

LIVE LAND AUCTION

187.68 Acres of McPherson County Dry Land



August 10, 2022
6:00 P.M.

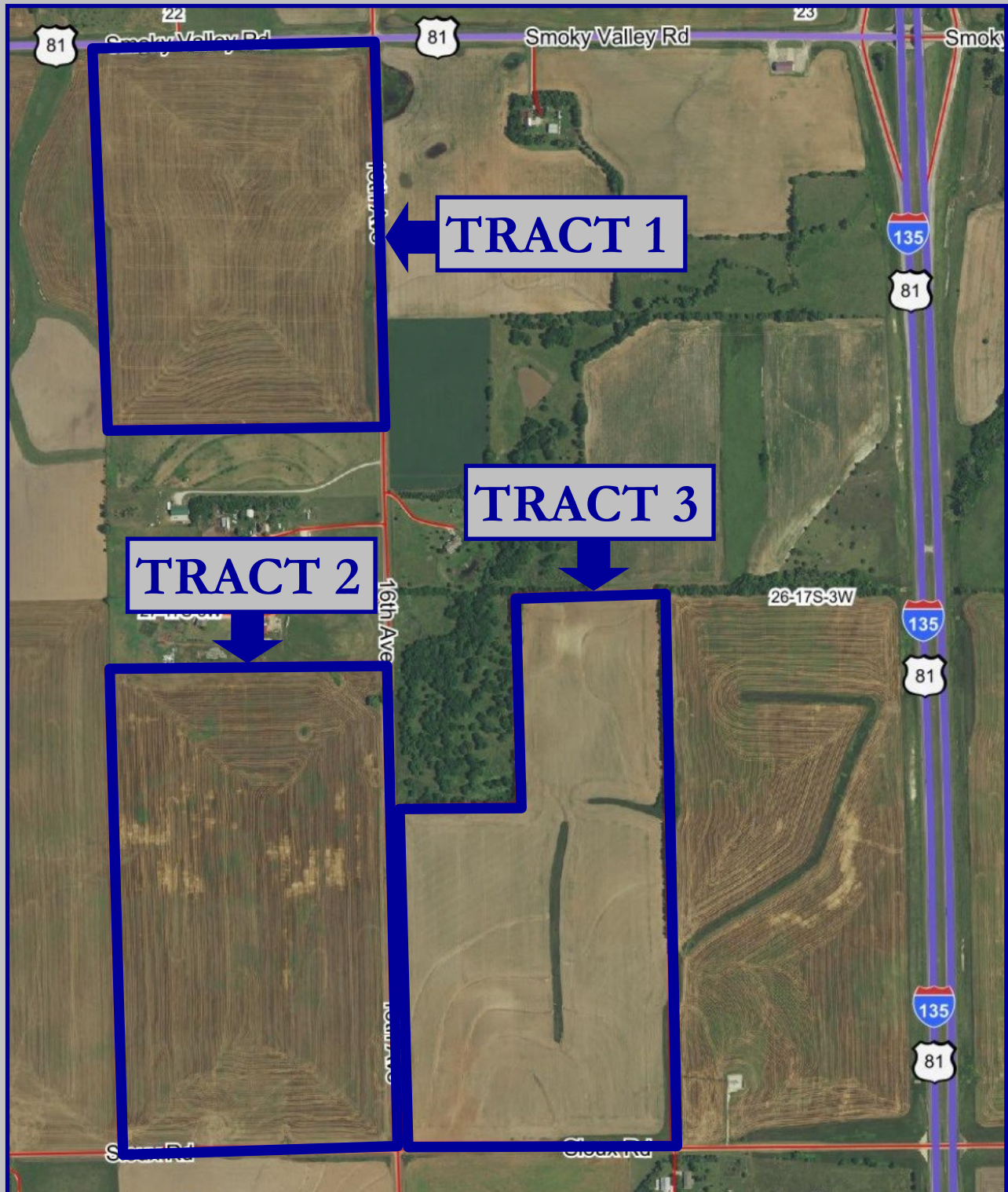
American Legion Post 140
Lindsborg, Kansas

A logo for Hutcheson Real Estate & Auction Co., Inc. The logo is framed by two vertical wooden posts. The background of the logo is a photograph of a golden wheat field under a blue sky. The text is centered and reads:

HUTCHESON
Real Estate & Auction Co., Inc.
Dairies*Feedyards*Land*Mineral Rights*Water Rights
Commercial*Industrial*Residential
(620) 355-7991
www.hutchreal.com

