

# 151.3 Acres of River Bottom Hunting Land

## Kearny County, Kansas



# HUTCHESON

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# 151.3 Acres of River Bottom Hunting Land

## Kearny County, Kansas

### Legal Description

Approximately 151.3 acres located in Sections 12-25-37. The complete legal description is located on pages 10.

### Description of the land

This tract consists of 151.3 total acres of which 75.44 acres are enrolled into the Grasslands CRP with an annual payment of \$1,509 or \$20 per acre. The Grassland CRP contract expires 9-30-2036.

### Minerals

This tract is selling with the surface rights only.

### Location

This tract is located 3 miles Southwest of Lakin and is accessed from North River Road.

### Real Estate Taxes

2023 Real Estate Taxes \$163.82

### Asking Price

\$393,380/ \$2,600 Per Acre





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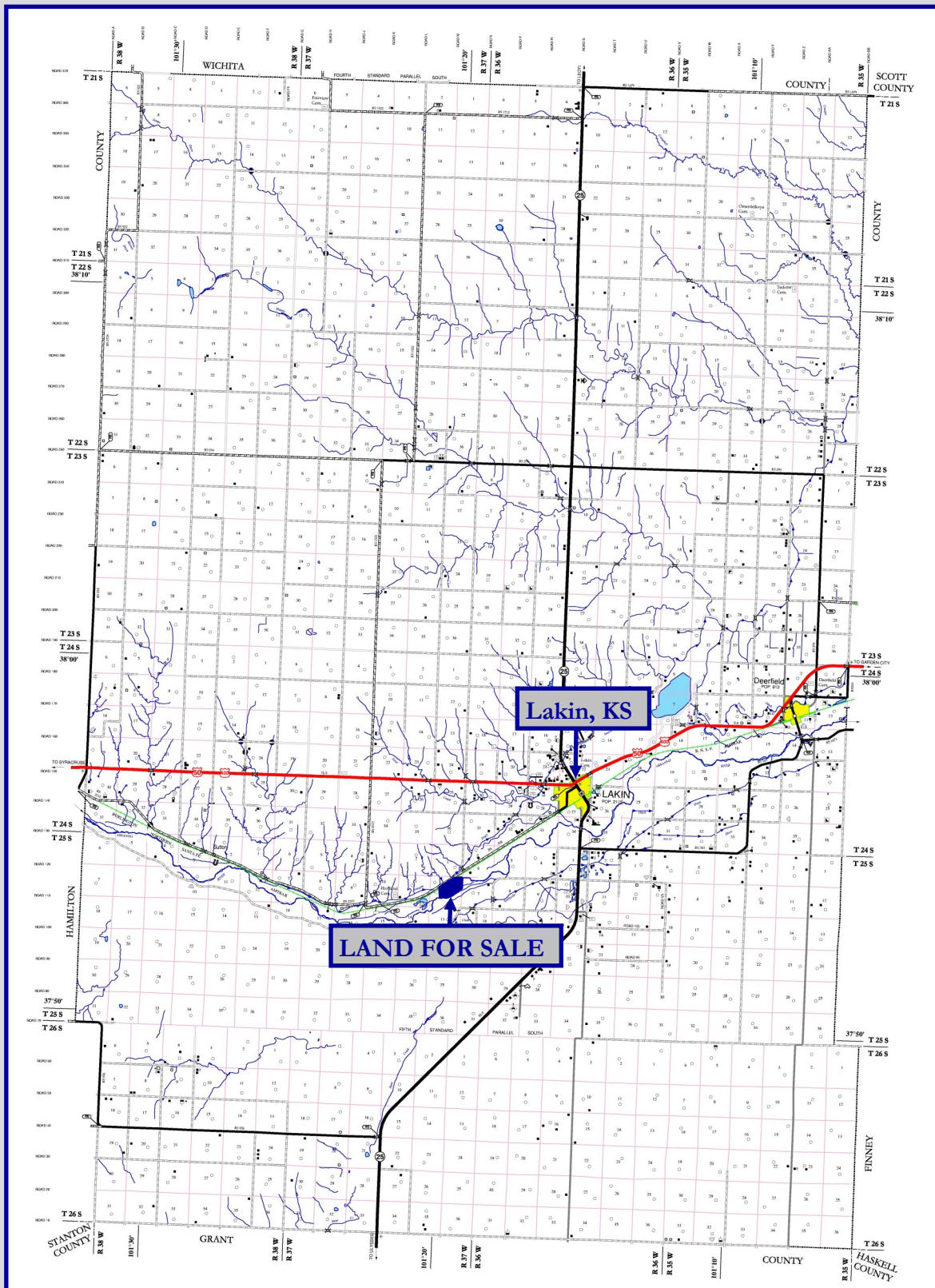
## Kearny County, Kansas





