

211 Acres of River Bottom Hunting Land  
Kearny County, Kansas



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# 211 Acres of River Bottom Hunting Land

## Kearny County, Kansas

### Legal Description

Approximately 211 acres located in Sections 12-24-35, 13-24-35 and 14-24-35. The complete legal description is located on pages 8 and 9.

### Description of the land

This tract consists of 211 acres of river bottom land. This tract has approximately 1.55 miles of river frontage.

### Minerals

This tract is selling with the surface rights only.

### Location

This tract is located just South of Deerfield.

### Real Estate Taxes

2023 Real Estate Taxes \$654.93

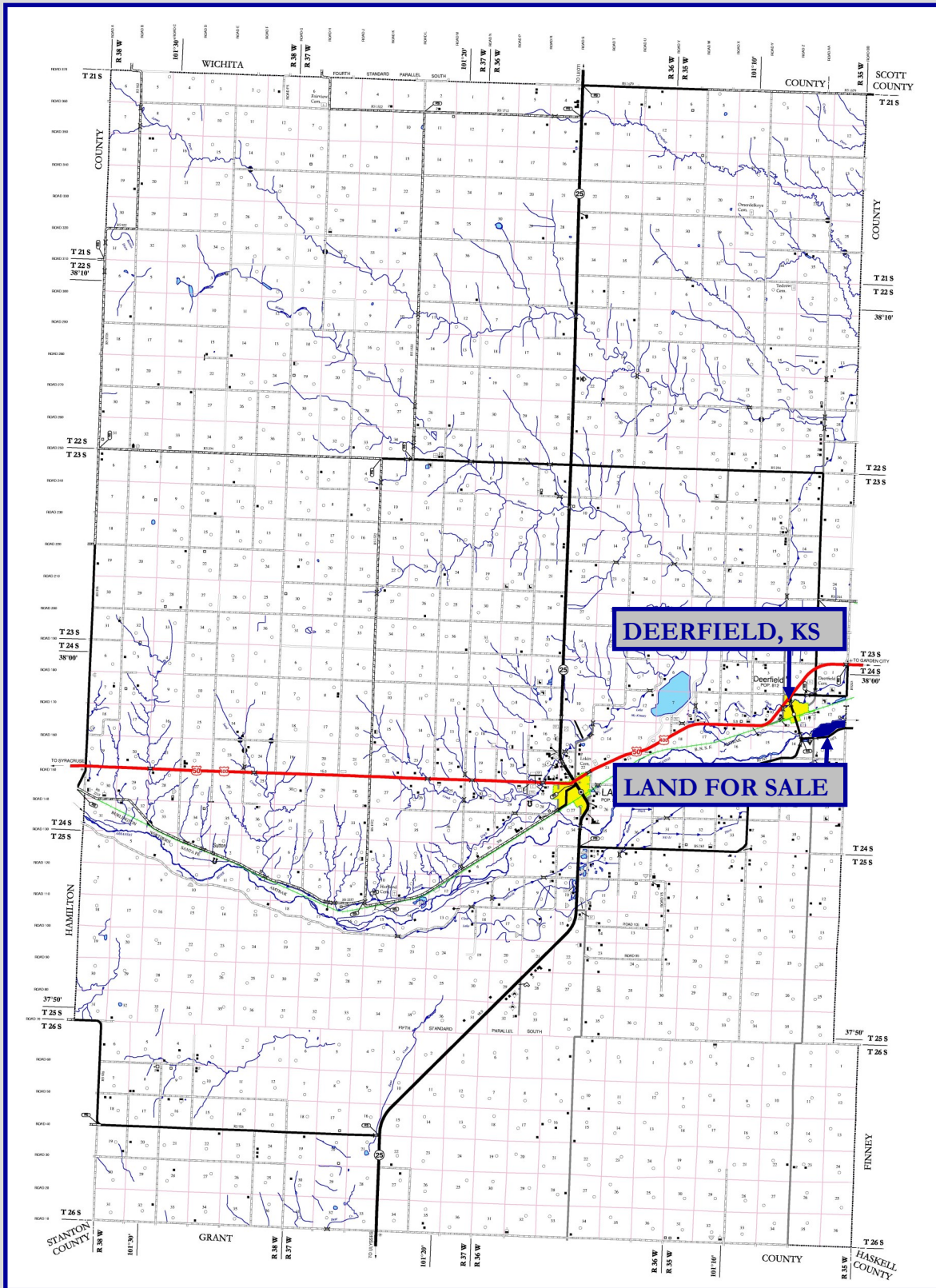
### Asking Price

\$464,200/ \$2,200 Per Acre



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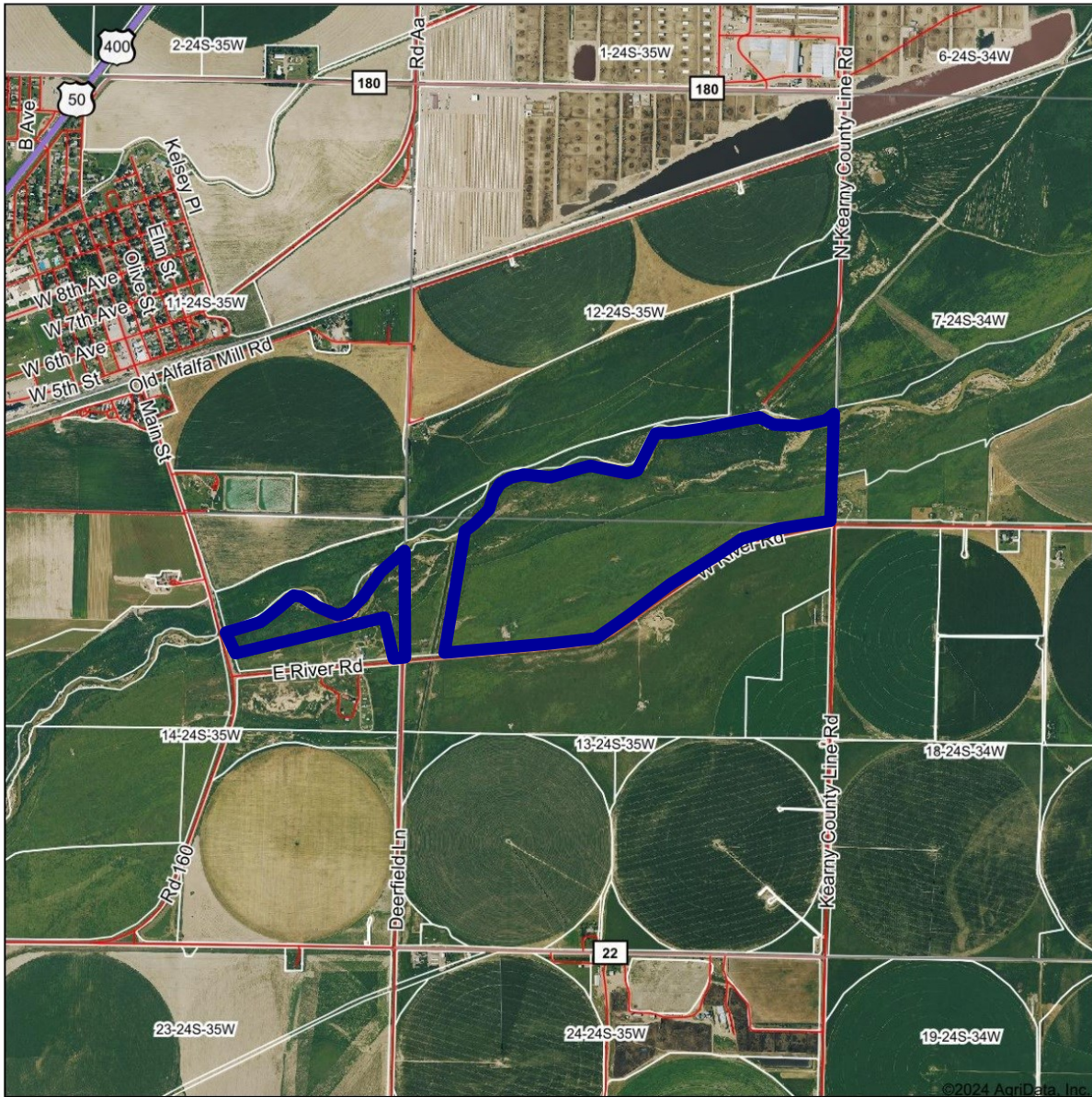
## Kearny County, Kansas



