

160 Acres of Pasture

North Half of South Half 31-32-37

Stevens County, Kansas



HUTCHESON

Real Estate & Auction

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Legal Description

The Northwest Half of the South Half (N/2 S/2) of Section Thirty-one (31), Township Thirty-two (32) South, Range Thirty-seven (37) West of the Sixth P.M., Stevens County, Kansas.

Description of the land

This tract consists of a total of 160 of native pasture.

Minerals

This tract is selling with the producing minerals. The 2022 yearly income was \$6,734.12 and the 2023 yearly income was \$4,097.24

Possession

This property is currently leased for \$1,400 per year. The current lease ends December 31, 2024.

Real Estate Taxes

2023 Real Estate Taxes \$69.11

Asking Price

\$138,725



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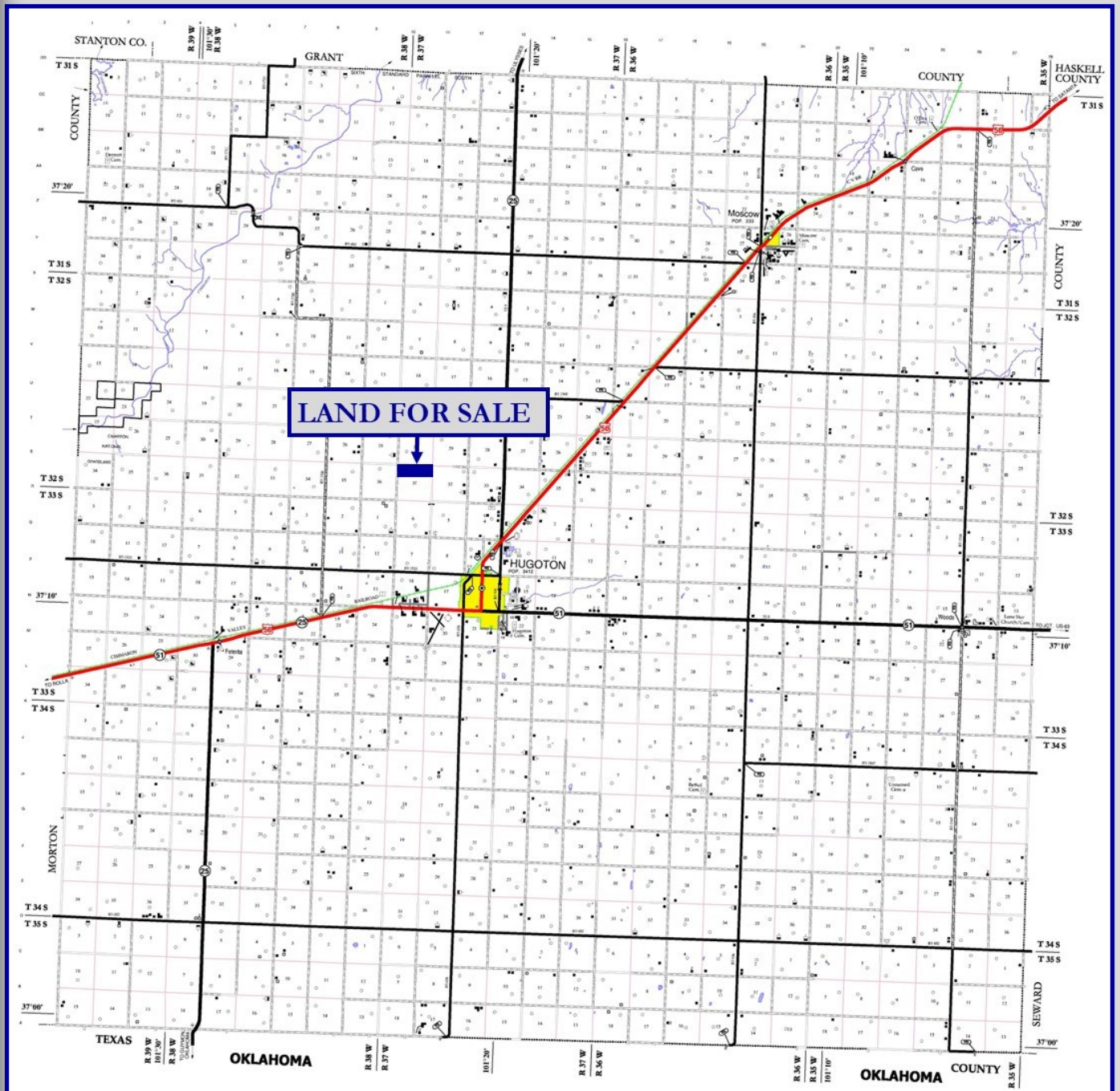
Stevens County, Kansas



