

1955 Acres Cropland & Grass 6 Tracts Trego County, KS

Exclusively Listed by The Land Office LLC

Tract	Asking	Status
1	\$1,011,453.00	Under Contract
2	\$355,685.00	Under Contract
3	\$310,063.00	Under Contract
4	\$390,390.00	Under Contract
5	\$415,028.00	Under Contract
6	\$614,640.00	Under Contract

Seller's mineral interest, if any, shall transfer to Buyer.
Possession immediate upon signing of contract if applicable or closing.
Located 2 to 6 miles northwest of WaKeeney.

Tract	Legal	2020 Property Tax	FSA Tract	Farmland Acres	Grass Acres	Cropland Acres	Program	Wheat Base/PLC Yield	Corn Base/PLC Yield	Gr Sorghum Base/PLC Yield
1	All 31-11-23	\$ 2,620.64	426	633.56	410.16	223.4	ARC-CO	51.50/49	39.20/77	91.90/94
2	W2 24-11-24	\$ 1,617.32	15837	313.83	170.44	143.39	ARC-CO	33.07/49	25.14/77	59.02/94
3	Tr E2W2 & W2SE4 22-11-24	\$ 477.12	15833	149.65	149.65					
4	NE & E2SE4 21-11-24	\$ 620.72	15835	55.18	55.18					
	Tr NW4 22-11-24		15836	240.47	240.47					
			15839	27.57	27.57					
5	Tr 27-11-24	\$ 1,383.38	15839	137.07	94.61	42.46	ARC-CO	9.85/49	7.49/77	17.55/94
			15842	164.50	90.43	74.07	ARC-CO	17.19/49	13.08/77	30.68/94
			15844	1.13	1.13					
6	SE4 34-11-24	\$ 8,458.30	13969	158.46	63.94	94.52	ARC-CO	21.80/49	16.60/77	39.00/94
	All N2		14580	7.42	7.42	7.42	ARC-CO	3.40/32		1.00/43
	N of RR 3-12-24		15830	66.25	57.56	8.69	ARC-CO	1.99/49	1.51/77	3.55/94
TOTAL		\$ 15,177.48		1955.09	1361.14	593.95				

L202192 *The Land Office LLC and its brokers are working with the Seller as a Seller Agent and the 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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Email: dalestull@thelandofficellc.com www.thelandofficellc.com

Improvements

Tract 5	Year	Size	SF
14059 210 Ave			
Single wide (Junk)	1980	14 x 67	938
Barn	1920	48 x 34	1632
Lean-to	1920	48 x 14	672
Grain bin			
Tool shed	1960	24 x 22	528
Tract 6	Year	Size	SF
15087 210 Ave			
Residence 1 BR 1 Bath	1978		2280
Single car detached garage	1950		480
Farm Utility	1978	60 x 63	3780
Tool shed	1960	14 x 32	448
Tool shed	1940	8 x 41	328
lean-to	1975	12 x 41	492
Tool shed	1905	10 x 12	120
Steel Bin	1930	8 x 14	112
Tool shed	1950	12 x 16	192
Tool shed	1930	18 x 26	468
Tool shed	1930	16 x 36	576
Tool shed	1925	11 x 22	242
Feeding Trough	1980		
Tool shed	1925	15 x 15	225
Tool shed	1925	8 x 50	400
lean-to	1925	16 x 24	384
Tool shed	1920	12 x 16	192
Tool shed	1950	8 x 10	80
Tool shed	1920	14 x 50	700
Steel Bin	1975	27 x 25	675
Steel Bin	1965	14 x 8	112
Quonset	1963	40 x 79	3160
Steel Bin	1965	18 x 11	198
Scale	1950		
Tool shed	1925	14 x 22	308
Farm Utility	2016	100 x 150	15000
Storage shed	2016	13 x 32	416

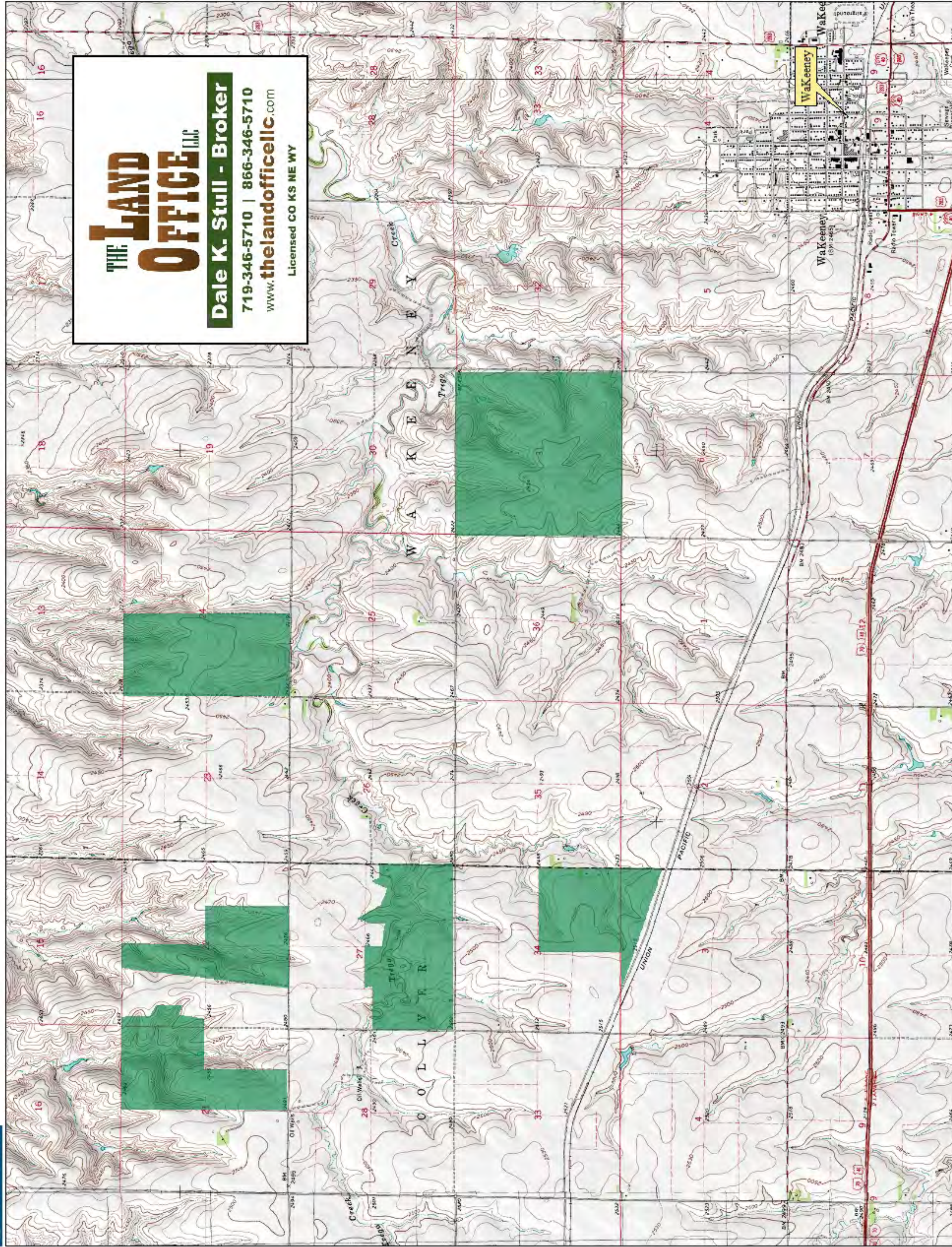


15075 210 Ave	Year	Size	SF
Residence 2 BR 2 Bath	1978		1256
Storage shed	1970	10 x 10	100