# 211 Acres of River Bottom Hunting Land

## Kearny County, Kansas

Aerial Map



Boundary Center: 37° 58' 24.47, -101° 6' 57.18

0ft 1906ft 3812ft



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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13-24S-35W  
 Kearny County  
 Kansas



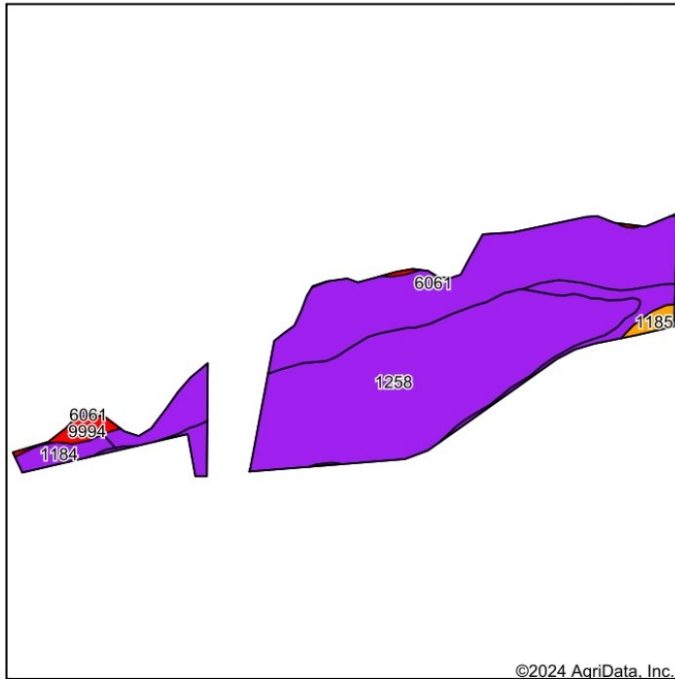
4/23/2024

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

# 211 Acres of River Bottom Hunting Land

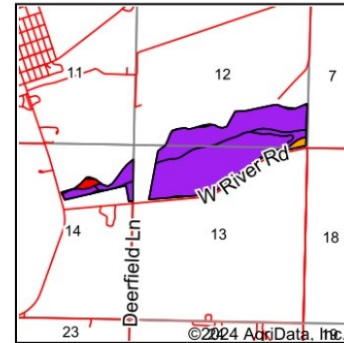
## Kearny County, Kansas

Soils Map



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Kearny**  
 Location: **13-24S-35W**  
 Township: **Southside**



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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	Corn silage Irrigated Tons	*n NCCPI Soybeans	
1258	Sweetwater clay loam, occasionally flooded	104.07	51.7%		Vw				31	
6061	Lincoln soils, occasionally flooded	76.74	38.1%		VIIw				25	
1184	Las Animas loamy sand, occasionally flooded	14.13	7.0%		VIIs	IVw	5	25	26	
9994	Rivers	4.02	2.0%		VIIIw					
1185	Las Animas sandy loam, occasionally flooded	2.41	1.2%		IIIw	IIIw			26	
<b>Weighted Average</b>						<b>5.87</b>	<b>*-</b>	<b>0.4</b>	<b>1.8</b>	<b>*n 27.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