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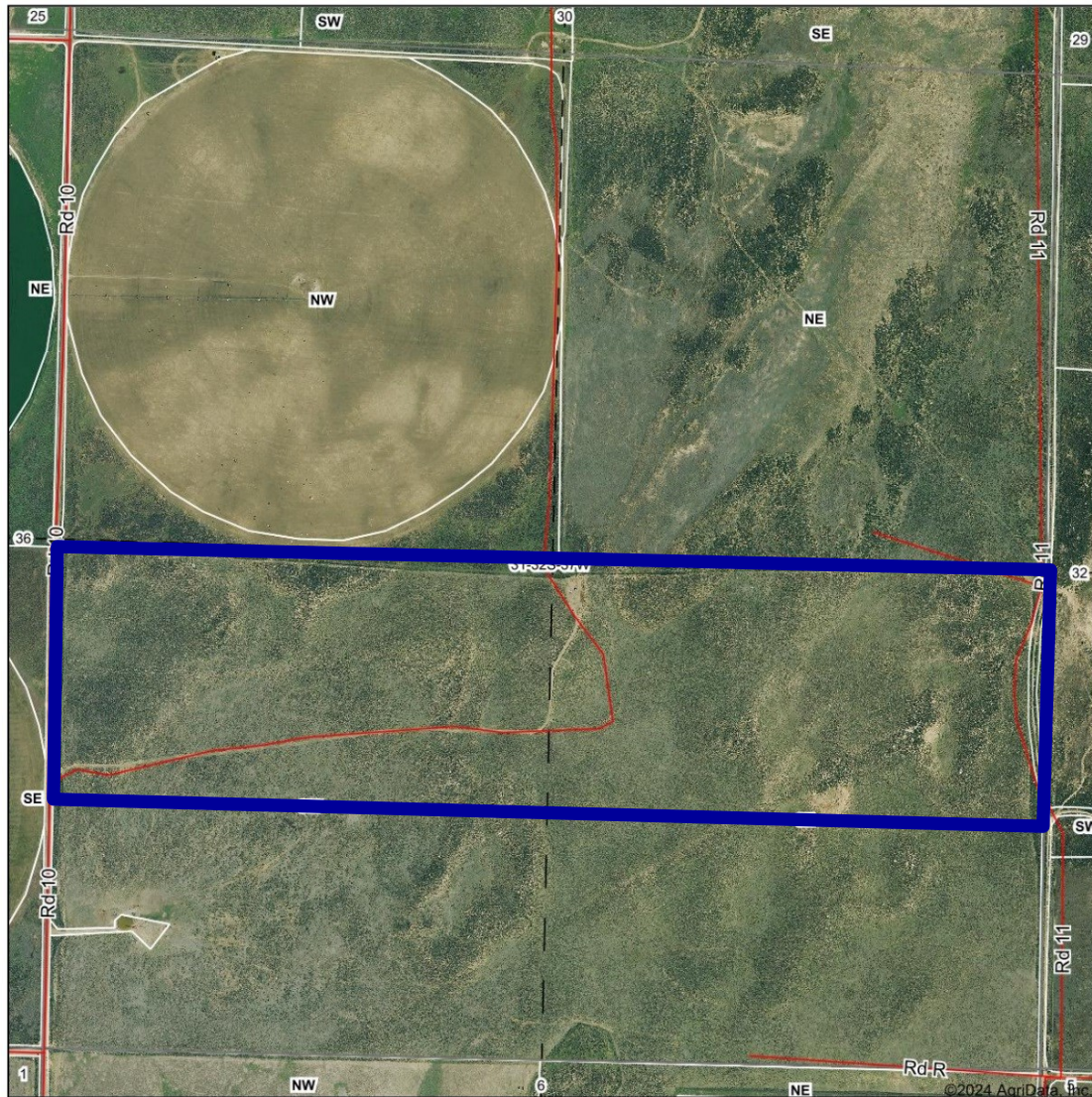