15077 210 Ave	Year	Size	SF
Residence 3 BR 1 Bath	1956		996
Storage shed	1975	10 x 10	100





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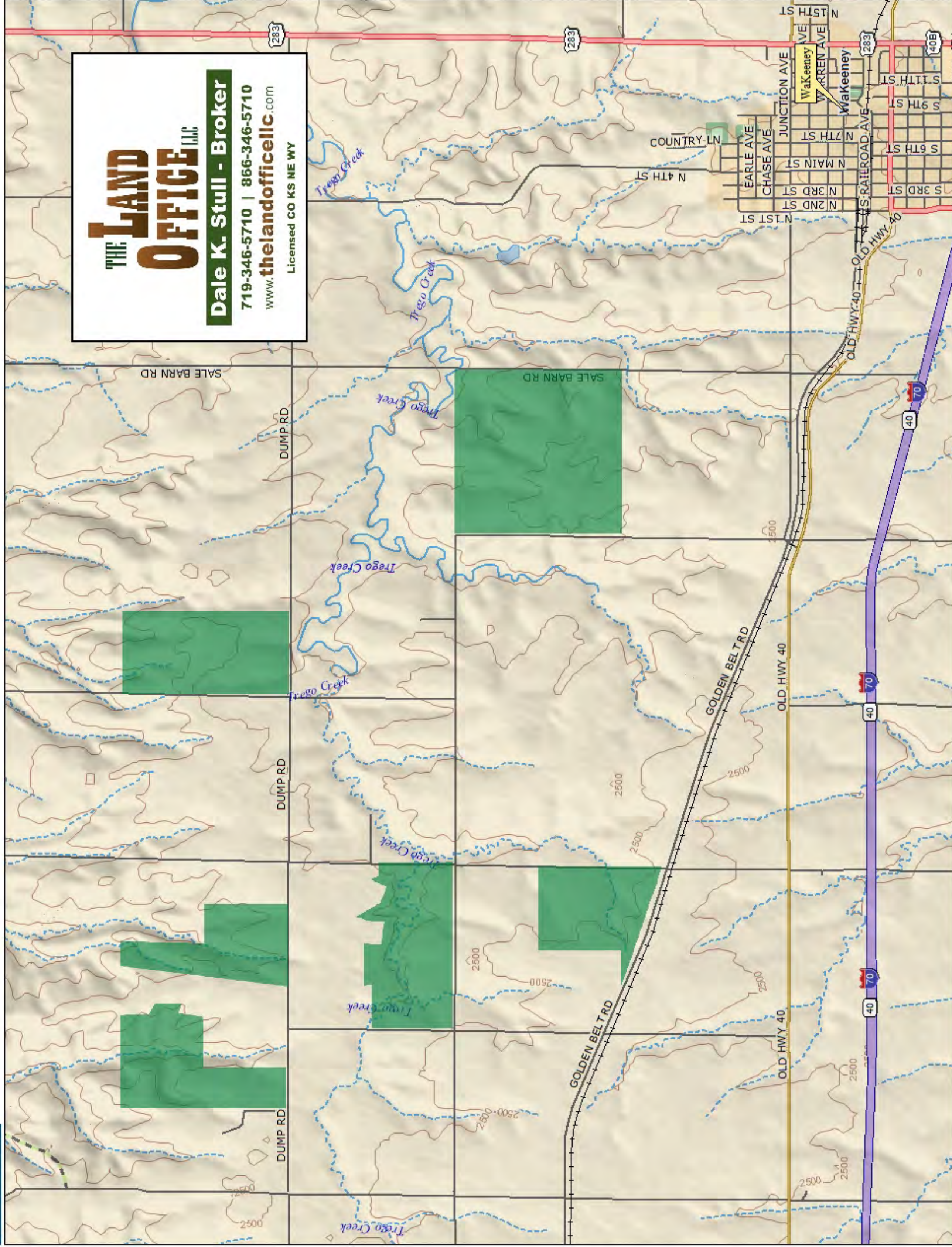
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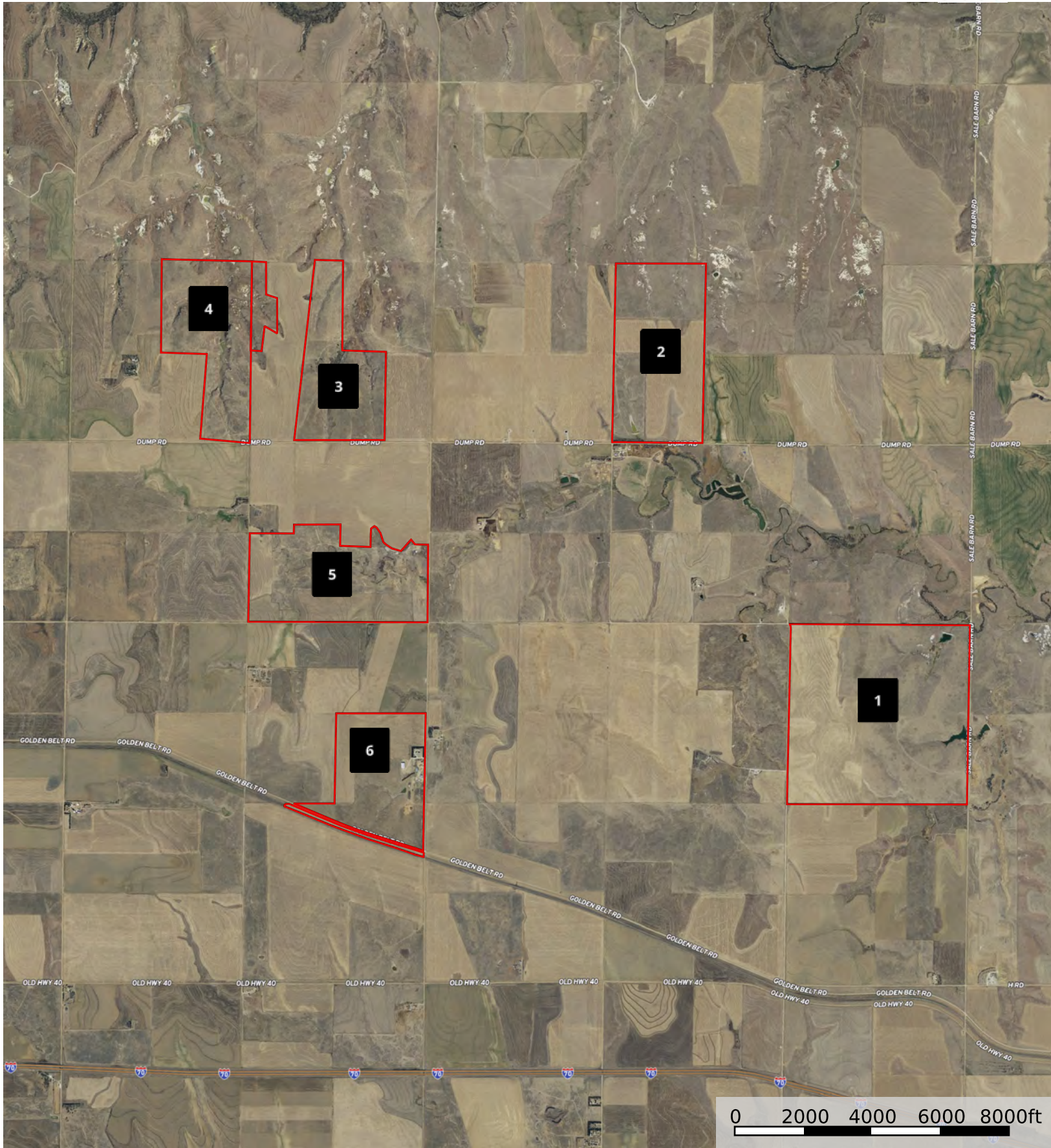