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## Kearny County, Kansas

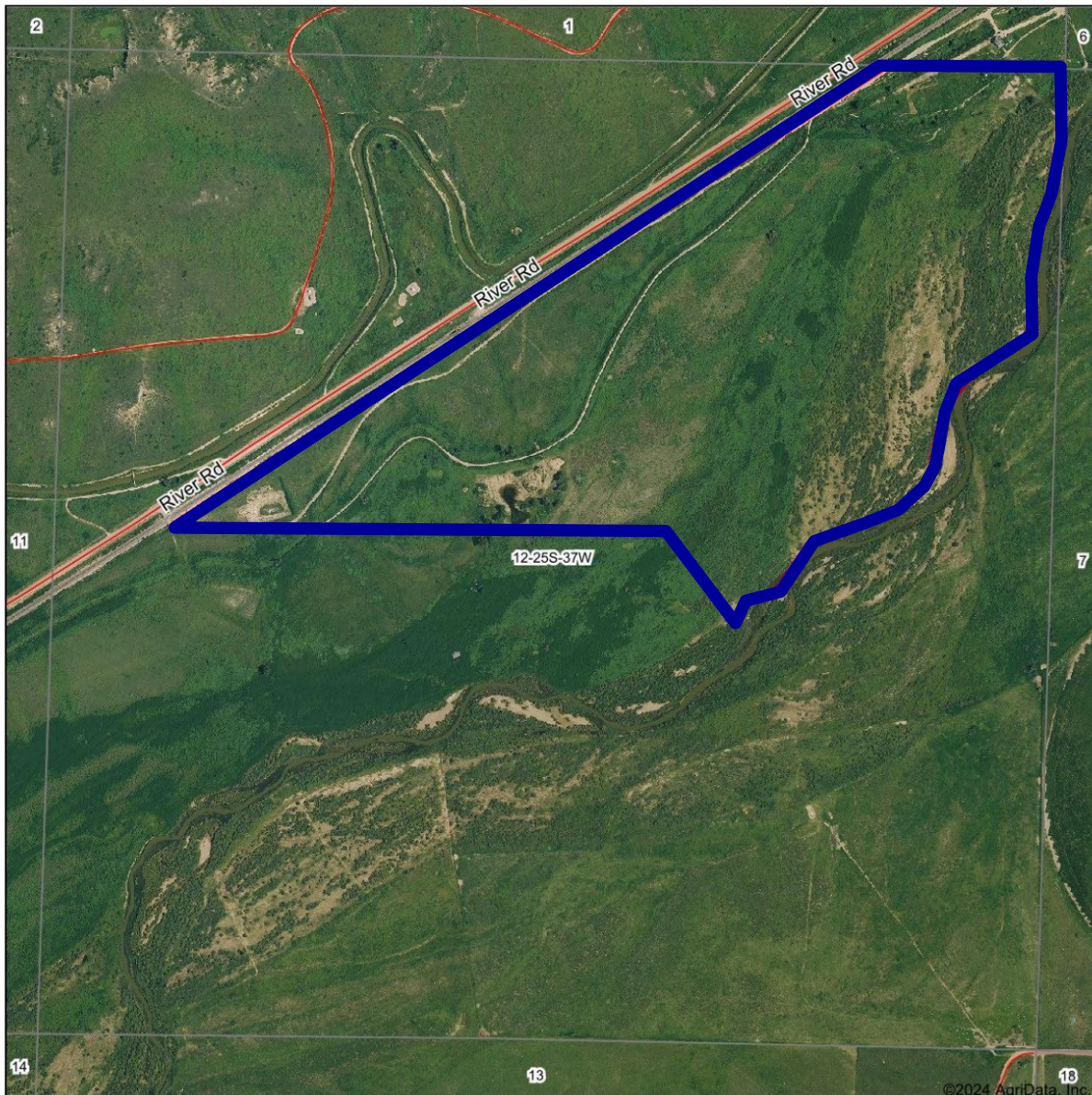




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## Kearny County, Kansas

Aerial Map



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 37° 53' 47.16, -101° 19' 49.2

