

CAMPBELL SPRING RANCH

NORTON COUNTY, KS

514.20 +/- ACRES

OFFERED AT \$951,270

PROPERTY TAXES: \$1,124.12



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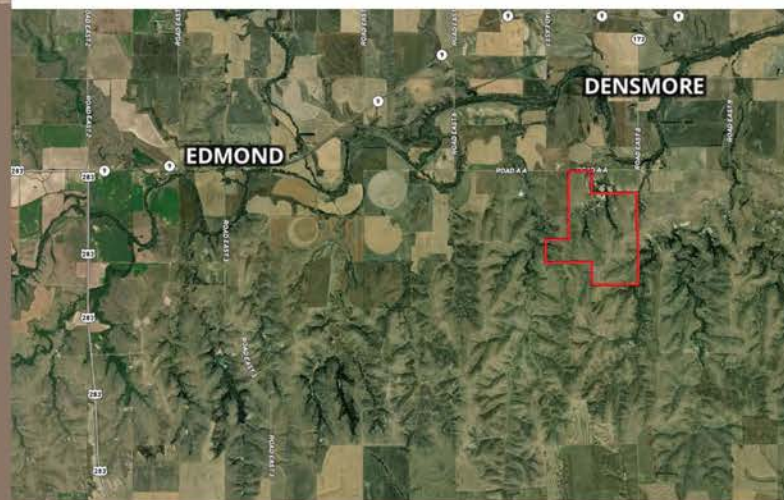
785.202.2066

For the rancher looking to expand his herd or the outdoorsman looking for a great hunting property, you don't want to miss this great opportunity!



Legal Description:

ACRES 275, E2 NW4, S2NE4, N2SE4, SE4SE4, LESS RD R/W SECTION 13 TOWNSHIP 05 RANGE 22; ACRES 80.5, N2 NE4 SECTION 24 TOWNSHIP 05 RANGE 22; ACRES 158.7, SW4SW4, E2SW4, SW4SE4 LESS RD R/W SECTION 13 TOWNSHIP 05 RANGE 22



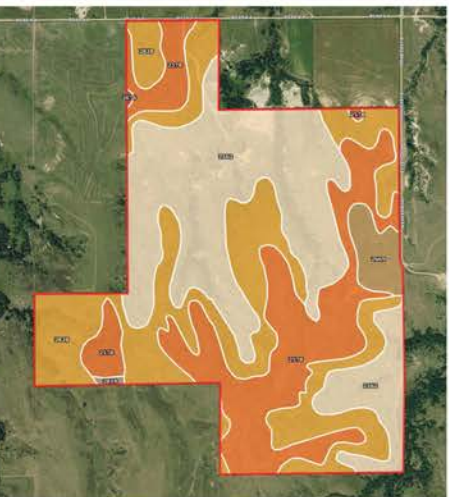
Located in the rolling hills of Norton County, Kansas. Travel approximately 2 miles south of Densmore, Kansas on County Road E8. The property will be located on the west side of the road. Signs will be posted.



The Campbell Spring Ranch encompasses 514.20 +/- all contiguous acres overlooking the Solomon River Valley. These large native grasslands offer a mixture of cool and warm season grasses throughout the ranch with scattered cedars and brush blanketing the hillsides. The deep draws running through the property are filled with mature cottonwood, elm, cedar, and a variety of brush, providing optimal wildlife habitat for the whitetail, mule deer, and several upland game species found on the ranch.



Whether you are stocking cattle or building a wildlife sanctuary, water is a key feature in this region. This ranch boasts a submersible well and a number of ponds spread across the ranch for great access to water. In the center of the ranch you will find a well-built corral and loadout chute, set up for easy transport of livestock to and from the property. This ranch has easy access to Highway 9 from a well-maintained gravel road, with quick access to electricity.



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-----|-------|------|
| 2562 | Campus-Canlon complex, 3 to 30 percent slopes | 190.38 | 37.06 | 0 | 34 | 6e |
| 2828 | Uly-Penden complex, 6 to 20 percent slopes | 169.95 | 33.08 | 0 | 64 | 6e |
| 2578 | Coly and Uly silt loams, 6 to 10 percent slopes, eroded | 135.71 | 26.42 | 0 | 63 | 4e |
| 2669 | Holdrege silt loam, 1 to 3 percent slopes, eroded | 16.2 | 3.15 | 0 | 69 | 2e |
| 2819 | Uly silt loam, 6 to 11 percent slopes | 1.05 | 0.2 | 0 | 74 | 4e |
| 2676 | Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks | 0.38 | 0.07 | 0 | 68 | 3e |
| TOTALS | | 513.67(*) | 100% | - | 52.8 | 5.34 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

LEASE INFORMATION

Lease is open for the 2025 grazing season if sold prior to February 1, 2025.

FSA INFORMATION

- Total Cropland Acres 73.99
- Wheat: 10.1 Base Acres - 43 PLC Yield
- Oats: 9.2 Base Acres - 39 PLC Yield
- Grain Sorghum: 10.1 Base Acres - 79 PLC Yield
- Barley: 18 Base Acres - 41 PLC Yield

MINERAL RIGHTS

All owned mineral rights, if any, convey to buyer.



The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.