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 Boundary

Aerial Map

TRACT 1



Map Center: 39° 3' 7.01, -99° 55' 2.23

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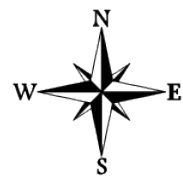


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31-11S-23W
Trego County
Kansas

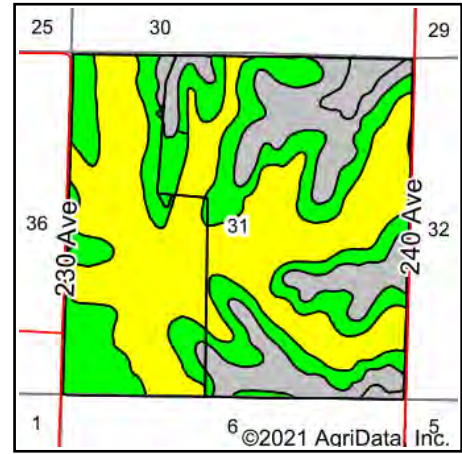
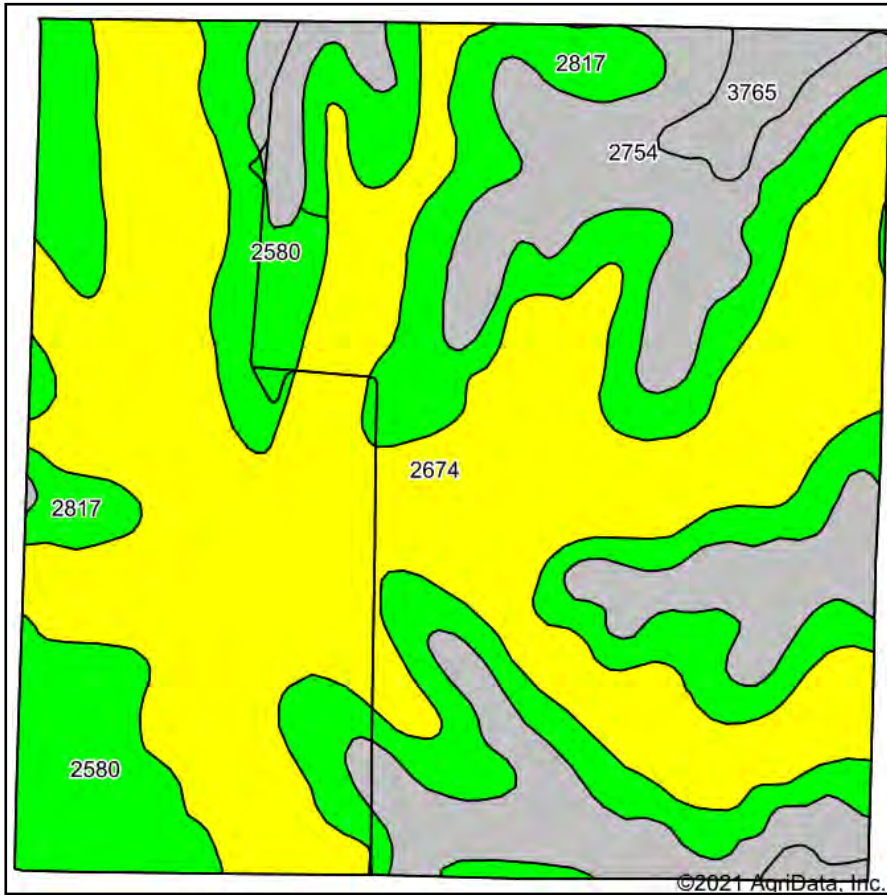


8/10/2021

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

Soils Map

TRACT 1



State: **Kansas**
 County: **Trego**
 Location: **31-11S-23W**
 Township: **WaKeeney**
 Acres: **633.45**
 Date: **8/10/2021**

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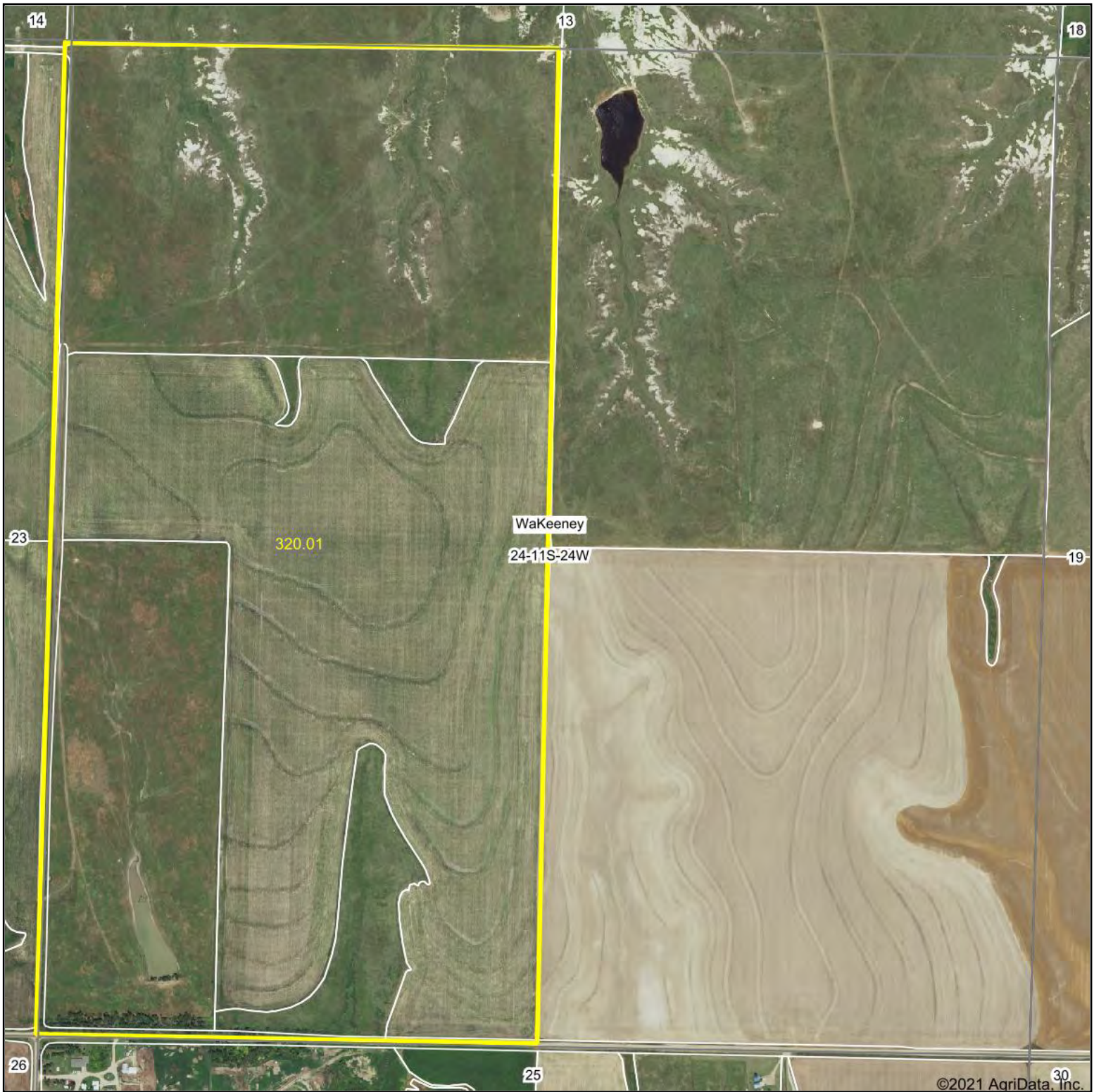
Area Symbol: KS195, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	287.69	45.4%		Ile	Ile	76
2817	Uly silt loam, 3 to 6 percent slopes	142.79	22.5%		IIle	IIle	76
2754	Penden loam, 7 to 15 percent slopes	120.52	19.0%		VIle	VIle	58
2580	Coly silt loam, 3 to 6 percent slopes	68.53	10.8%		IIle	IIle	73
3765	Humbarger loam, channeled	13.92	2.2%		Vw		41
Weighted Average							*n 71.5