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Aerial Map



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

Boundary Center: 37° 13' 8.86, -101° 23' 3.5

31-32S-37W
Stevens County
Kansas

0ft 817ft 1634ft



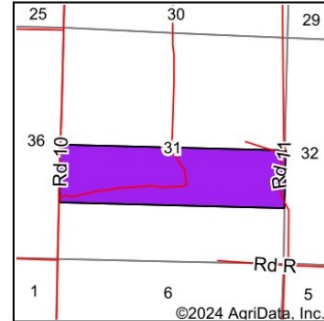
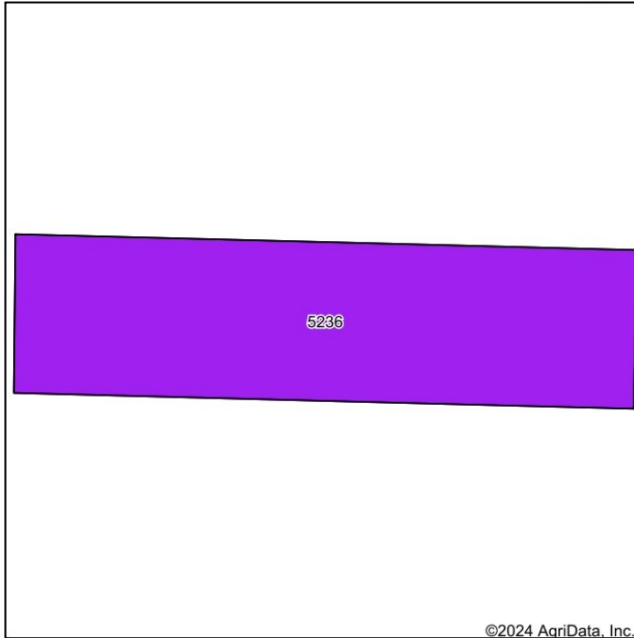
7/11/2024

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Stevens County, Kansas

Soils Map



State: **Kansas**
County: **Stevens**



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

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Area Symbol: KS189, Soil Area Version: 21

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Alfalfa hay Irrigated Tons | Corn Irrigated Bu | Cotton lint Lbs | Cotton lint Irrigated Lbs | Grain sorghum Bu | Grain sorghum Irrigated Bu | Winter wheat Bu | Winter wheat Irrigated Bu | *n NCCPI Soybeans |
|------------------|--|--------|------------------|----------------------|------------------|--------------|----------------------------|-------------------|-----------------|---------------------------|------------------|----------------------------|-----------------|---------------------------|-------------------|
| 5236 | Eva-Optima complex, 5 to 15 percent slopes | 159.74 | 100.0% | | Vle | Vle | 2 | 32 | 135 | 360 | 11 | 56 | 9 | 34 | 23 |
| Weighted Average | | | | | 6.00 | 6.00 | 2 | 32 | 135 | 360 | 11 | 56 | 9 | 34 | *n 23 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

