

# 77.9± Acres Dryland | CRP | Grass Rice County, Kansas

*Exclusively Listed by The Land Office LLC*

\$148,000.00

2020 Property Tax \$610.56. Seller shall retain mineral interest and mineral production. Water rights of record or appurtenant to the property are included in the sale. There is no developed water. There are no improvements. Property is subject to a 1/3 2/3 crop share lease with Jerry Frees. Landlord pays 1/3 chemical expense. Possession immediate upon closing subject to lease.

| Farmland Acres | Cropland Acres | Crop          | Program | Base  | Yield | CCC CRP Reduction Acres |
|----------------|----------------|---------------|---------|-------|-------|-------------------------|
| 77.66          | 70.96          | Wheat         | PLC     | 52.29 | 38    |                         |
|                |                | Grain Sorghum | PLC     | 5.3   | 47    | 12.7                    |
|                |                | Soybeans      |         |       |       | 5.3                     |

| CRP Contract # | Contract Acres | \$ Per Acre | Annual Payment | Contract Period         |
|----------------|----------------|-------------|----------------|-------------------------|
| 10041B         | 18.67          | \$ 32.85    | \$ 613.00      | 10/01/2011 to 9/30/2021 |

Directions: From Ellinwood, 6 miles east on Hwy 56 to 2nd Road, 2 miles south on 2nd Road to NE corner of property.

Legal: E2 NE4 Section 18, Township 20 South, Range 10 South of the 6<sup>th</sup> P.M., Rice County, Kansas.

L202088 *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.*



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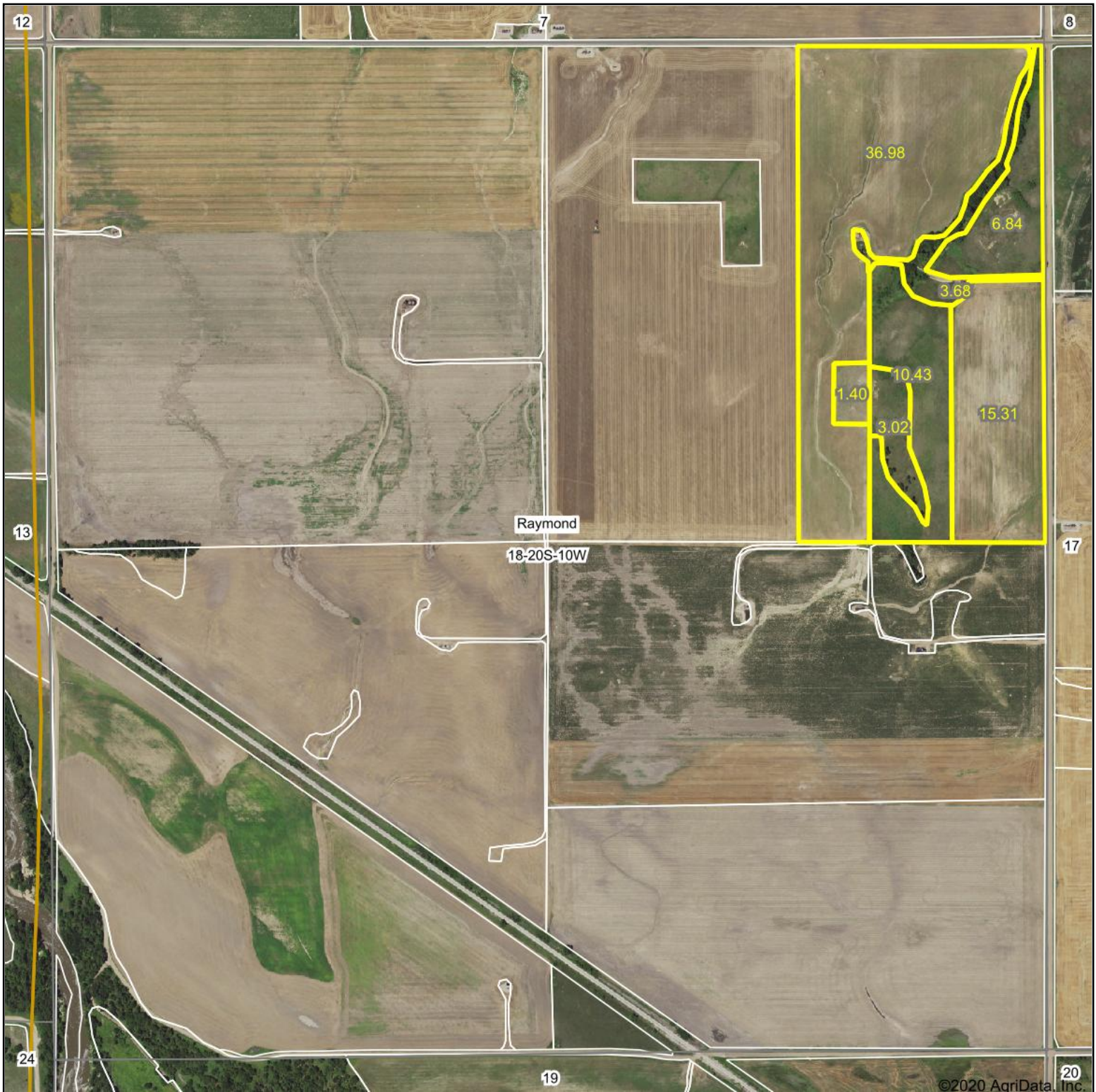
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# Aerial Map

