

# 320 Acres of Dry Crop

South Half 17-21-29

Finney County, Kansas



**HUTCHESON**  
**Real Estate & Auction Co., Inc.**

**Dairies\*Feedyards\*Land\*Mineral Rights\*Water Rights**

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## Legal Description

The South Half (S/2) of Section Seventeen (17), Township Twenty-one (21) South, Range Twenty-nine (29) West of the Sixth P.M., Finney County, Kansas.

## Description of the land

This tract consists of 320 acres of dry crop.

## Minerals

This tract is selling with the surface rights only.

## Possession

The current tenant is planting 1/3 of this to wheat, the other 2/3 will be open. The Buyer shall get 1/3 of next years wheat crop and get immediate possession of the open ground.

## 2018 Real Estate Taxes

\$2,081.91

## Asking Price

\$448,000 or \$1,400 Per Acre



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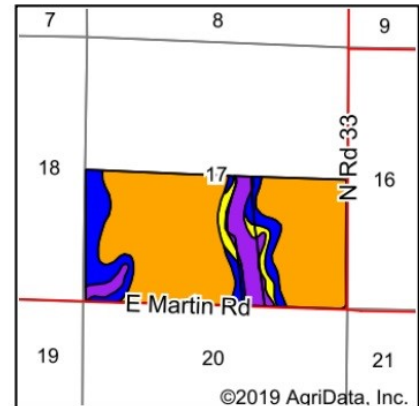
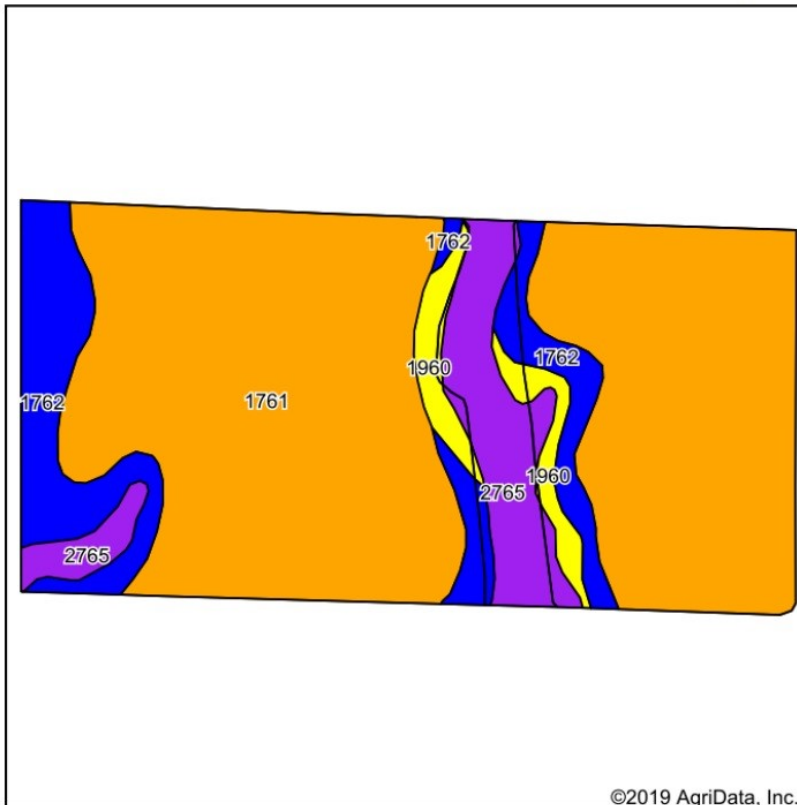


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Soils Map



State: **Kansas**  
 County: **Finney**  
 Location: **17-21S-29W**  
 Township: **Garfield**  
 Acres: **316.08**  
 Date: **10/14/2019**

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

Area Symbol: KS055, Soil Area Version: 16

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated	*n NCCPI Soybeans
1761	Richfield silt loam, 0 to 1 percent slopes	227.84	72.1%		IIIc	I	6	167	33	121	26	47	59
1762	Richfield silt loam, 1 to 3 percent slopes	44.63	14.1%		Ile	Ile	5	122	30	108	28	41	54
2765	Penden-Roxbury complex, 0 to 15 percent slopes	31.09	9.8%		VIe	VIe							63
1960	Buffalo Park silt loam, 3 to 6 percent slopes	12.52	4.0%		IVe	IVe			6		5		51
Weighted Average							5	137.6	28.3	102.5	22.9	39.7	*n 58.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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