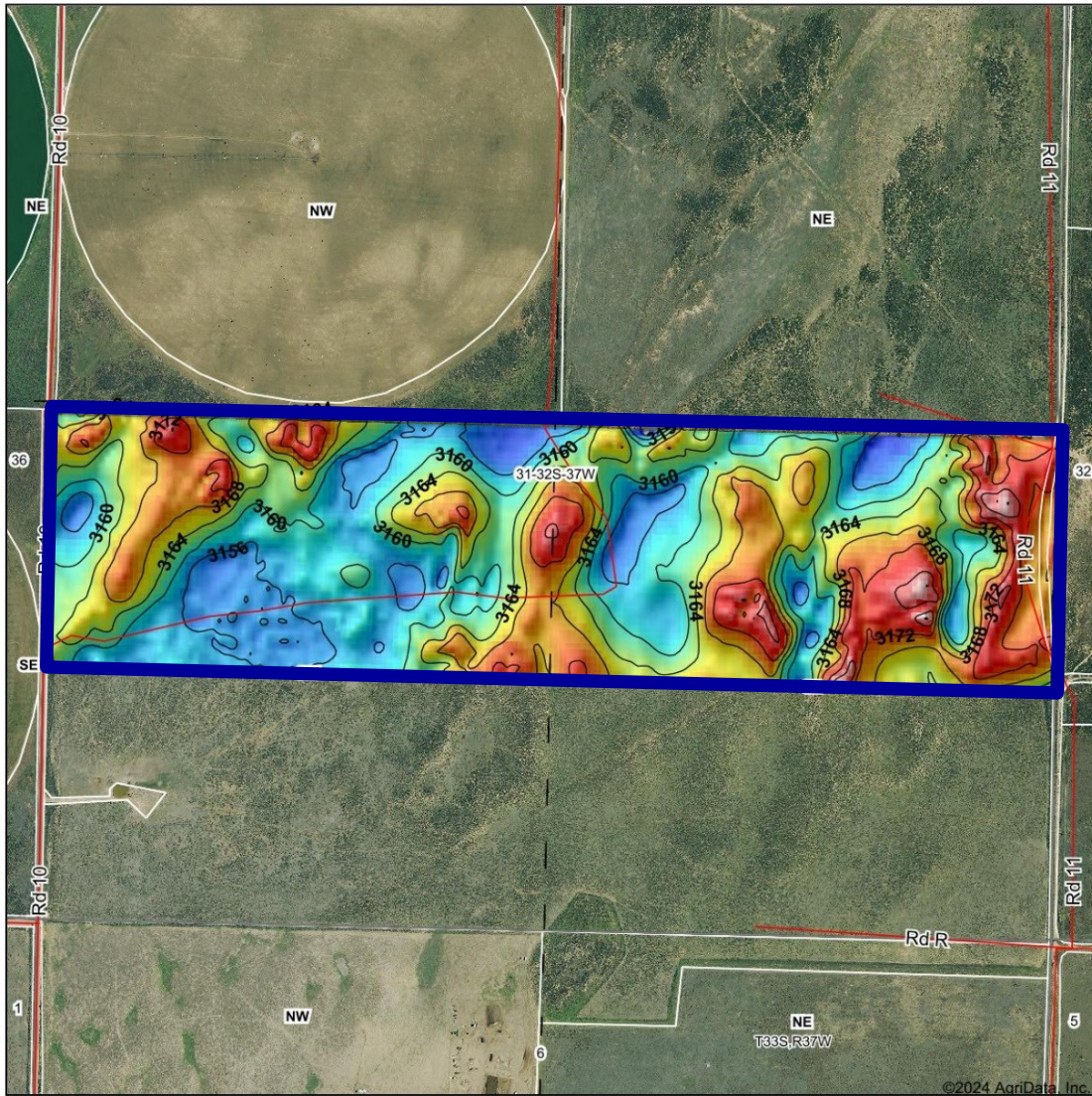
Soils data provided by USDA and NRCS.

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Topography Hillshade



Low Elevation High



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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2018.

Source: USGS 10 meter dem

Interval(ft): 4

Min: 3,148.3

Max: 3,181.5

Range: 33.2

Average: 3,163.7

Standard Deviation: 6.04 ft

0ft 803ft 1607ft



7/11/2024

31-32S-37W
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