

160± Acres CRP Wallace County, KS

Exclusively Listed by The Land Office LLC

\$232,000.00

2023 Property Tax Total \$611.56. Seller's mineral interest, if any, shall transfer to Buyer.
Possession immediate upon delivery of deed. There are no improvements and no developed water.
Middle Fork Lake Creek runs through the SW corner of the property.

FSA			
Farm Acres	Crop Acres	Crop	CCC-506 CRP Reduction Acres
158.61	158.61	Wheat	55.9
		Gr Sorghum	7.4

CRP				
Contract #	Contract Acres	\$ Per Acre	Annual Payment	Contract Period
10048A	131.7	\$ 33.02	\$ 4,349.00	10/1/2012 to 9/30/2027

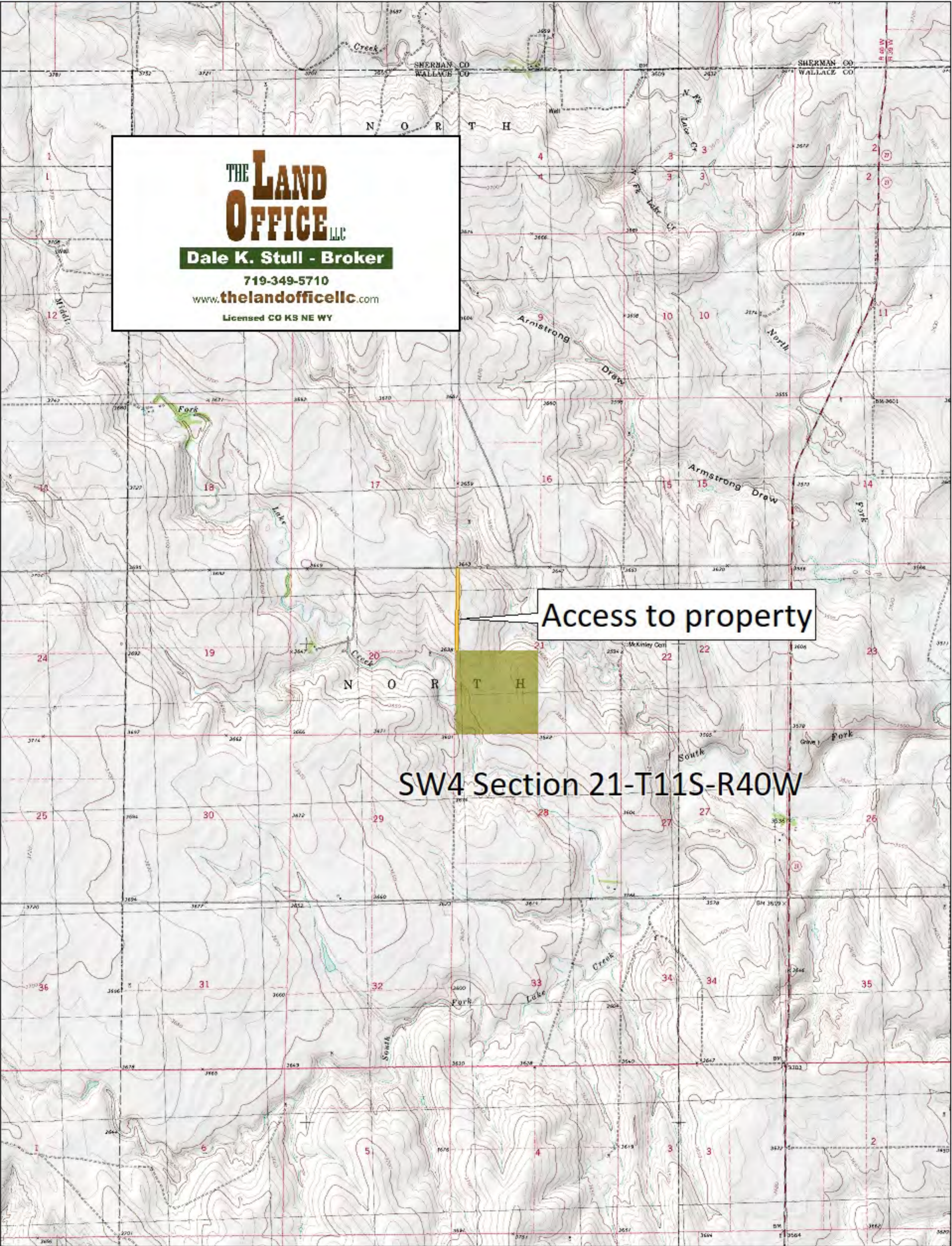
Legal: SW4 Section 21, Township 11 South, Range 40 West of the 6th P.M., Wallace County, KS.

Directions From Goodland: I70 & Hwy 27, 16 miles south on Hwy 27 to Wallace County Road Bluebird, then 2 miles west to trail going south to property, follow trail 1/2 mile south.