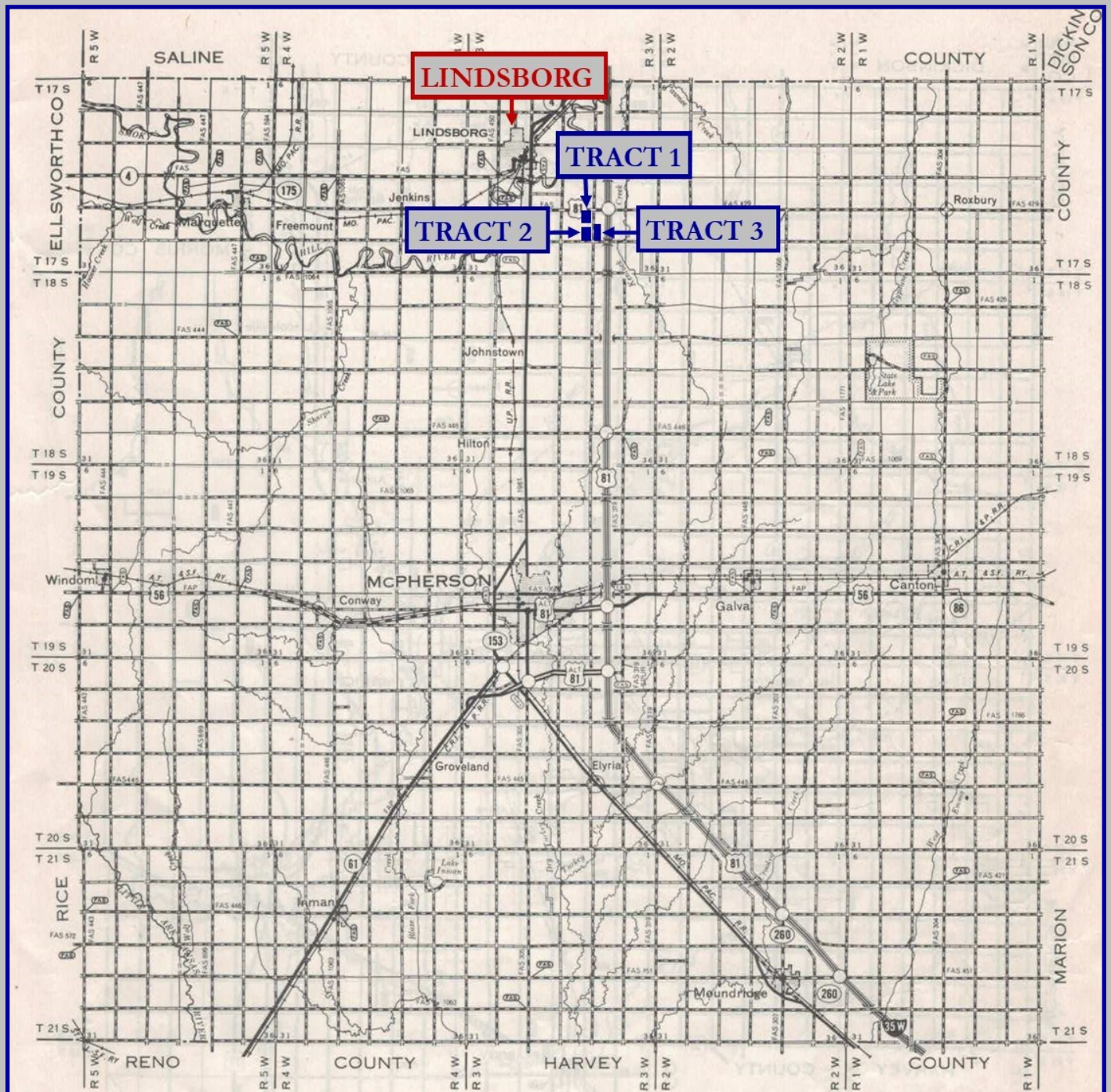
LAND AUCTION

187.59 Acres of McPherson County
Dry Land



LAND AUCTION

187.59 Acres of McPherson County
Dry Land



Tract 1: 53.96 Acres

E/2NE/4 27-17-3 (Except a Tract)

Description of Land

This tract consists of a total 53.96 acres.

Legal Description

The East Half of the Northeast Quarter (E/2NE/4) of Section Twenty-seven (27), Township Seventeen (17) South, Range Three (3) West of the Sixth P.M., McPherson County, Kansas. (Except a Tract)

Possession

This tract is currently leased on a 60-40 split. Buyer shall get the land lord's share of the 2022 milo crop and the land lord's share of the 2023 wheat crop . Buyer shall have full possession following the 2023 wheat harvest.

