

320 Acres Irrigated Cropland Sherman County, KS

Exclusively Listed by The Land Office LLC



\$1,525,000.00

2020 Property Tax: Section 23 \$3,761.60 and Section 24 \$3,893.80

Seller's mineral interest, if any, shall transfer to Buyer. According to the Sherman County assessor, 100% of the minerals are intact. Possession immediate upon closing subject to year-to-year lease with Barry Guyer through corn harvest 2021.

Improvements:

Sec 23: T-L 8-tower electric hydraulic drive sprinkler.

Sec 24: T-L 7-tower electric hydraulic drive sprinkler, natural gas Chevy 496ci engine. The pump, column pipe, tube and shaft are 10 years old.

Water Right	Location	Authorized	Acre Feet	Authorized Acres	Authorized GPM	Approx. Actual GPM
33751-00	NWSENW	SE 23 & NW 24	399	320	799	700

Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
309.88	299.73	Wheat	PLC	35.69	41
		Corn	PLC	113.48	177
		Gr Sorghum	ARC-CO	7.23	97

Legal: SE4 Section 23 and NW4 Section 24, Township 7 South, Range 42 West of the 6th P.M., Sherman County, Kansas

Directions: From Kanorado: 2 miles east to Road 5, 5 1/2 miles north to Road 69, 1 mile east to Road 6, and 1 mile north to southeast corner of Section 23.

L202190 *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.

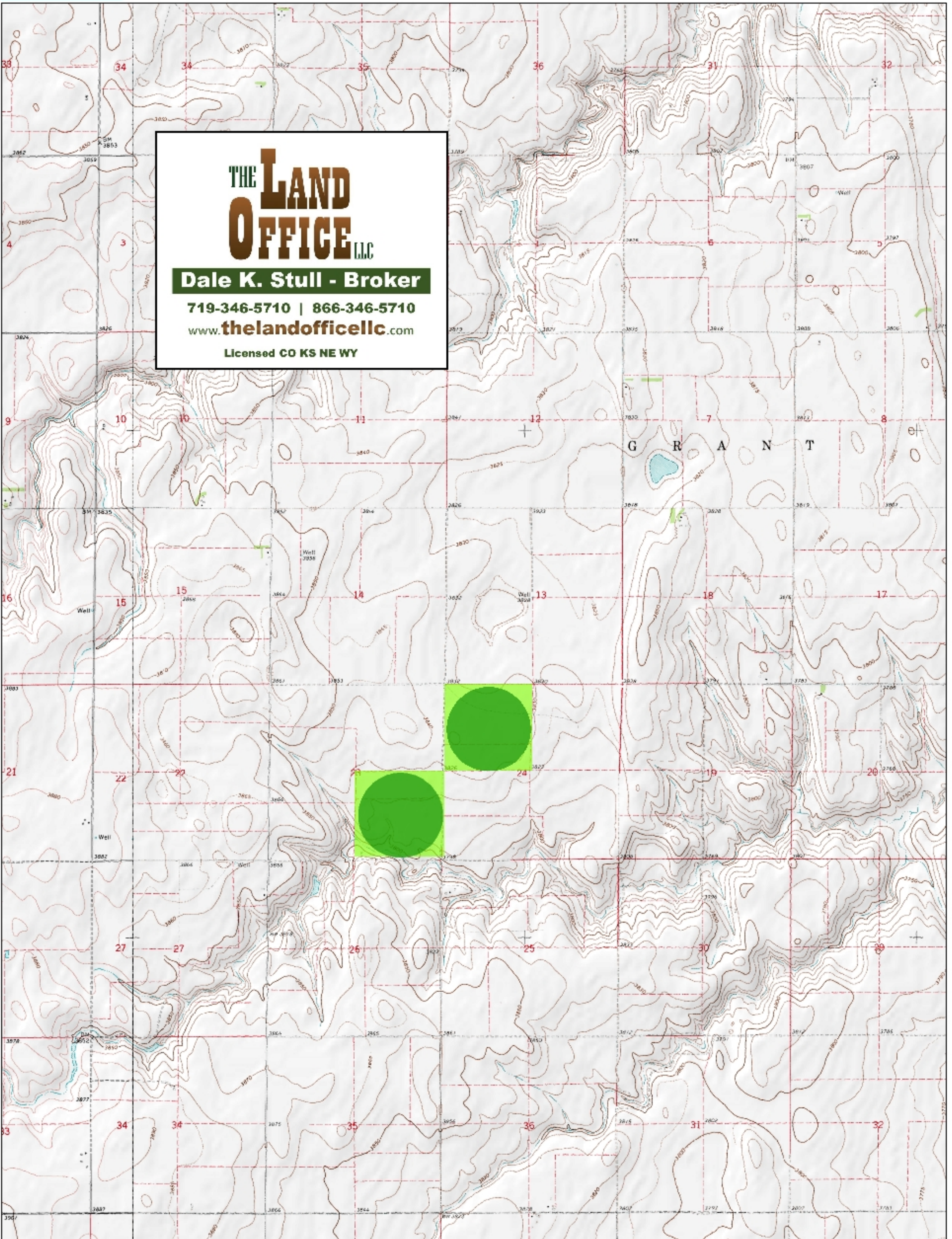


Dale K. Stull, Broker

1966 Rose Ave, Suite A · Burlington CO 80807

Office 719-346-5710 · Cell 719-349-5710 · Fax 719-346-7410 · Toll Free 866-346-5710

