

320 Acres Irrigated Farm
South Half of 14-26-35
Kearny County, Kansas



HUTCHESON
Real Estate & Auction
(620) 355-7991
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The logo for Hutcheson Real Estate & Auction features the company name in a bold, serif font. Below the name, the contact information is listed: "Real Estate & Auction", the phone number "(620) 355-7991", and the website "www.hutchreal.com". The text is flanked by two black silhouettes of cowboys on horseback, each holding a lasso. The entire logo is set against a white background within a blue-bordered box.

South Half of 14-26-35

Legal Description

The South Half (S/2) of Section Fourteen (14), Township Twenty-six (26) South, Range Thirty-five (35) West of the Sixth P.M., Kearny County, Kansas.

Description of the Land

This tract consists of 320 total acres of which 250 acres are irrigated and the remaining 70 acres are in corners.

Water Rights

This tract is governed by two Water Rights.

The irrigation well located on the Southeast Quarter is governed by Water Right 33,631. This Water Right allows 260 Acre Feet to be pumped per calendar year and not to exceed 930 Gallons Per Minute. The sprinkler is currently nozzled at 500 Gallons Per Minute.

The irrigation well located on the Southwest Quarter is governed by Water Right 33,630. This Water Right allows 260 Acre Feet to be pumped per calendar year and not to exceed 945 Gallons Per Minute. The sprinkler is currently nozzled at 500 Gallons Per Minute.

Irrigation Equipment

2020 Reinke with Field Net (8 Tower)

2019 Reinke with Field Net (9 Tower)

2021 855 Cummins

2019 855 Cummins

2- Gearheads

2- Irrigation Pumps

2- Newer Inner coolers

Minerals

This tract is selling with the surface and water rights only.

Possession

Buyer shall get immediate possession upon closing.