12-25S-37W  
Kearny County  
Kansas

0ft 831ft 1662ft



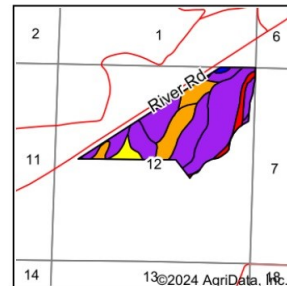
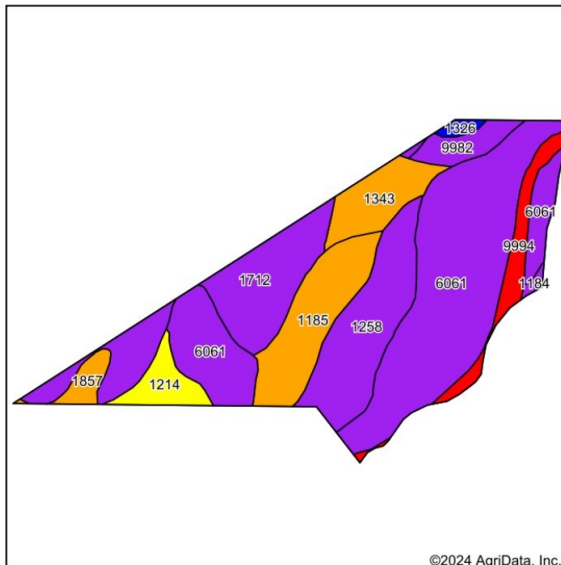
4/25/2024



# 151.3 Acres of River Bottom Hunting Land

## Kearny County, Kansas

Soils Map



State: **Kansas**  
 County: **Kearny**  
 Location: **12-25S-37W**  
 Township: **Hartland**



Maps Provided By:  
**surety**  
 CUSTOMER-ORIENTED ONLINE MAPS FROM  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: KS093, 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	Alfalfa hay Tons	Corn Irrigated Bu	Corn silage Irrigated Tons	Dry beans Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Millet Bu	Winter wheat Bu	Winter wheat Irrigated Bu	*n S
6061	Lincoln soils, occasionally flooded	60.13	40.5%		Vllw												
1712	Otero-Schamber complex, 5 to 20 percent slopes	23.48	15.8%		Vle	Vle											
1258	Sweetwater clay loam, occasionally flooded	19.75	13.3%		Vw												
1185	Las Animas sandy loam, occasionally flooded	15.86	10.7%		Illw	Illw											
1343	Bridgeport clay loam, saline, rarely flooded	8.94	6.0%		Ilc	Ilc	6	2	130	23		30	90		26	55	
9994	Rivers	6.39	4.3%		Vllw												
1214	Las clay loam, deep, occasionally flooded	5.15	3.5%		IVw	Ilw	6					25	109		20	45	
9982	Fluvents, frequently flooded	4.44	3.0%		Vlw												
1857	Ulysses silt loam, 1 to 3 percent slopes	2.80	1.9%		Ille	Ille	5					23	99		20	45	
1326	Bayard fine sandy loam, 0 to 1 percent slopes	0.95	0.6%		Ille	Ille	5		140		40			26	41		
1184	Las Animas loamy sand, occasionally flooded	0.55	0.4%		Vls	IVw	5			25							
Weighted Average					5.71	*-	0.7	0.1	8.7	1.5	0.3	3.1	11.1	0.2	2.9	5.7	