Minerals

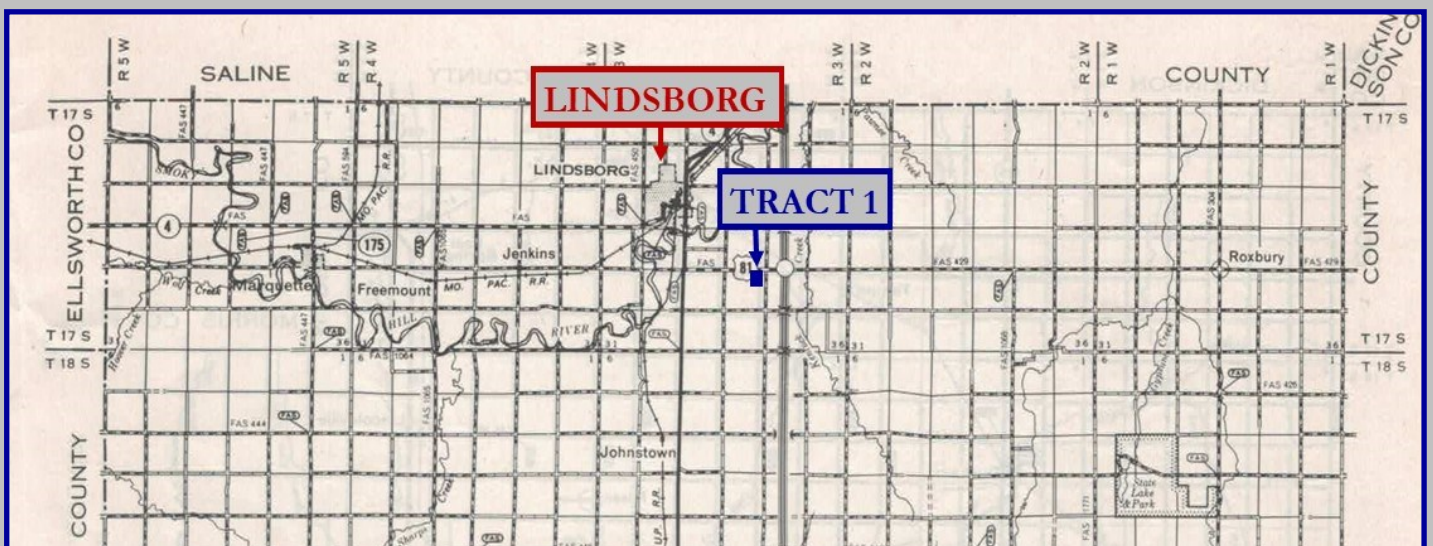
This tract is selling with the surface rights only.

Directions from Lindsborg

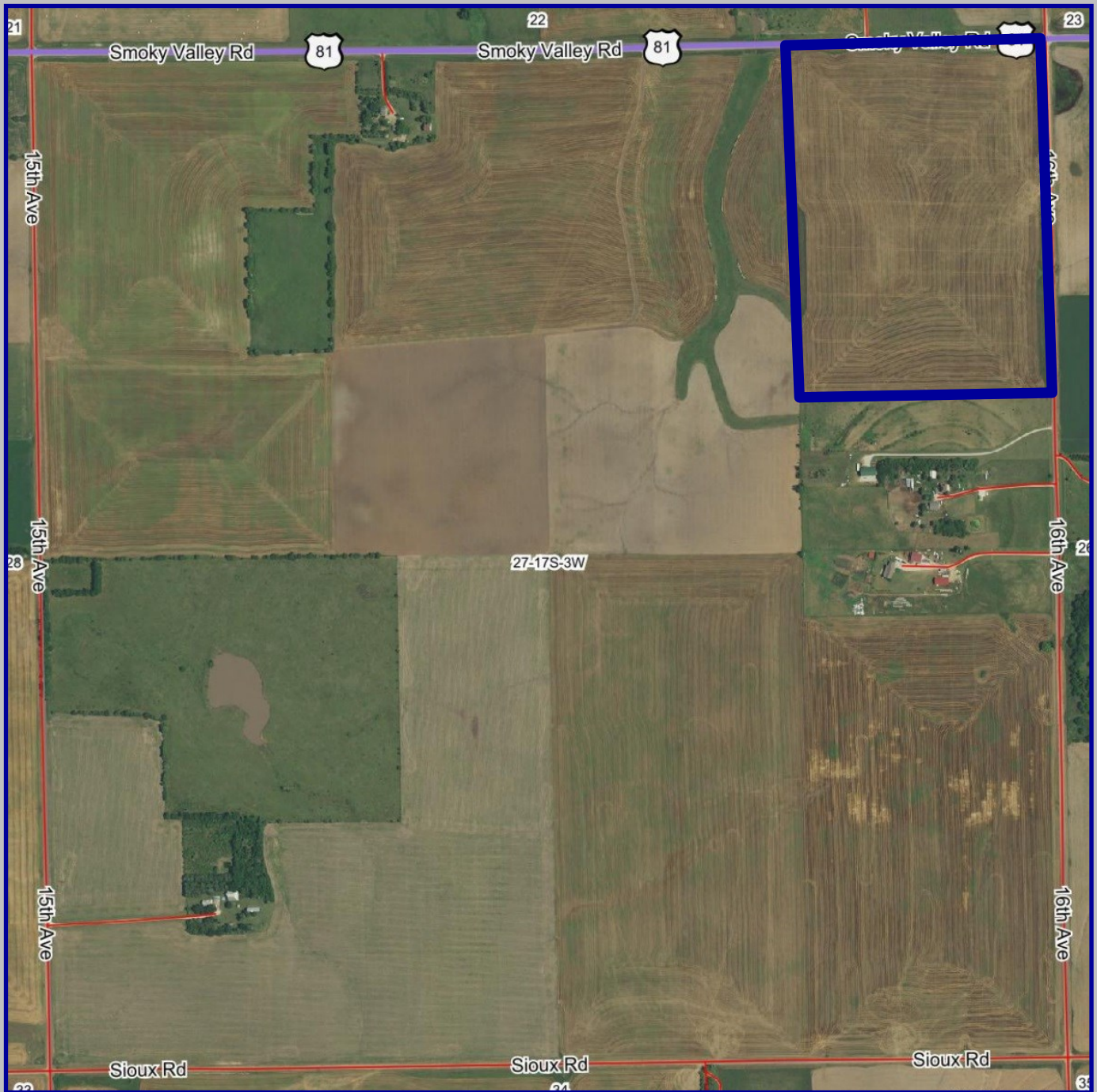
Approximately 1 mile South on 14th Avenue, then 2 miles East on Smokey Valley Road, Tract 1 is on the South side of Smokey Valley Road.