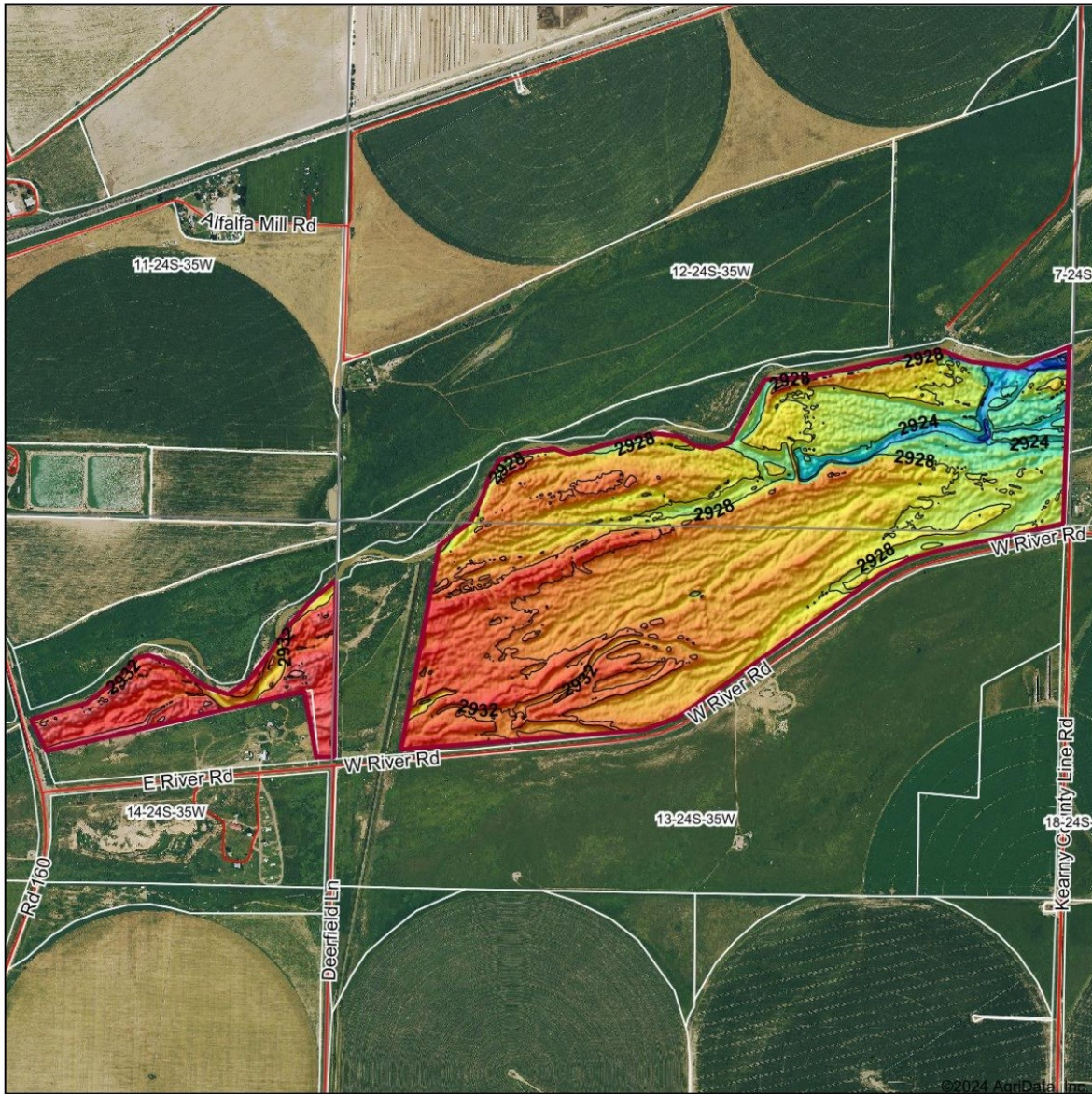
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

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## Kearny County, Kansas

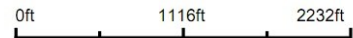
Topography Hillshade



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
 Interval(ft): 4  
 Min: 2,918.5  
 Max: 2,939.5  
 Range: 21.0  
 Average: 2,930.1  
 Standard Deviation: 2.89 ft