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

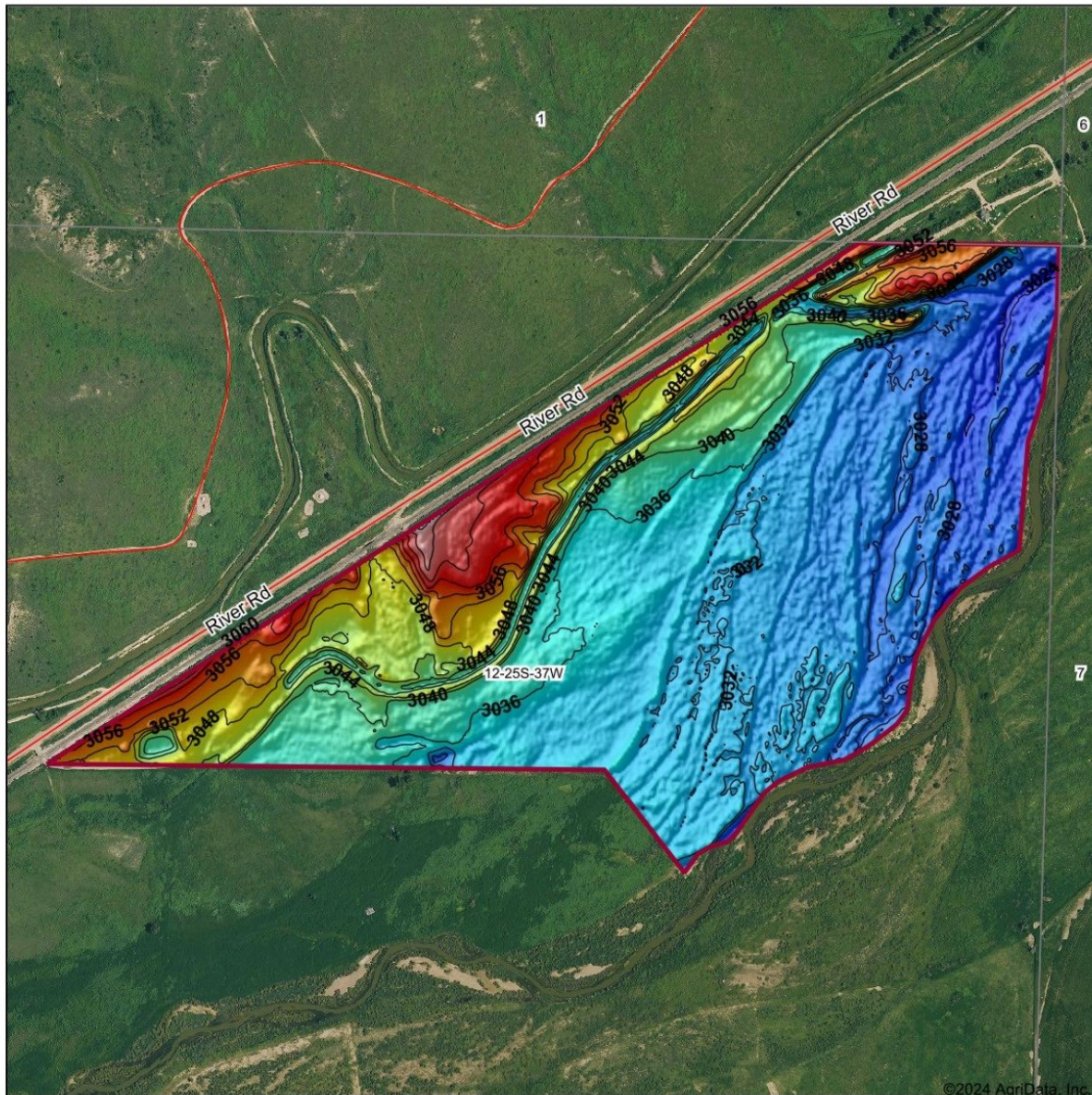
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