Real Estate Taxes

2021 Real Estate Taxes: \$604.24

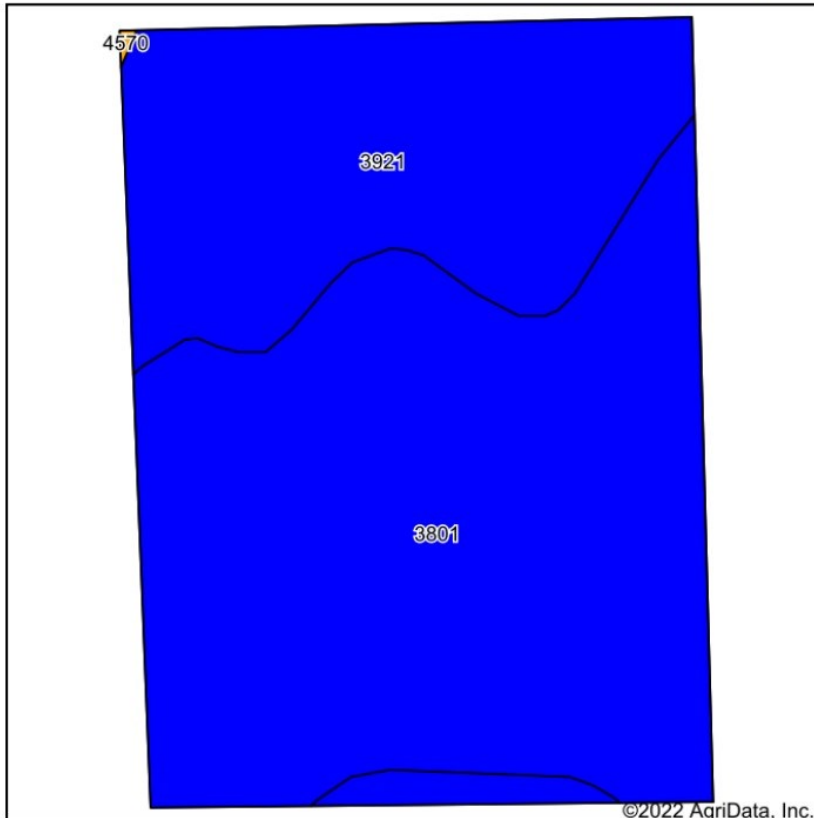


Tract 1: 53.96 Acres E/2NE/4 27-17-3 (Except a Tract)

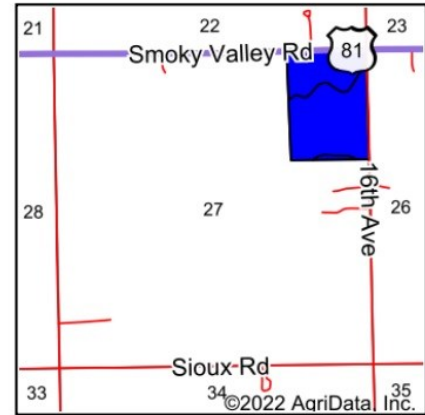


Tract 1: 53.96 Acres E/2NE/4 27-17-3 (Except a Tract)