L2024101 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*



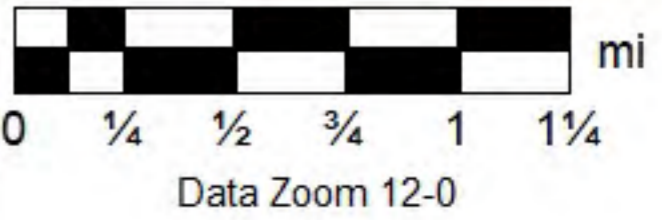
Dale K. Stull, Broker
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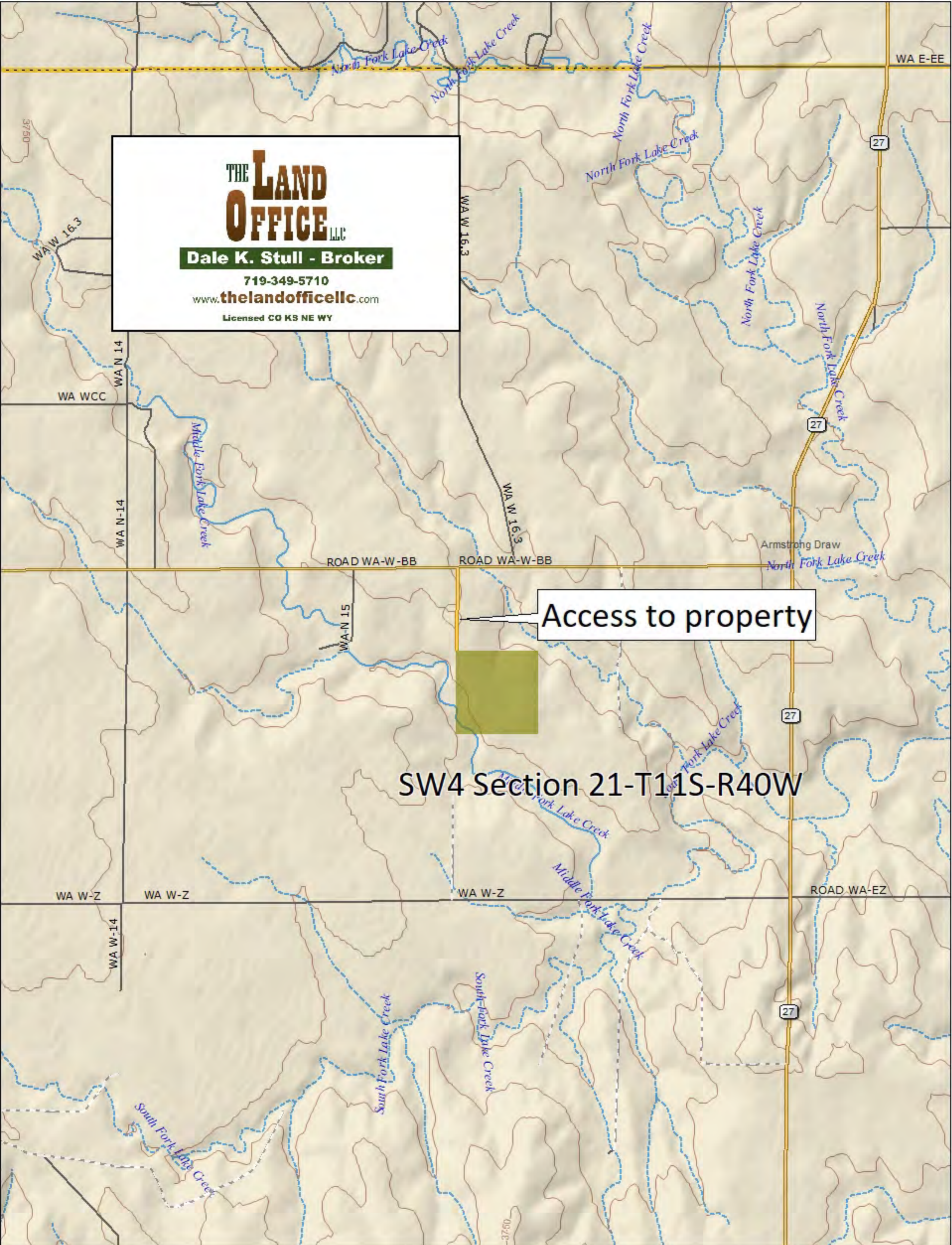


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 Licensed CO KS NE WY

Access to property

SW4 Section 21-T11S-R40W





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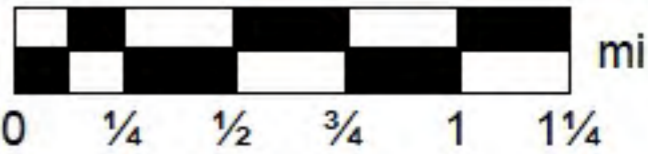
Access to property

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Data use subject to license.