*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.



Map Center: 39° 4' 51.19, -99° 56' 7.01

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24-11S-24W
Trego County
Kansas



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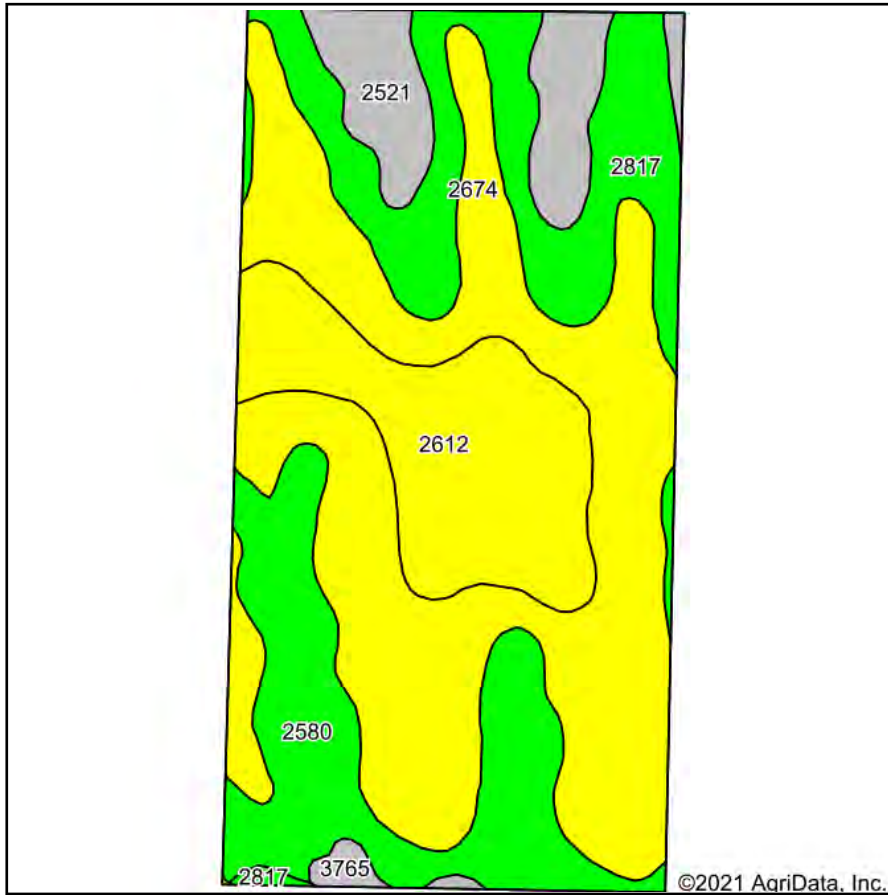
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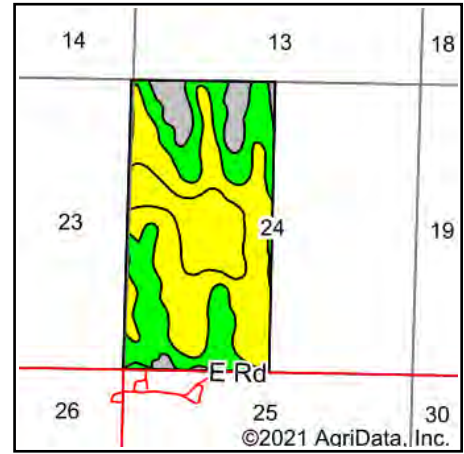
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

TRACT 2



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Trego**
 Location: **24-11S-24W**
 Township: **WaKeeney**
 Acres: **320.01**
 Date: **8/10/2021**

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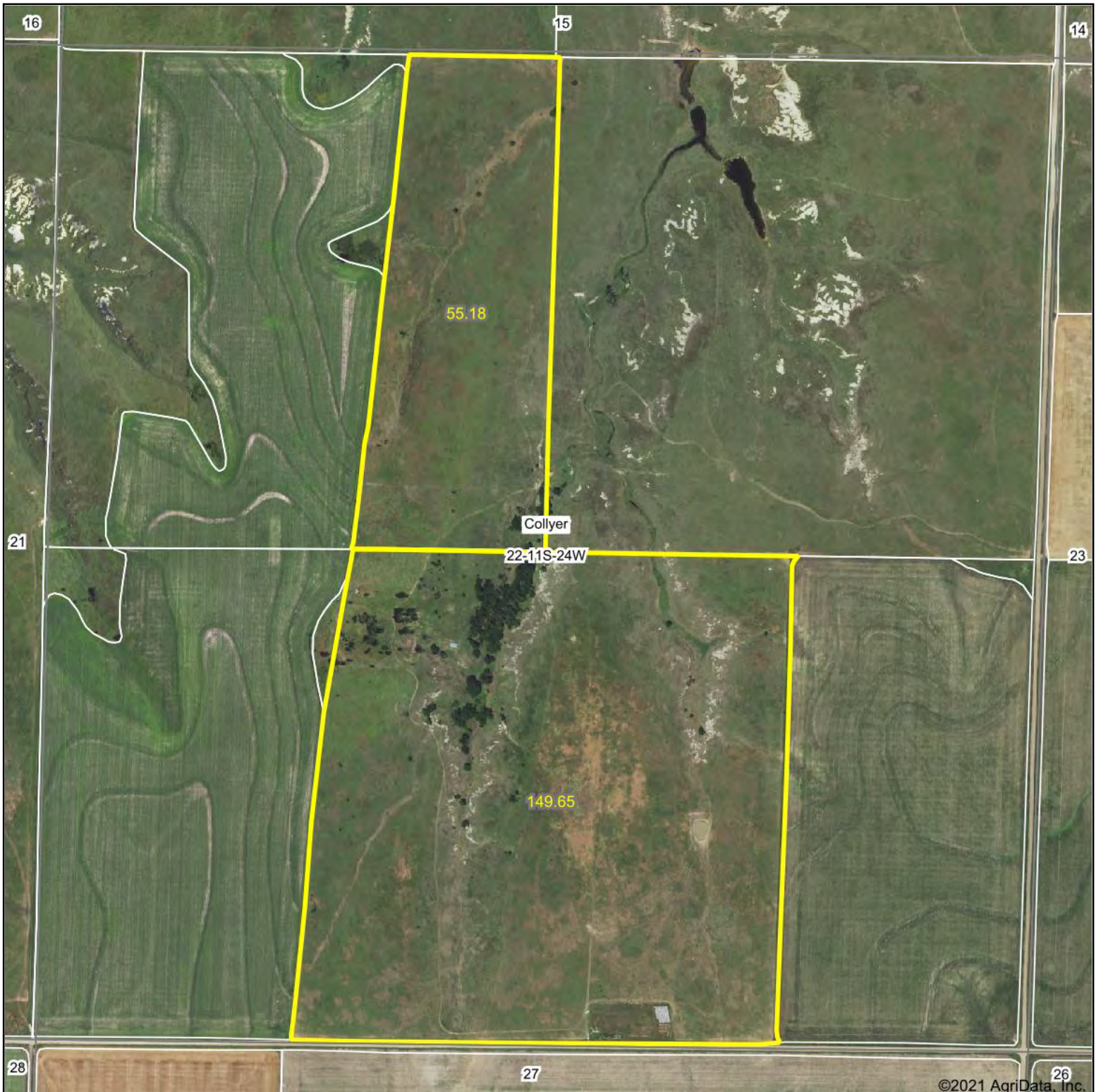
Area Symbol: KS195, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	134.88	42.1%		Ile	Ile	76
2580	Coly silt loam, 3 to 6 percent slopes	54.42	17.0%		IIle	IIle	73
2817	Uly silt loam, 3 to 6 percent slopes	52.27	16.3%		IIle	IIle	76
2612	Harney silt loam, 0 to 1 percent slopes	51.12	16.0%		IIc	I	70
2521	Armo loam, 7 to 15 percent slopes	24.80	7.7%		VIe	VIe	56
3765	Humbarger loam, channeled	2.52	0.8%		Vw		41
Weighted Average							*n 72.7