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **McPherson**
Location: **27-17S-3W**
Township: **Smoky Hill**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS113, 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
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	36.05	64.7%		Ile	Ile	66
3921	Smolan silty clay loam, 1 to 3 percent slopes	19.69	35.3%		Ile	Ile	65
				Weighted Average	2.00	2.00	*n 65.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1: 53.96 Acres

E/2NE/4 27-17-3 (Except a Tract)

Tract Number: Description N 56 AC E/2 NE/4 27-17-3
FSA Physical Location : McPherson, KS **ANSI Physical Location:** McPherson, KS
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract does not contain a wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
53.96	53.96	53.96	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	53.96	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	35.35	39	0.00
GRAIN SORGHUM	8.83	58	0.00
SOYBEANS	8.83	32	0.00
Total Base Acres:	53.01		



Tract 2: 68.99 Acres E/2SE/4 27-17-3 (Except a Tract)

Description of Land

This tract consists of a total 68.99 acres.

Legal Description

The East Half of the Southeast Quarter (E/2SE/4) of Section Twenty-seven (27), Township Seventeen (17) South, Range Three (3) West of the Sixth P.M., McPherson County, Kansas. (Except a Tract)

Possession

This tract is currently leased on a 60-40 split. Buyer shall get the land lord's share of the 2023 wheat crop and shall have full possession following the 2023 wheat harvest.

Minerals

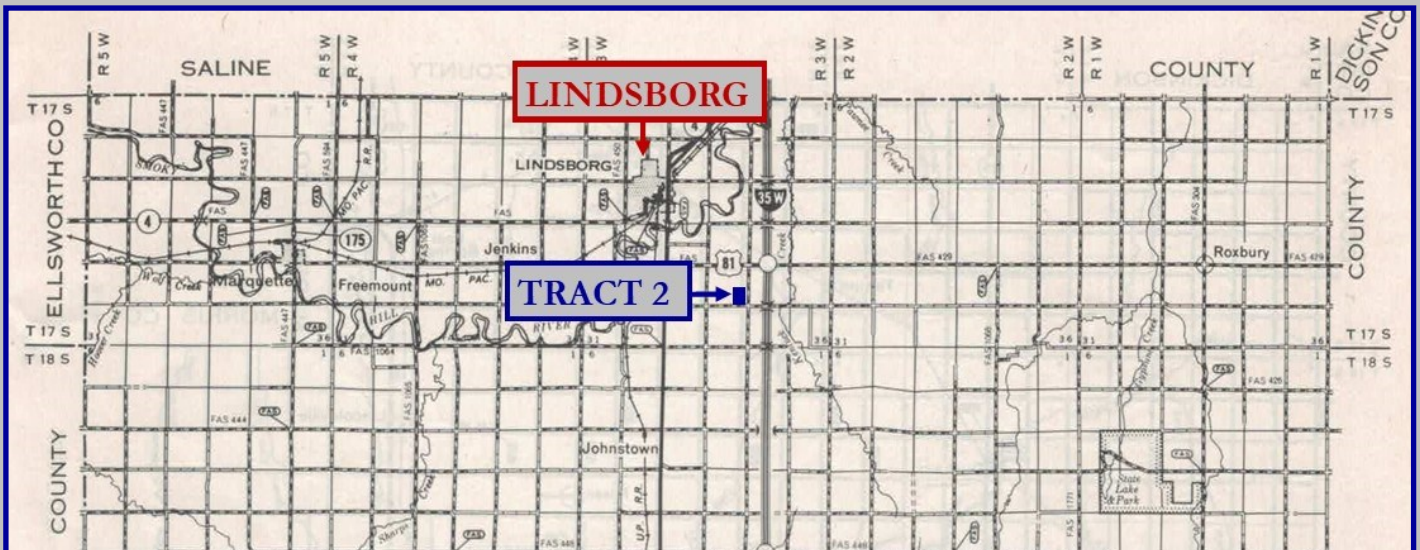
This tract is selling with the surface rights only.

Directions from Lindsborg

Approximately 1 mile South on 14th Avenue, then 2 miles East on Smokey Valley Road and .7 of a mile South, Tract 2 is on the West side of 16th Avenue.

