

# FOR SALE

# 258.8 ACRES DRYLAND

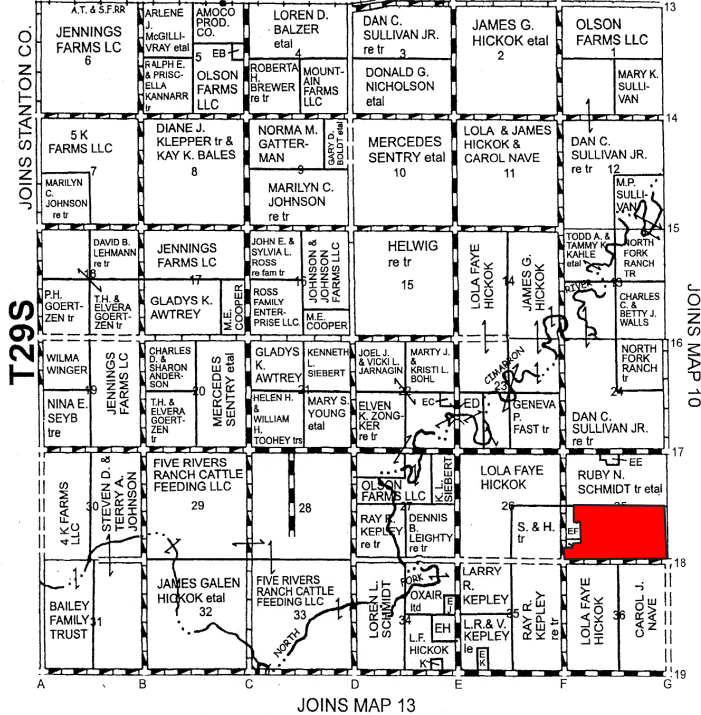
C4032

## GRANT COUNTY, KANSAS

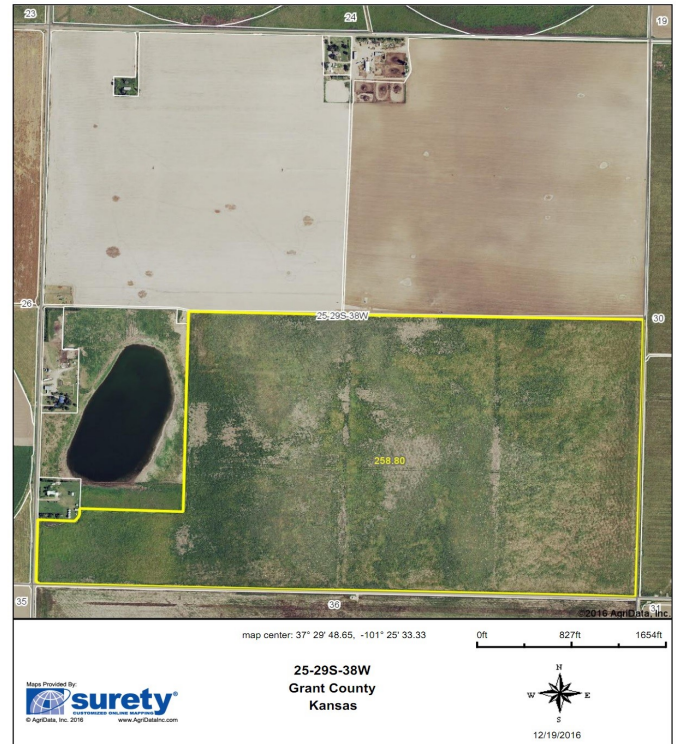
### MAP 9

R38W

JOINS MAP 5



Aerial Map



**LOCATION:** From Ulysses, KS go 4 Miles South on Hwy 25 to Cnty Rd. 17, West 4 Miles to Cnty Rd. F and 1/2 Mile South. Sign will be posted.

**LEGALS:** South Half of Section (25), Township (29) South, Range (38) West 6th P.M. , Less 45A of Grass

**FSA INFORMATION:** Cropland Acres - +/- 258.8

CROP	BASE ACREAGE	PLC YIELD
Wheat	78	41
Corn	3.9	85
Grain Sorghum	75.3	84
Barley	44.8	41

Total Base Acres: 202.0

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations. All crops are enrolled in ARC-County.

**MINERALS:** Seller will convey all mineral rights, if any, to the buyer.

**CROPS:** None

**POSSESSION:** Date of Closing

**TAXES:** Seller will pay taxes for all of 2016 and prior years. Taxes for 2017 will be prorated to the date of closing.

**PRICE: \$290,000.00**

**2016 Taxes - \$1427.70**



Colorado Land  
Investments I, LLC

Cary Schlosser - Listing Broker - 719-346-8661 (Office)  
or 719-349-0478 (Cell Phone)

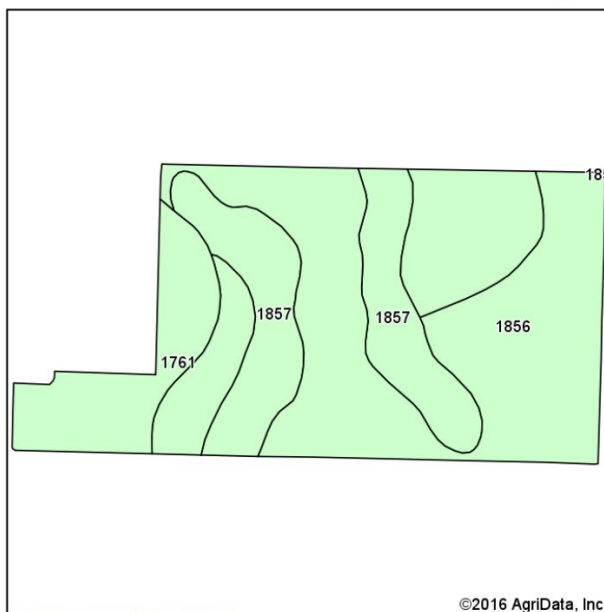
Larry J. Hostetler - Managing Broker - 719-346-8661 (Office)  
or 719-342-8661 (Cell Phone)

[www.cololand.com](http://www.cololand.com)

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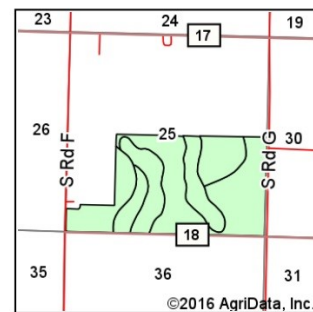


### Soils Map



Soils data provided by USDA and NRCS.

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State: **Kansas**  
 County: **Grant**  
 Location: **25-29S-38W**  
 Township: **Sullivan**  
 Acres: **258.8**  
 Date: **12/19/2016**

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE RAFFING MAP  
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Area Symbol: KS067, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Grain sorghum	Winter wheat
1856	Ulysses silt loam, 0 to 1 percent slopes	134.47	52.0%	IIc	Iw	26	22
1761	Richfield silt loam, 0 to 1 percent slopes	65.35	25.3%	IIc	I	33	26
1857	Ulysses silt loam, 1 to 3 percent slopes	58.98	22.8%	IIle	Ile	23	20
Weighted Average						27.1	22.6

Area Symbol: KS067, Soil Area Version: 12

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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### Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

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