Email: dalestull@thelandofficellc.com www.thelandofficellc.com



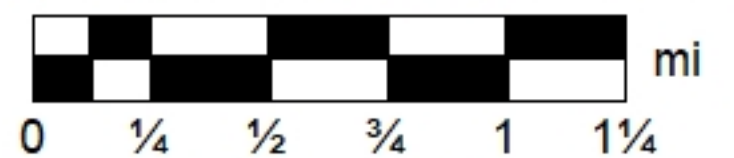
Data use subject to license.

© DeLorme. XMap® 7.

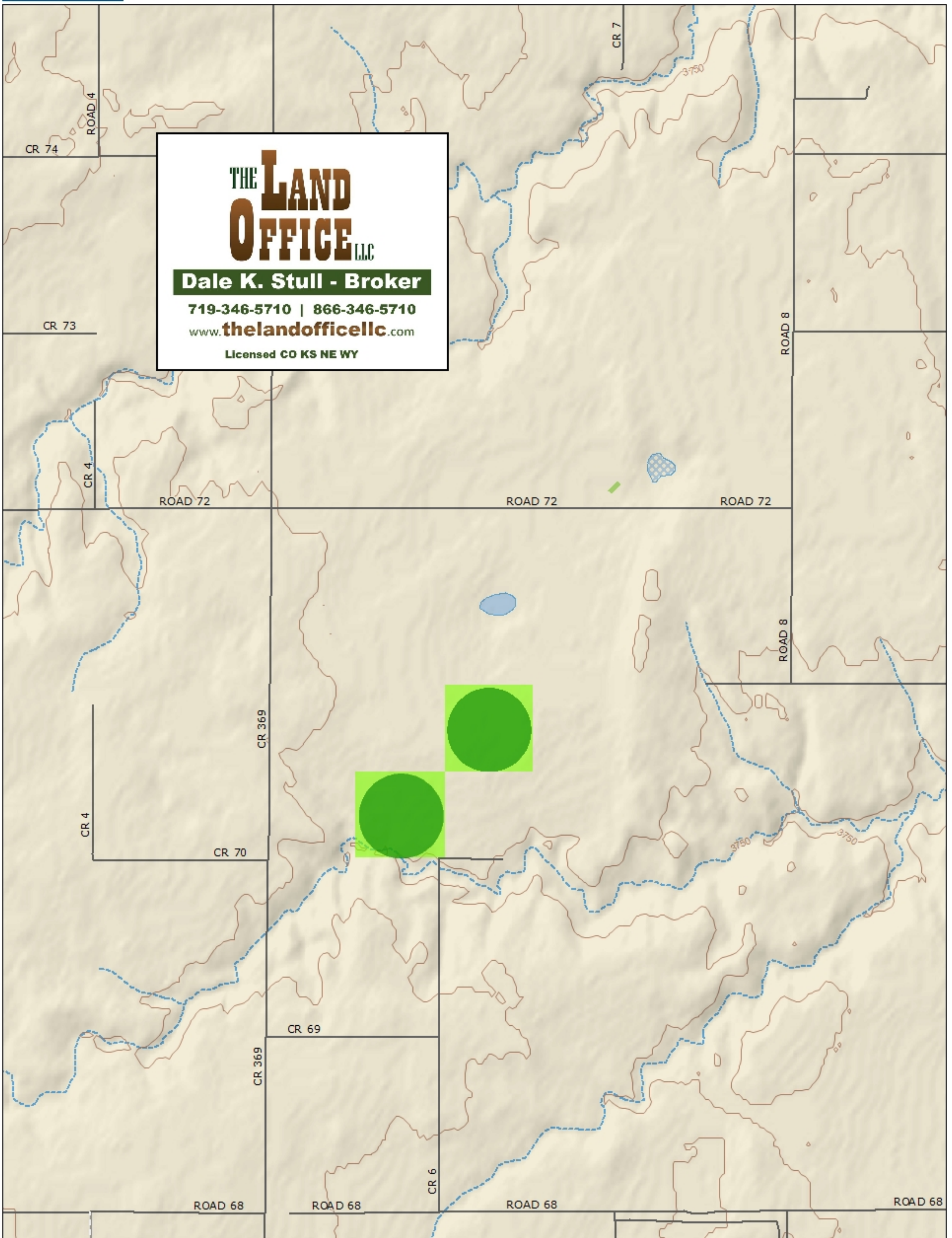
www.delorme.com



MN (5.8° E)