Real Estate Taxes

2021 Real Estate Taxes: \$845.52

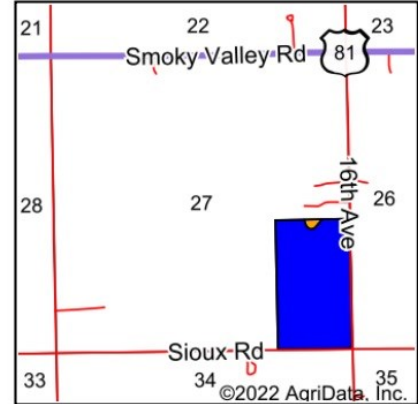
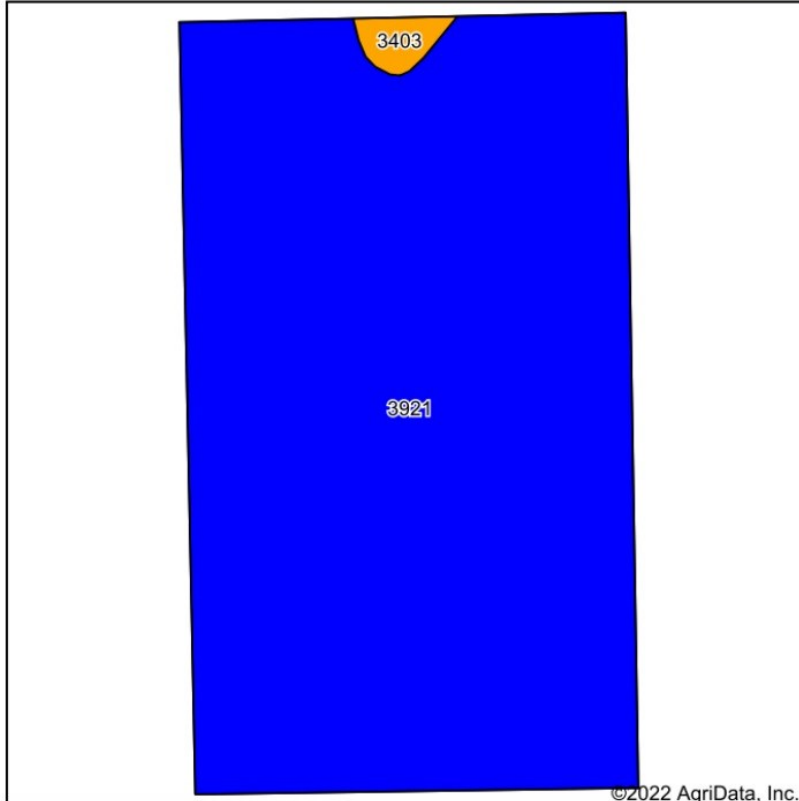


Tract 2: 68.99 Acres E/2SE/4 27-17-3 (Except a Tract)



Tract 2: 68.99 Acres E/2SE/4 27-17-3 (Except a Tract)

Soils Map



State: **Kansas**
County: **McPherson**
Location: **27-17S-3W**
Township: **Smoky Hill**



Soils data provided by USDA and NRCS.

Area Symbol: KS113, 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
3921	Smolan silty clay loam, 1 to 3 percent slopes	69.50	98.9%		Ile	Ile	65
3403	Longford silty clay loam, 3 to 7 percent slopes	0.80	1.1%		IIle	IIle	64
Weighted Average					2.01	2.01	*n 65

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2: 68.99 Acres E/2SE/4 27-17-3 (Except a Tract)

Tract Number: Description S 70 AC E/2 SE/4 27-17-3

FSA Physical Location : McPherson, KS

ANSI Physical Location: McPherson, KS

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
68.99	68.9	68.9	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	68.9	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	45.15	39	0.00				
GRAIN SORGHUM	11.27	58	0.00				



Tract 3: 64.73 Acres

W/2SW/4 26-17-3 (Except a Tract)

Description of Land

This tract consists of a total 64.73 acres.

Legal Description

The West Half of the Southwest Quarter (W/2SW/4) Section Twenty-six (26), Township Seventeen (17) South, Range Three (3) West of the Sixth P.M., McPherson County, Kansas. (Except a Tract)

Possession

This tract is currently leased on a 60-40 split. Buyer shall get the land lord's share of the 2023 wheat crop and shall have full possession following the 2023 wheat harvest.