*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.



Map Center: 39° 4' 51.76, -99° 58' 20.76

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22-11S-24W
Trego County
Kansas



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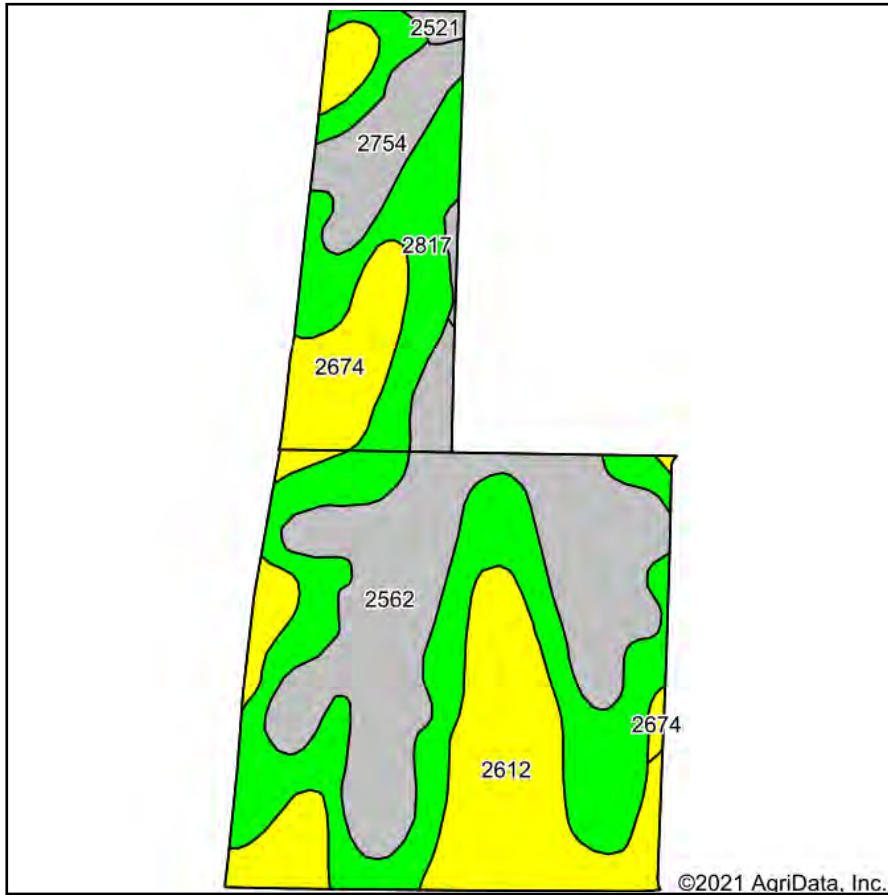
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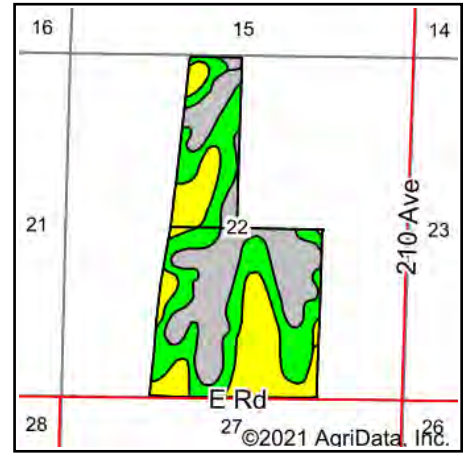
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

TRACT 3



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Trego**
 Location: **22-11S-24W**
 Township: **Collyer**
 Acres: **204.83**
 Date: **8/10/2021**

