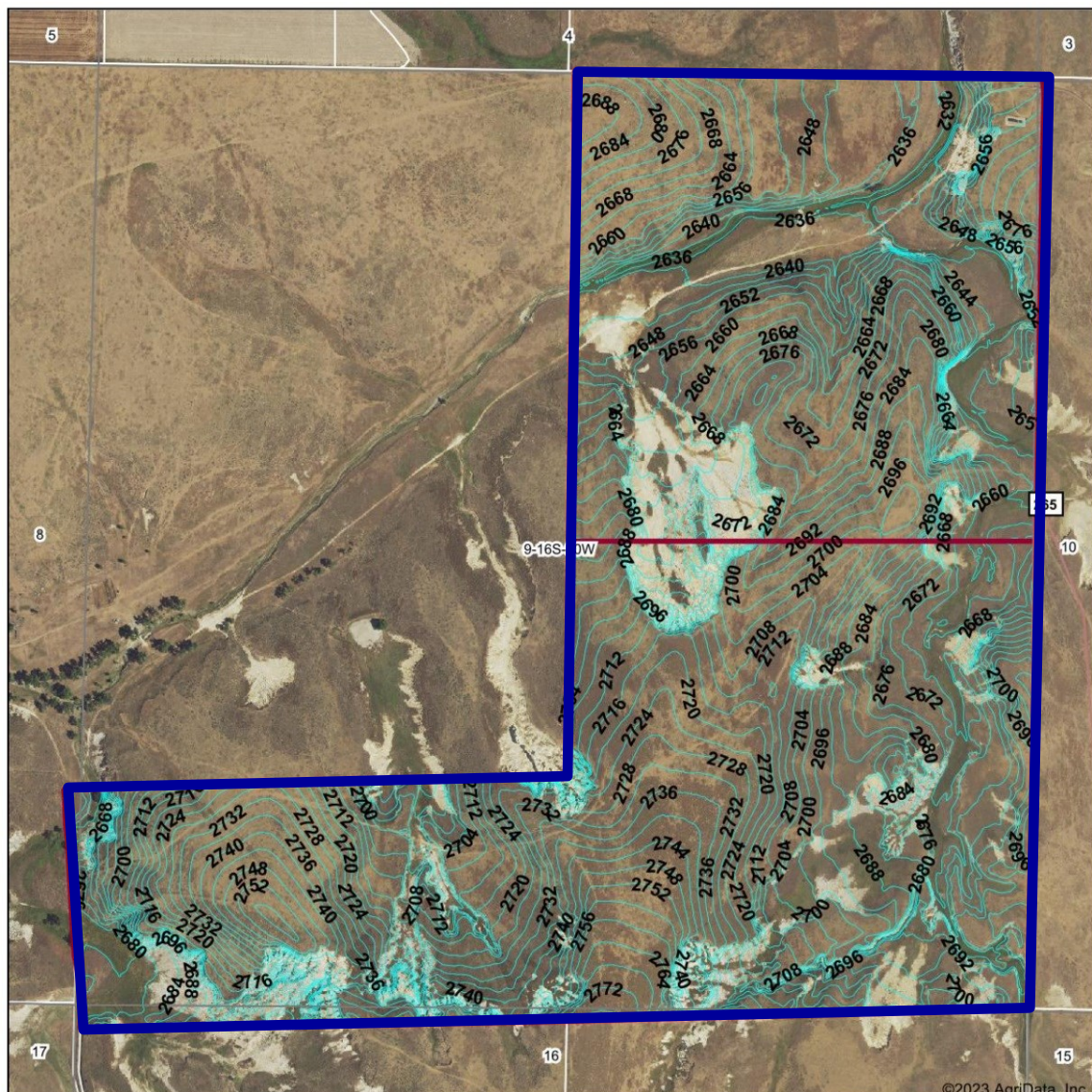
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Topography Contours



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Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 2,627.5

Max: 2,777.0

Range: 149.5

Average: 2,690.4

Standard Deviation: 32.64 ft

0ft 869ft 1738ft



8/10/2023

9-16S-30W
Lane County
Kansas

Boundary Center: 38° 40' 41.98, -100° 38' 31.97