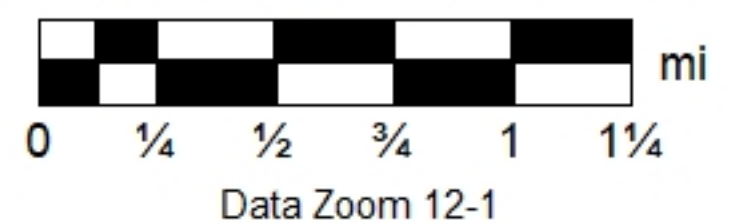
Data Zoom 12-1



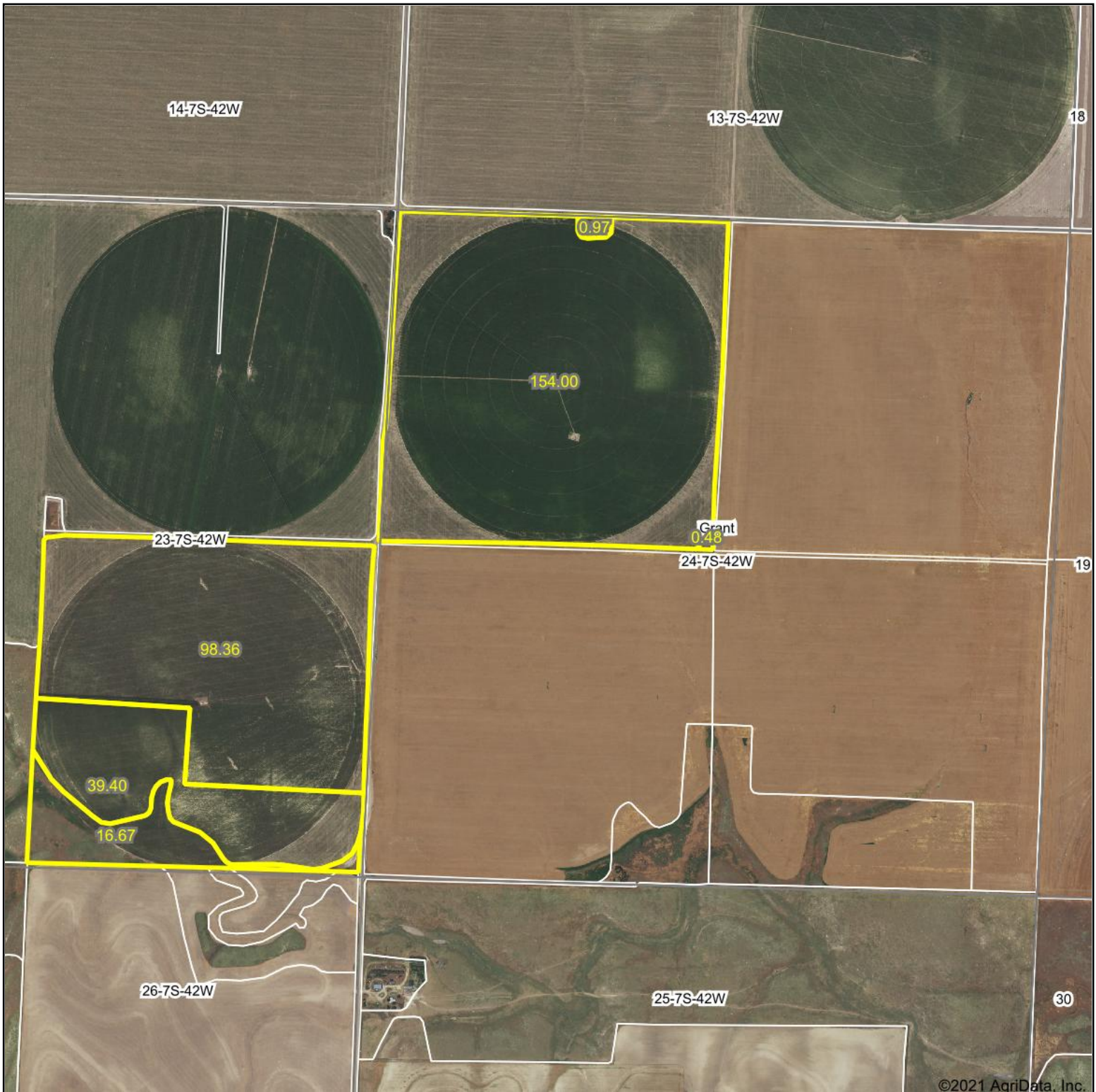
Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com