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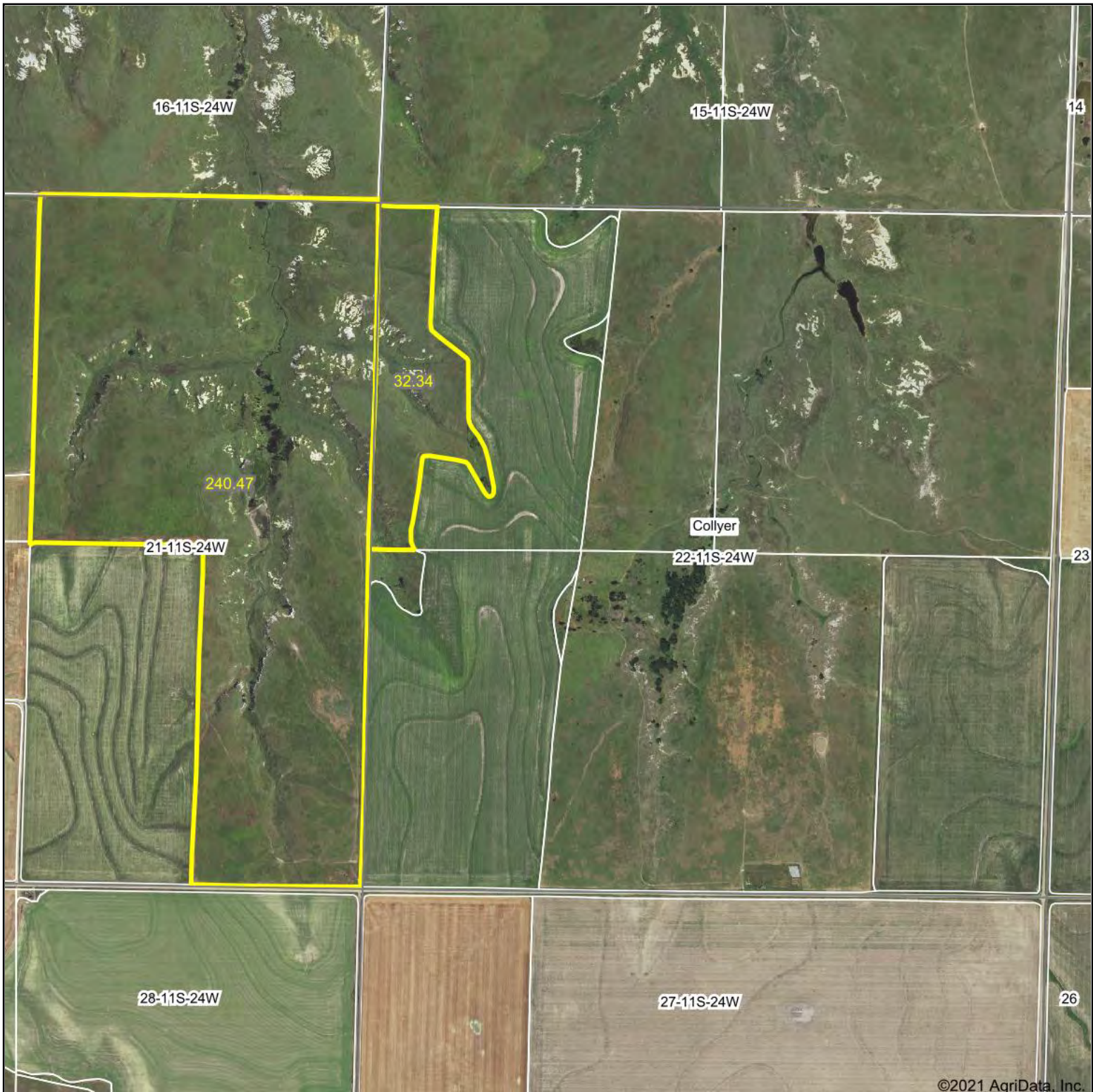
Area Symbol: KS195, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
2817	Uly silt loam, 3 to 6 percent slopes	76.35	37.3%		IIIe	IIIe	76
2562	Campus-Carlon complex, 3 to 30 percent slopes	57.83	28.2%		VIe		36
2612	Harney silt loam, 0 to 1 percent slopes	36.90	18.0%		IIc	I	70
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	20.56	10.0%		IIe	IIe	76
2754	Penden loam, 7 to 15 percent slopes	11.28	5.5%		VIe	VIe	58
2521	Armo loam, 7 to 15 percent slopes	1.91	0.9%		VIe	VIe	56
Weighted Average							*n 62.4

*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.



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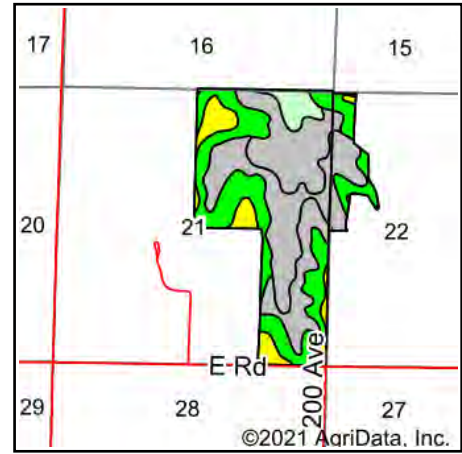
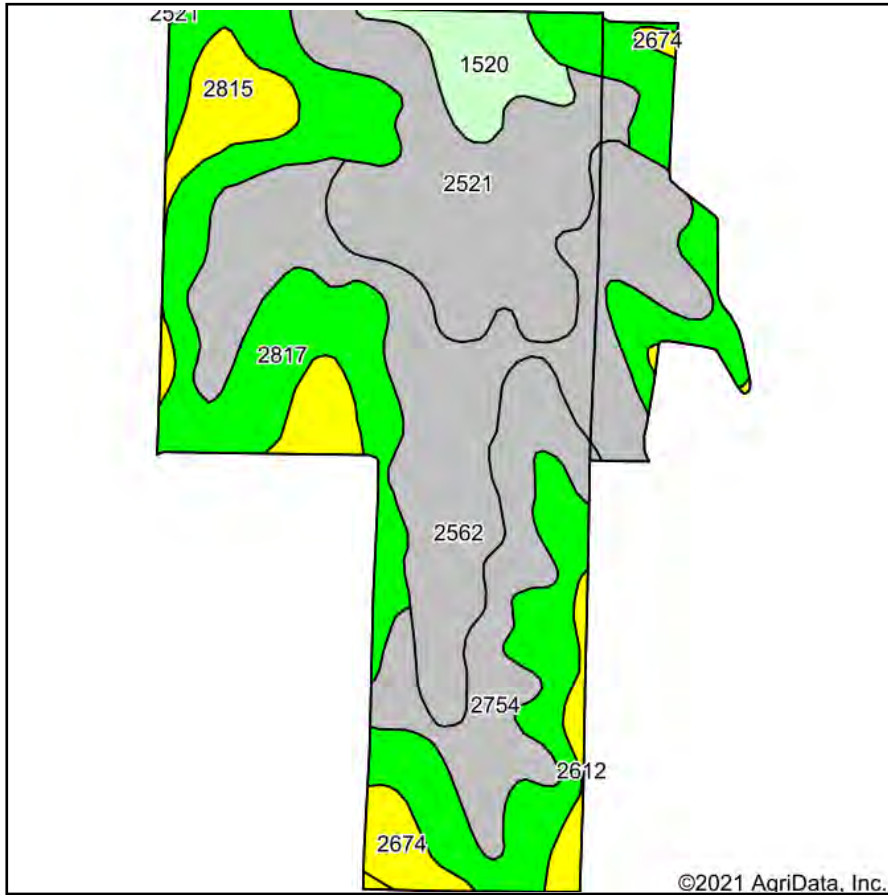
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22-11S-24W
Trego County
Kansas



Soils Map

TRACT 4



State: **Kansas**
 County: **Trego**
 Location: **22-11S-24W**
 Township: **Collyer**
 Acres: **272.81**
 Date: **8/10/2021**

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Area Symbol: KS195, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
2817	Uly silt loam, 3 to 6 percent slopes	88.99	32.6%		IIIe	IIIe	76
2562	Campus-Carlon complex, 3 to 30 percent slopes	70.39	25.8%		VIe		36
2521	Armo loam, 7 to 15 percent slopes	47.59	17.4%		VIe	VIe	56
2754	Penden loam, 7 to 15 percent slopes	28.79	10.6%		VIe	VIe	58
1520	Badland-Manvel complex, 3 to 20 percent slopes	11.53	4.2%				49
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	11.27	4.1%		Ile	Ile	76
2815	Uly silt loam, 1 to 3 percent slopes	9.99	3.7%		Ile	Ile	78
2612	Harney silt loam, 0 to 1 percent slopes	4.26	1.6%		IIc	I	70
Weighted Average							*n 59.1