4/23/2024

13-24S-35W  
 Kearny County  
 Kansas

Boundary Center: 37° 58' 24.47, -101° 6' 57.18

# 211 Acres of River Bottom Hunting Land

## Legal Description

The following real property located in Kearny County, Kansas, described as follows:

### TRACT I

All of Lots Five (5) and Six (6) in Section Twelve (12); all of Lot Six (6), **SAVE AND EXCEPT TRACT II** described below, Lots Seven (7) and Eight (8) in Section Thirteen (13); and all of Lot Nine (9) in Section Fourteen (14); all in Township Twenty-four (24) South, Range Thirty-five (35) West of the 6<sup>th</sup> P.M., Kearny County, Kansas, along with all accretions, relictions, avulsions, alluvial deposits upon and additions to such described land which borders and lies adjacent to the Arkansas River, a navigable stream, and which said real property is more particularly described as follows: COMMENCING at the Southeast corner of Section Twelve (12), Township Twenty-four (24) South, Range Thirty-five (35) West of the 6<sup>th</sup> P.M., Kearny County, Kansas, thence along the South line of said Section Twelve (12) bearing North 90°00'00" West for a distance of 803.23 Feet to the point of beginning; thence bearing South 65°36'00" West for a distance of 1161.60 Feet; thence bearing South 59°06'00" West for a distance of 613.80 Feet; thence bearing North 86°54'00" West for a distance of 798.60 Feet; thence bearing South 45°06'00" West for a distance of 488.40 Feet; thence bearing South 64°36'00" West for a distance of 217.80 Feet; thence bearing South 77°06'00" West for a distance of 125.40 Feet; thence bearing South 76°21'00" West for a distance of 356.40 Feet; thence bearing North 81°24'00" West for a distance of 231.00 Feet; thence bearing South 77°21'00" West for a distance of 594.00 Feet; thence bearing South 71°06'00" West for a distance of 253.00 Feet; thence bearing South 57°06'00" West for a distance of 59.40 Feet; thence bearing North 75°54'00" West for a distance of 389.40 Feet; thence bearing North 80°39'00" West for a distance of 330.00 Feet; thence bearing North 35°24'00" West for a distance of 112.20 Feet; thence bearing North 0°52'04" East for a distance of 101.85 Feet; thence bearing North 70°58'20" East for a distance of 125.80 Feet; thence bearing North 46°05'00" East for a distance 204.73 Feet; thence bearing North 53°07'53" East for a distance of 165.18 Feet; thence bearing North 29°38'04" East for a distance of 153.05 Feet; thence bearing North 32°30'46" East for a distance of 237.84 Feet; thence bearing North 67°28'12" East for a distance of 249.01 Feet; thence bearing North 67°28'12" East for a distance of 46.12 Feet; thence bearing North 66°23'36" East for a distance of 132.12 Feet; thence bearing North 66°47'59" East for a distance of 192.11 Feet; thence bearing North 60°06'03" East for a distance of 153.82 Feet; thence bearing North 71°51'52" East for a distance of 123.63 Feet; thence bearing North 39°13'36" East for a distance of 146.65 Feet; thence bearing North 32°25'46" East for a distance of 99.50 Feet; thence bearing North 19°59'55" East for a distance of 70.00 Feet; thence bearing North 38°05'01" East for a distance of 242.64 Feet; thence bearing North 50°05'56" East for a distance of 155.89 Feet; thence bearing North 74°49'57" East for a distance of 303.28 Feet; thence bearing North 66°20'00" East for a distance of 149.34 Feet; thence bearing North 73°12'46" East for a distance of 152.88 Feet; thence bearing North 82°10'26" East for a distance of 214.01 Feet; thence bearing South 85°57'51" East for a distance of 179.99 Feet; thence bearing North 76°07'24" East for a distance of 154.63 Feet; thence bearing South 83°37'12" East for a distance of 115.44 Feet; thence bearing North 79°10'13" East for a distance of 135.96 Feet; thence bearing North 54°21'10" East for a distance of 107.76 Feet; thence bearing North 44°38'03" East for a distance of 79.25 Feet; thence bearing North 26°27'19" East for a distance of 81.64 Feet; thence bearing North 56°55'59" East for a distance of 361.99 Feet; thence bearing North 73°10'54" East for a distance of 204.27 Feet; thence bearing North 85°33'04" East for a distance of 219.71 Feet; thence bearing North 79°31'26" East for a distance of 299.74 Feet; thence bearing North 77°25'33" East for a distance of 698.72 Feet; thence