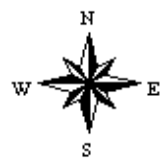
Aerial Map



Map Center: 39° 25' 48.98, -101° 57' 45.93

0ft 1226ft 2451ft

24-7S-42W
Sherman County
Kansas



6/8/2021

THE LAND
OFFICE LLC

Maps Provided By:



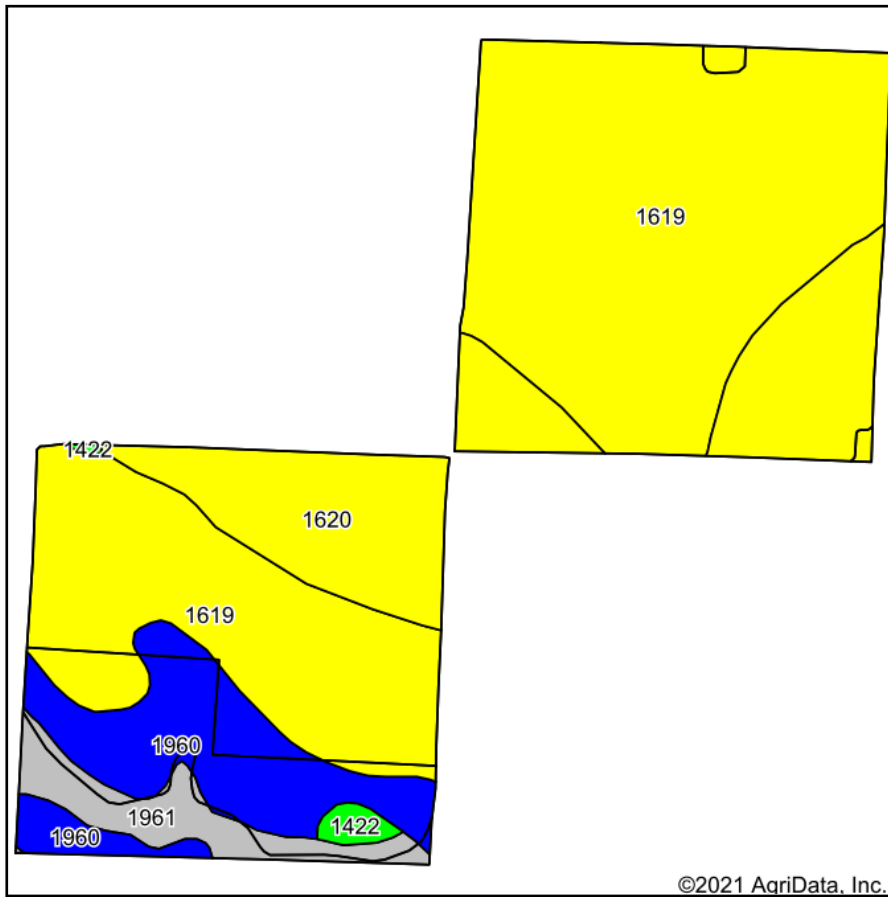
surety[®]
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021

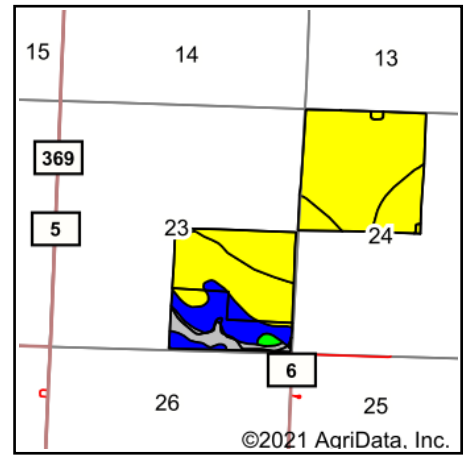
www.AgriDataInc.com

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Sherman**
 Location: **24-7S-42W**
 Township: **Grant**
 Acres: **309.88**
 Date: **6/8/2021**

THE LAND
OFFICE LLC

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: KS181, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Corn	Sunflowers	Sunflowers Irrigated	*n NCCPI Soybeans
1619	Keith silt loam, 0 to 1 percent slopes	188.89	61.0%		IIc	Iw	171	52	1805	2280	58
1620	Keith silt loam, 1 to 3 percent slopes	65.07	21.0%		Ile	Ile					67
1960	Buffalo Park silt loam, 3 to 6 percent slopes	38.34	12.4%		IVe	IVe					53
1961	Buffalo Park-Ulysses silt loams, 6 to 15 percent slopes	15.06	4.9%		VIe						59
1422	Goshen silt loam, rarely flooded	2.52	0.8%		IIIc	Iw	118				55
Weighted Average							105.2	31.7	1100.3	1389.8	*n 59.3

*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.