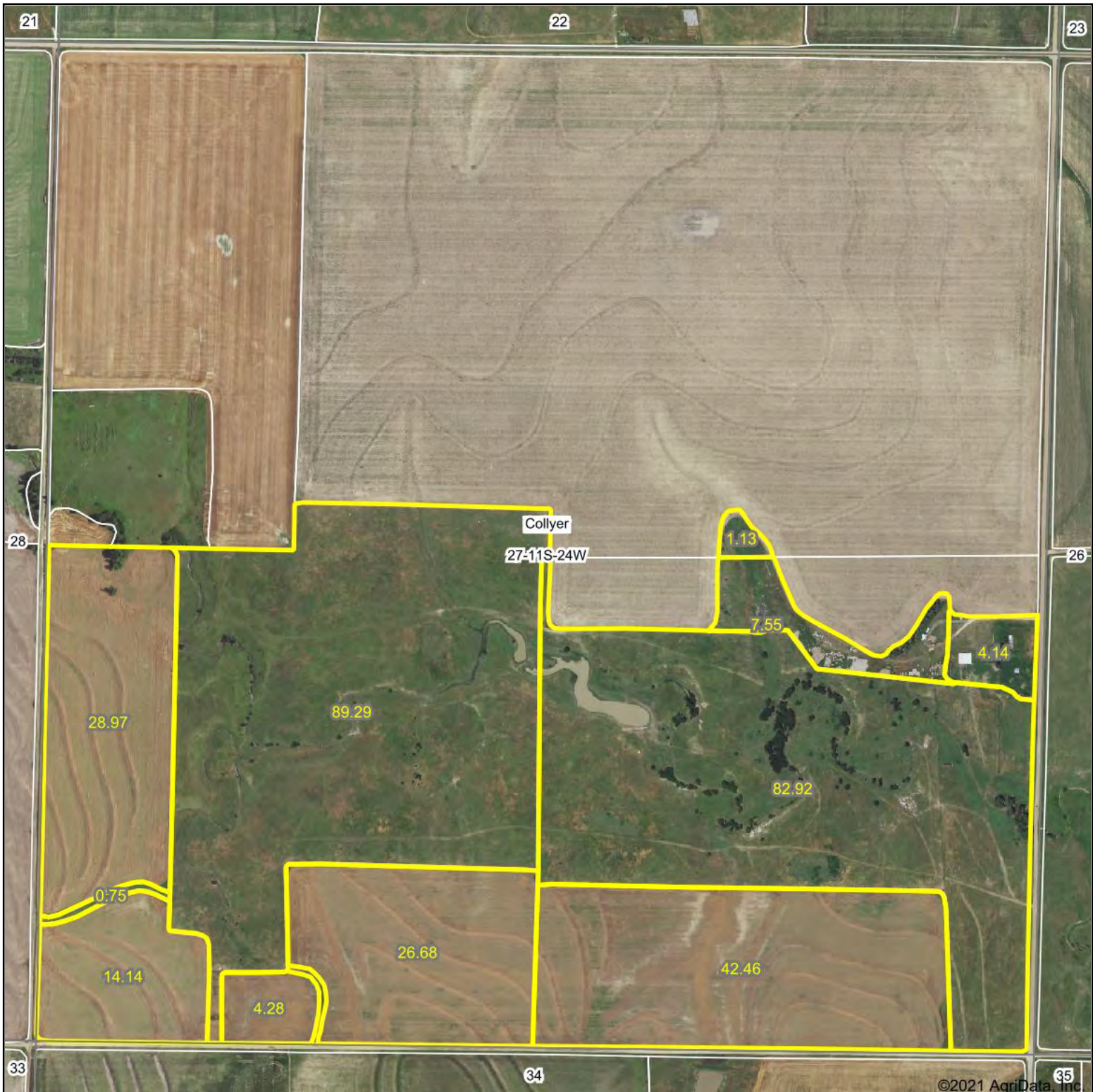
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

TRACT 5



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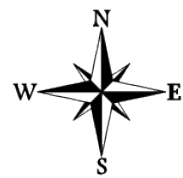
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**27-11S-24W
Trego County
Kansas**

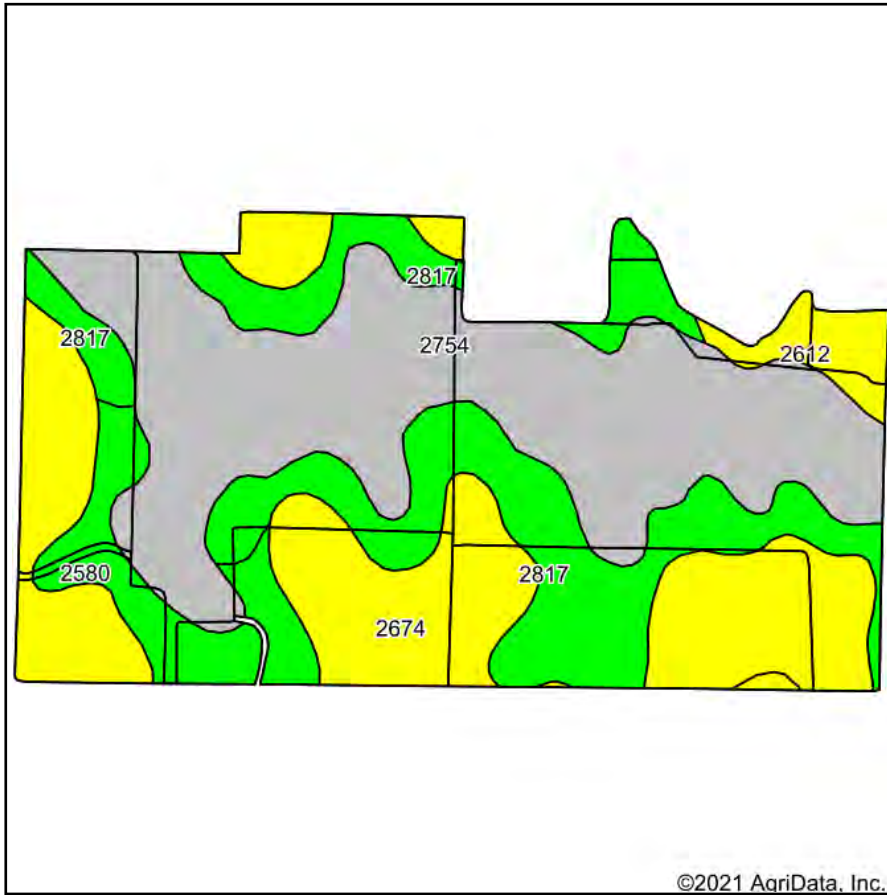


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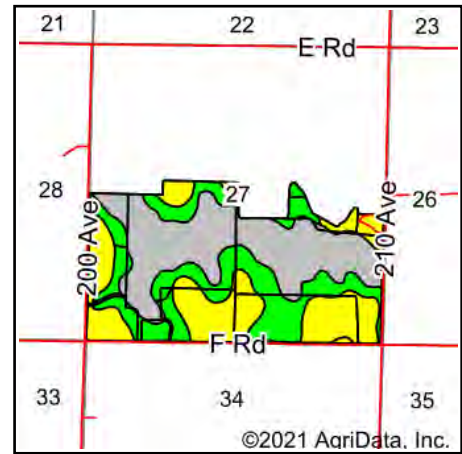
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

TRACT 5



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Trego**
 Location: **27-11S-24W**
 Township: **Collyer**
 Acres: **302.31**
 Date: **8/10/2021**

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Area Symbol: KS195, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
2754	Penden loam, 7 to 15 percent slopes	115.92	38.3%		Vle	Vle	58
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	78.61	26.0%		Ile	Ile	76
2817	Uly silt loam, 3 to 6 percent slopes	70.76	23.4%		IIle	IIle	76
2580	Coly silt loam, 3 to 6 percent slopes	21.08	7.0%		IIle	IIle	73
2612	Harney silt loam, 0 to 1 percent slopes	15.94	5.3%		IIc	I	70
Weighted Average							*n 68.6