Minerals

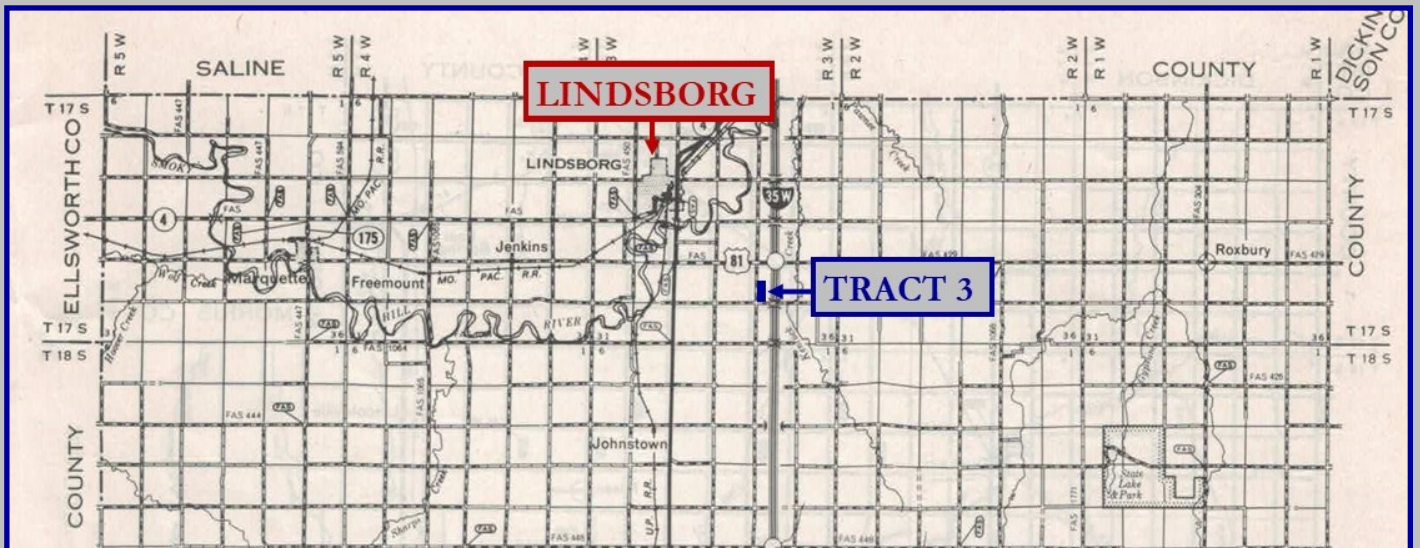
This tract is selling with the surface rights only.

Directions from Lindsborg

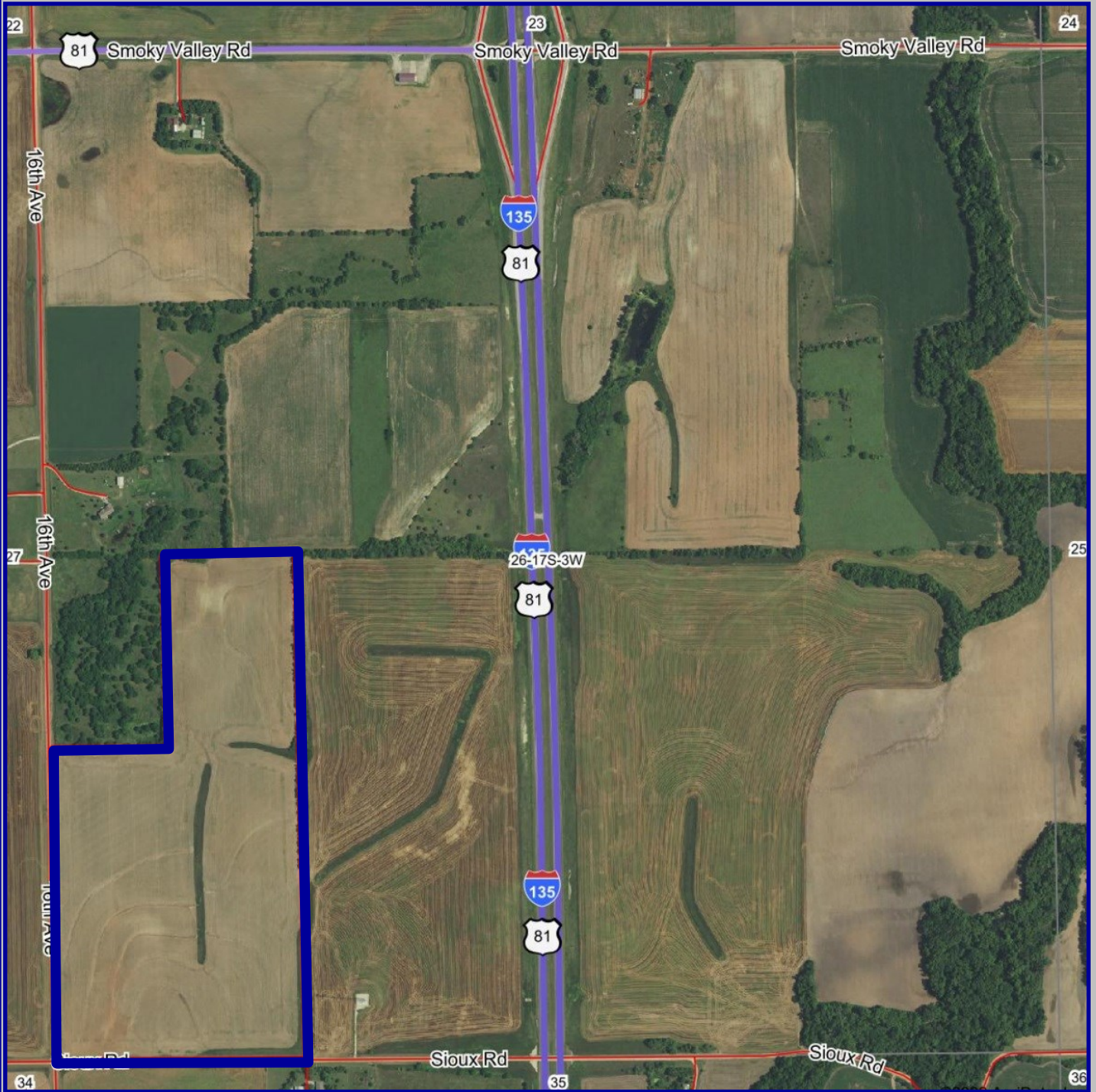
Approximately 1 mile South on 14th Avenue, then 2 miles East on Smokey Valley Road and .7 of a mile South , Tract 3 is on the East side of 16th Avenue.