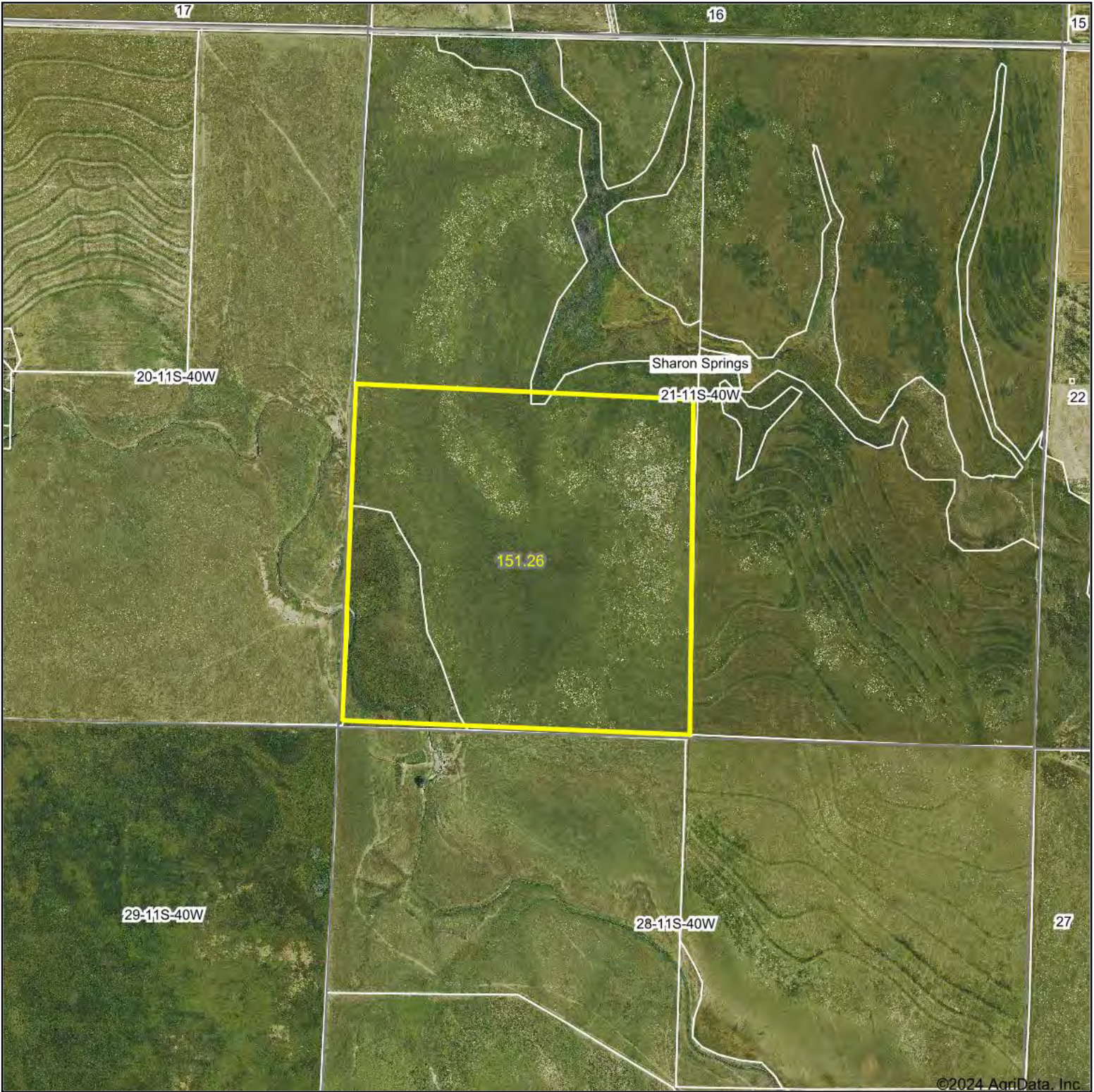
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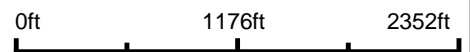
Data Zoom 12-0

Aerial Map



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Boundary Center: 39° 4' 44.91, -101° 46' 14.54



21-11S-40W
Wallace County
Kansas



THE LAND OFFICE
L.L.C.

Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING

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3/28/2024

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

Soils Map



State: **Kansas**
 County: **Wallace**
 Location: **21-11S-40W**
 Township: **Sharon Springs**
 Acres: **151.26**
 Date: **3/28/2024**



Maps Provided By:



Area Symbol: KS199, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Corn Irrigated Bu	*n NCCPI Soybeans
1857	Ulysses silt loam, 1 to 3 percent slopes	87.01	57.5%		IIIe	Ile			64
1579	Colby silt loam, 3 to 6 percent slopes	20.19	13.3%		IVe	IVe		90	53
1960	Buffalo Park silt loam, 3 to 6 percent slopes	20.17	13.3%		IVe	IVe			52
1580	Colby silt loam, 6 to 15 percent slopes	12.78	8.4%		Vle				48
1123	Bridgeport loam, occasionally flooded	11.11	7.3%		IIw	IIw	54	158	58
Weighted Average					3.45	*-	4	23.6	*n 59.1

*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.