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## Kearny County, Kansas

Topography Hillshade



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 4

Min: 3,022.7

Max: 3,074.1

Range: 51.4

Average: 3,037.0

Standard Deviation: 9.71 ft

0ft 732ft 1464ft



4/25/2024

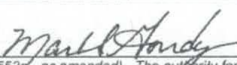
12-25S-37W  
Kearny County  
Kansas

Boundary Center: 37° 53' 47.16, -101° 19' 49.2



# 151.3 Acres of River Bottom Hunting Land Grass Lands Contract

Page 1 of 1

<b>CRP-1</b> (07-06-20)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> 20 093  <b>3. CONTRACT NUMBER</b> 11390  <b>4. ACRES FOR ENROLLMENT</b> 75.44  <b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> KEARNY COUNTY FARM SERVICE AGENCY 212 WEST SANTA FE TRL BLVD LAKIN, KS 67860-9447  <b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (Include Area Code): (620) 355-7911 x16																					
<b>6. TRACT NUMBER</b> 901  <b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2021 09-30-2036  <b>8. SIGNUP TYPE:</b> Grasslands		THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.																					
<b>9A. Rental Rate Per Acre</b> \$ 20.00 <b>9B. Annual Contract Payment</b> \$ 1,509.00 <b>9C. First Year Payment</b> \$ (Item 9C is applicable only when the first year payment is prorated.)		<b>10. Identification of CRP Land (See Page 2 for additional space)</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>A. Tract No.</th> <th>B. Field No.</th> <th>C. Practice No.</th> <th>D. Acres</th> <th>E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>901</td> <td>0003</td> <td>CP88</td> <td>33.14</td> <td>\$ 0.00</td> </tr> <tr> <td>901</td> <td>0005</td> <td>CP88</td> <td>17.26</td> <td>\$ 0.00</td> </tr> <tr> <td>901</td> <td>0007</td> <td>CP88</td> <td>25.04</td> <td>\$ 0.00</td> </tr> </tbody> </table>		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	901	0003	CP88	33.14	\$ 0.00	901	0005	CP88	17.26	\$ 0.00	901	0007	CP88	25.04	\$ 0.00
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901	0005	CP88	17.26	\$ 0.00																			
901	0007	CP88	25.04	\$ 0.00																			
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>          																							
<b>12. CCC USE ONLY</b>		<b>A. SIGNATURE OF CCC REPRESENTATIVE</b>  <b>B. DATE (MM-DD-YYYY)</b> 09-23-2021																					

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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# 151.3 Acres of River Bottom Hunting Land

## Legal Description

Lots One (1), Two (2) and Three (3) and the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Twelve (12), Township Twenty-five (25) South, Range Thirty-seven (37) West of the Sixth Principal Meridian, Kearny County, Kansas; EXCEPT THE FOLLOWING TWO TRACTS: A parcel of land located in Government Lots 1 and 2 of Section 12, Township 25 South, Range 37 West of the 6th P.M., in Kearny County, Kansas, being further described as follows:

Beginning at the Northwest corner of Government Lot 2 of Section 12, T25S, R37W; thence N89°50'19"E (an assumed bearing) on the North line of Government Lot 2 and Lot 1 for a distance of 1,609.23 feet to a point on the Northwesternly right of way line of the A.T. & S.F. Railroad; thence S55°35'38"W on said right of way line for a distance of 1,954.29 feet to a point on the West line of Government Lot 2 of Section 12; thence N00°09'56"E on the West line of Government Lot 2 for a distance of 1,099.75 feet to the Point of Beginning, including the county road right of way;

AND

A parcel of land located in the Southeast Quarter of the Northwest Quarter of Section 12, Township 25 South, Range 37 West of the 6th P.M. in Kearny County, Kansas, being further described as follows:

Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 12; thence N89°54'22"E on the North line of the Southeast Quarter of the Northwest Quarter for a distance of 1,023.15 feet to a point in the Northwesternly right of way line of the A.T. & S.F. Railroad; thence S55°35'38"W on said right of way line for a distance of 1,250.86 feet to a point on the West line of the Southeast quarter of the Northwest Quarter of Section 12; thence N00°43'16"E on the West line of the Southeast Quarter of the Northwest Quarter for a distance of 705.18 feet to the point of beginning, including the county road right of way;

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 12, Township 25 South, Range 37 West of the 6th P.M., in Kearny County, Kansas, being further described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 12; thence S89°54'22"W on the South line of the Northeast Quarter of the Northwest Quarter for a distance of 140.28 feet to a point on the Southeasterly right of way line of the A.T. & S.F. Railroad; thence N55°35'38"E on said right of way line for a distance of 170.37 feet to a point on the East line of the Northeast Quarter of the Northwest Quarter of Section 12; thence S00°09'56"W on the East line of the Northeast Quarter of the Northwest Quarter for a distance of 96.04 feet to the Point of Beginning;

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 12, Township 25 South, Range 37 West of the 6th P.M., in Kearny County, Kansas, being further described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 12; thence S89°58'21"W on the South line of the Southwest Quarter of the Northwest Quarter for a distance of 707.33 feet to a point on the Southeasterly right of way line of the A.T. & S.F. Railroad; thence N55°35'38"E on said right of way line for a distance of 864.76 feet to a point on the East line of the Southwest Quarter of the Northwest Quarter of Section 12; thence S00°43'16"W on the East line of the Southwest Quarter of the Northwest Quarter for a distance of 488.33 feet to the Point of Beginning;