2022 Real Estate Taxes

\$284.45

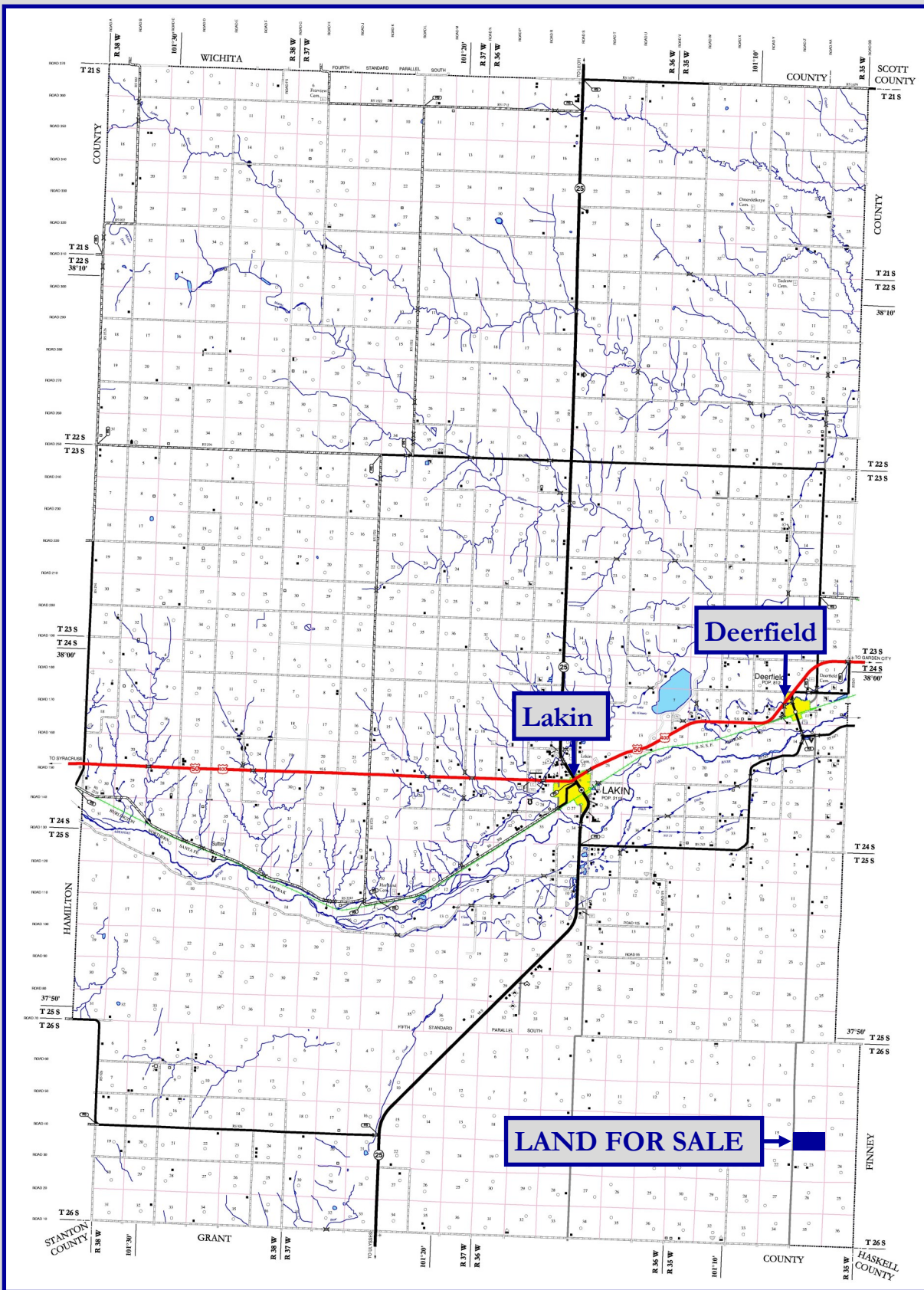
Asking Price

\$1,280,000/ \$4,000 Per Acre Per Acre

South Half of 14-26-35



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Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 37° 47' 2.15, -101° 7' 0.58

14-26S-35W
Kearny County
Kansas

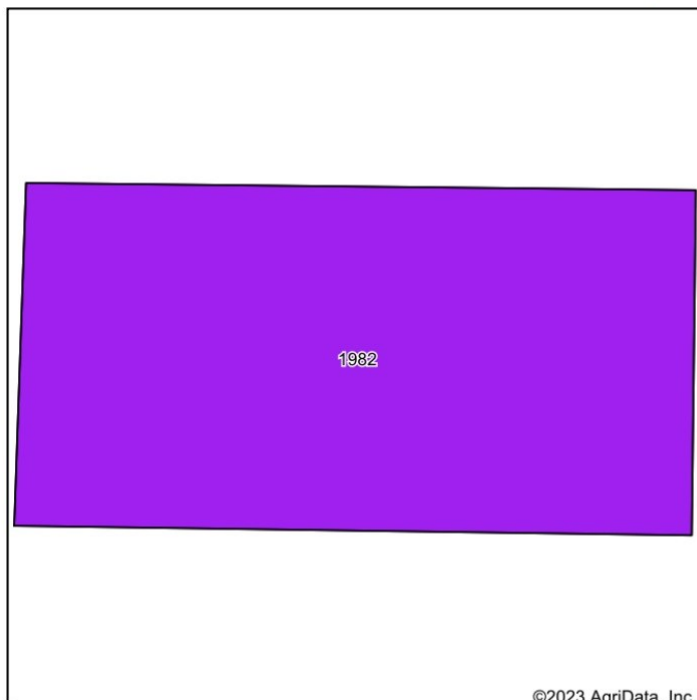
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10/19/2023

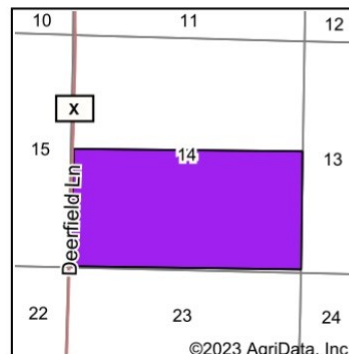
South Half of 14-26-35

Soils Map



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Kearny**
Location: **14-26S-35W**
Township: **Kendall**



Maps Provided By:



Area Symbol: KS093, 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
1982	Valent fine sand, 5 to 20 percent slopes	320.40	100.0%		V1e	V1e	14
Weighted Average					7.00	6.00	*n 14

*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.

Water Right

33,631

Water Right

33,630