# 211 Acres of River Bottom Hunting Land

## Legal Description

bearing South 46°44'33" East for a distance of 57.59 Feet; thence bearing South 77°19'37" East for a distance of 112.88 Feet; thence bearing South 66°35'44" East for a distance of 97.81 Feet; thence bearing South 62°06'38" East for a distance of 106.30 Feet; thence bearing South 87°01'49" East for a distance of 50.07 Feet; thence bearing North 73°26'05" East for a distance of 133.65 Feet; thence bearing North 80°20'28" East for a distance of 105.66 Feet; thence bearing North 74°34'26" East for a distance of 1.12 Feet; thence bearing South 0°29'00" West for a distance of 907.46 Feet; thence bearing South 48°51'00" West for a distance of 171.60 Feet; thence bearing South 56°36'00" West for a distance of 231.00 Feet; thence bearing South 76°36'00" West for a distance of 138.60 Feet to the point of beginning.

Lot Six (6), Section Twelve (12), Township Twenty-four (24) South, Range Thirty-five (35) West of the 6<sup>th</sup> P.M., Kearny County, Kansas, as more particularly described as follows: COMMENCING at the Southeast corner of Section Twelve (12), Township Twenty-four (24) South, Range Thirty-five (35) West of the 6<sup>th</sup> P.M., Kearny County, Kansas; thence bearing North 90°00'00" West along the South line of said Section Twelve (12) for a distance of 437.58 Feet; thence bearing North 52°36'41" East for a distance of 554.31 Feet; thence bearing South 0°29'00" West for a distance of 336.60 Feet to the point of beginning **SAVE AND EXCEPT FOR TRACT II** which is that portion of Lot Six (6) of Section Thirteen (13), Township Twenty-four (24) South, Range Thirty-five (35) West of the 6<sup>th</sup> P.M., Kearny County, Kansas, described as follows:

### **TRACT II**

That property lying North of the County Road along the South side of the Arkansas River within the following described tract in Section Thirteen (13), Township Twenty-four (24) South, Range Thirty-five (35) West of the 6<sup>th</sup> P.M., in Kearny County, Kansas; starting at the Southwest corner of said Section Thirteen (13); thence East along the South line of said section a distance of 175.00 Feet; thence North on a line that is parallel to the West line of said section a distance of 3180.03 Feet; thence North 15°58' East a distance of 418.00 Feet the actual point of beginning, thence continuing North 15°58' East a distance of 191.00 Feet, said point being in the center of the old channel of the Arkansas River. The above describes the line. The land herein consists of the total area lying between the above described line and the West line of Section Thirteen (13) and also a strip of land lying East of said line 175.00 Feet wide bounded by a line parallel to the above-described line.

### **ALSO**

A strip of land described as follows: Starting at the Southwest corner of said Section Thirteen (13), Township Twenty-four (24) South, Range Thirty-five (35) West of the 6<sup>th</sup> P.M., in Kearny County, Kansas; thence East along the South line of said section a distance of 175.00 Feet; thence North 00°20' East on a line parallel to the West line of said Section Thirteen (13) a distance of 3179.07 Feet, thence North 15°58' East a distance of 610.00 Feet to the actual point of beginning, said point beginning in the center of an old channel of the Arkansas River; thence continuing North 15°58' East a distance of 759.07 Feet; thence North 21°29' West a distance of 132.00 Feet to the end of the original description, thence continuing North 21°29' West on the same course to the accreted bank of the Arkansas River. The above-described line is the center of a 350 Foot strip, 175.00 Feet on either side of that line, and containing 7.79 acres, plus accretions, more or less.