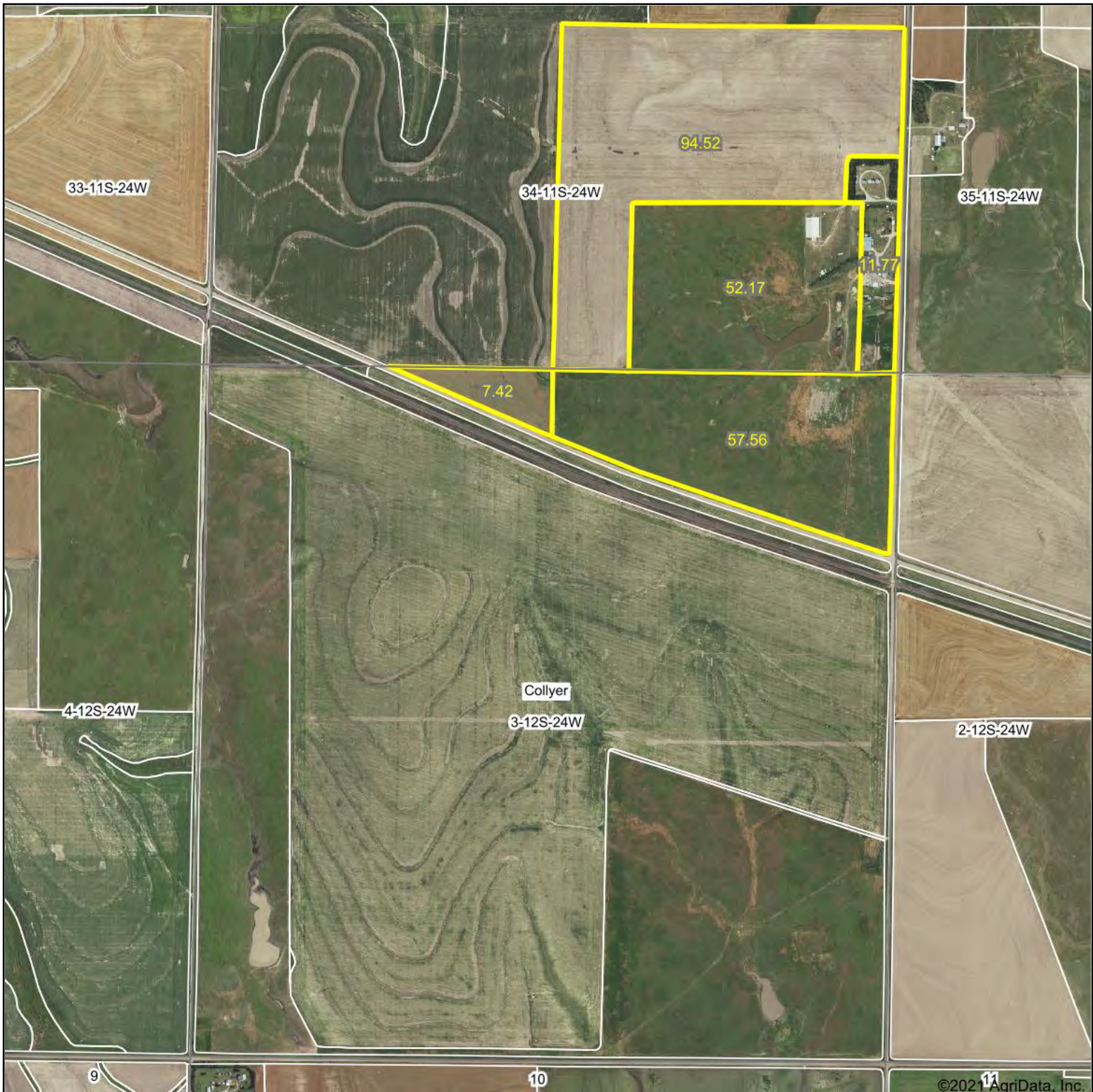
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

TRACT 6



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3-12S-24W
Trego County
Kansas



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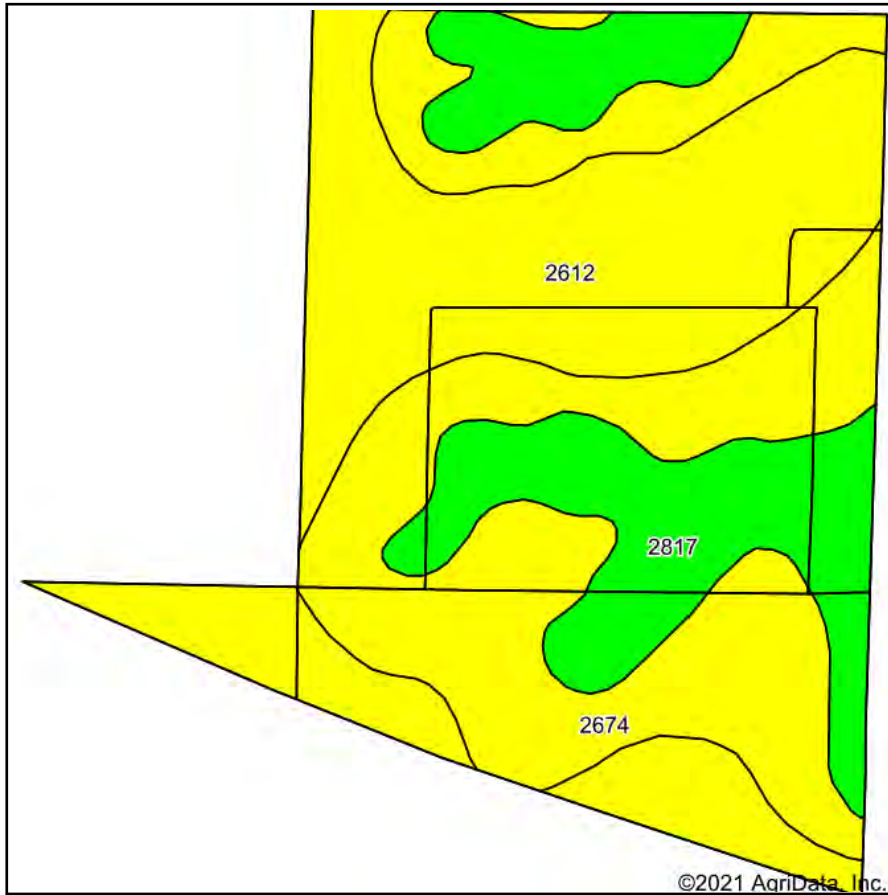
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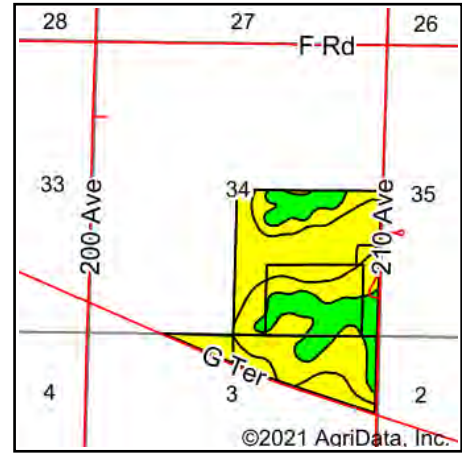
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Soils Map

TRACT 6



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Trego**
 Location: **3-12S-24W**
 Township: **Collyer**
 Acres: **223.44**
 Date: **8/10/2021**

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Area Symbol: KS195, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
2612	Harney silt loam, 0 to 1 percent slopes	89.00	39.8%		IIc	I	70
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	84.58	37.9%		Ile	Ile	76
2817	Uly silt loam, 3 to 6 percent slopes	49.86	22.3%		IIIe	IIIe	76
Weighted Average							*n 73.6

*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.