Real Estate Taxes

2021 Real Estate Taxes: \$756.52

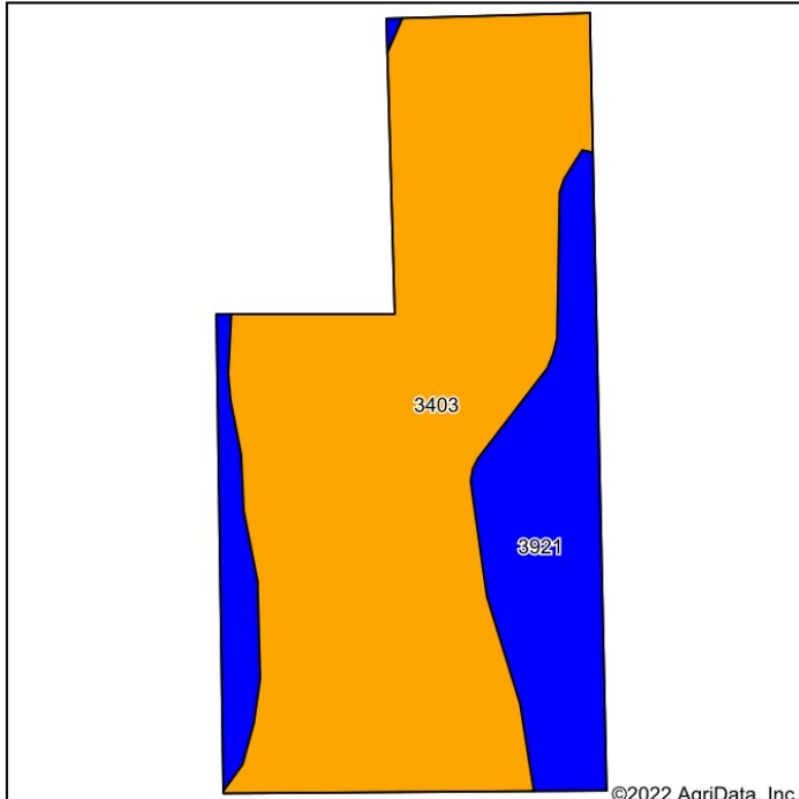


Tract 3: 64.73 Acres W/2SW/4 26-17-3 (Except a Tract)

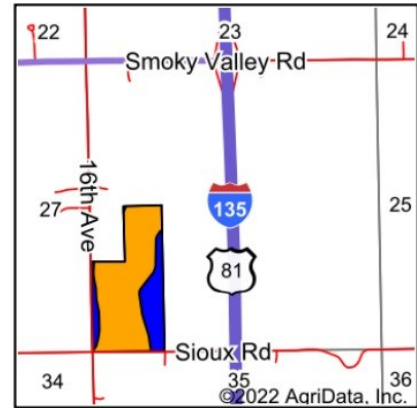


Tract 3: 64.73 Acres W/2SW/4 26-17-3 (Except a Tract)

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **McPherson**
Location: **26-17S-3W**
Township: **Smoky Hill**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS113, 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
3403	Longford silty clay loam, 3 to 7 percent slopes	48.31	74.2%		IIIe	IIIe	64
3921	Smolan silty clay loam, 1 to 3 percent slopes	16.78	25.8%		Ile	Ile	65
Weighted Average					2.74	2.74	*n 64.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 3: 64.73 Acres

W/2SW/4 26-17-3 (Except a Tract)

Tract Number: 14858 **Description** W/2 SW/4 (EX 14 AC) 26-17-3

FSA Physical Location : McPherson, KS

ANSI Physical Location: McPherson, KS

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
64.73	64.73	64.73	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	64.73	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	42.42	39	0.00
GRAIN SORGHUM	10.59	58	0.00
SOYBEANS	10.59	32	0.00
Total Base Acres:	63.6		

Owners: GARY T GHARST TRUST

VERDA J GHARST TRUST