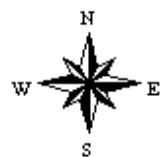


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Map Center: 38° 18' 39.7, -98° 28' 13.6

0ft 820ft 1640ft

**18-20S-10W**  
**Rice County**  
**Kansas**



12/23/2020

**THE LAND**  
**OFFICE** LLC

Maps Provided By:

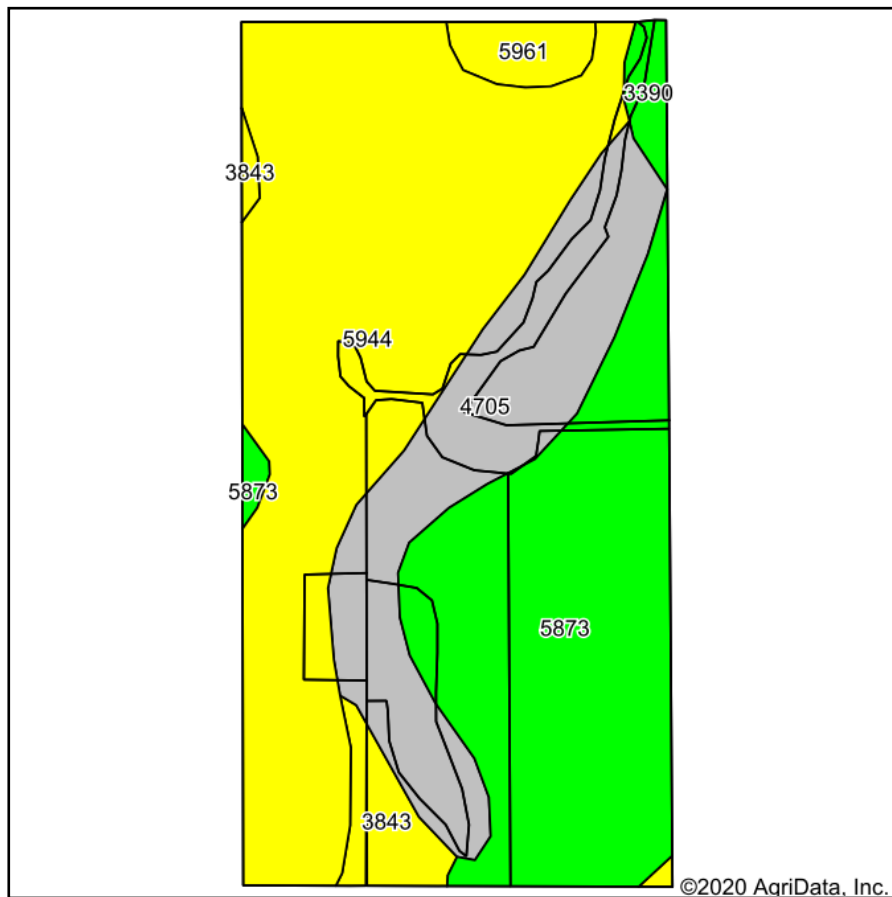


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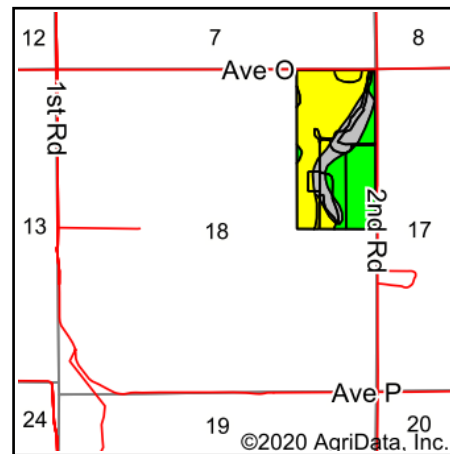
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Rice**  
 Location: **18-20S-10W**  
 Township: **Raymond**  
 Acres: **77.66**  
 Date: **12/23/2020**

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Maps Provided By:



| Code             | Soil Description                                            | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | *n NCCPI Soybeans |
|------------------|-------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------|-------------------|
| 5944             | Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes | 34.02 | 43.8%            |                      | Ile              | Ile          | 57                |
| 5873             | Clark clay loam, 1 to 3 percent slopes                      | 23.50 | 30.3%            |                      | IIIle            | IIIle        | 66                |
| 4705             | Kipson complex, 3 to 15 percent slopes                      | 14.54 | 18.7%            |                      | VIIs             |              | 32                |
| 3843             | Geary silt loam, 1 to 3 percent slopes                      | 2.73  | 3.5%             |                      | Ile              | Ile          | 72                |
| 5961             | Solvay loamy fine sand, 0 to 2 percent slopes               | 1.73  | 2.2%             |                      | Ile              | Ile          | 51                |
| 3390             | Lancaster loam, 1 to 3 percent slopes                       | 1.14  | 1.5%             |                      | IIIle            | IIIle        | 52                |
| Weighted Average |                                                             |       |                  |                      |                  |              | *n 55.4           |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.