

# 160 Acres of Irrigated Land

Southeast Quarter 25-23-37

Kearny County, Kansas



# HUTCHESON

Real Estate & Auction

(620) 355-7991

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## Legal Description

The Southeast Quarter (SE/4) of Section Twenty-five (25), Township Twenty-three (23) South, Range Thirty-seven (37) West of the Sixth P.M., Kearny County, Kansas.

## Description of the land

This tract consists of a total of 160 total acres of which 125 acres are irrigated and 36.98 acres are enrolled into the CRP program. The CRP has an annual payment of \$1,184 and expires 9-30-2035.

## Minerals

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

## Water Rights

This tract is governed by Water Right 23,663. This water right allows 272 acre feet to be pumped per calendar year and not to exceed 700 gallons per minute. The irrigation well is currently pumping 400 gallons per minute.

## Irrigation Equipment

This tract is selling with Valley center pivot, 75 HP World Wide electric motor and an irrigation pump.

## Possession

Buyer shall get full possession following the 2024 fall harvest. The CRP payment shall be prorated to the day of closing.

## Location

This tract is located 5 miles North of Lakin to Road 200 then 3 miles West.

## Real Estate Taxes

2023 Real Estate Taxes \$3,479.52

## Asking Price

\$928,000 or \$5,800 Per Acre



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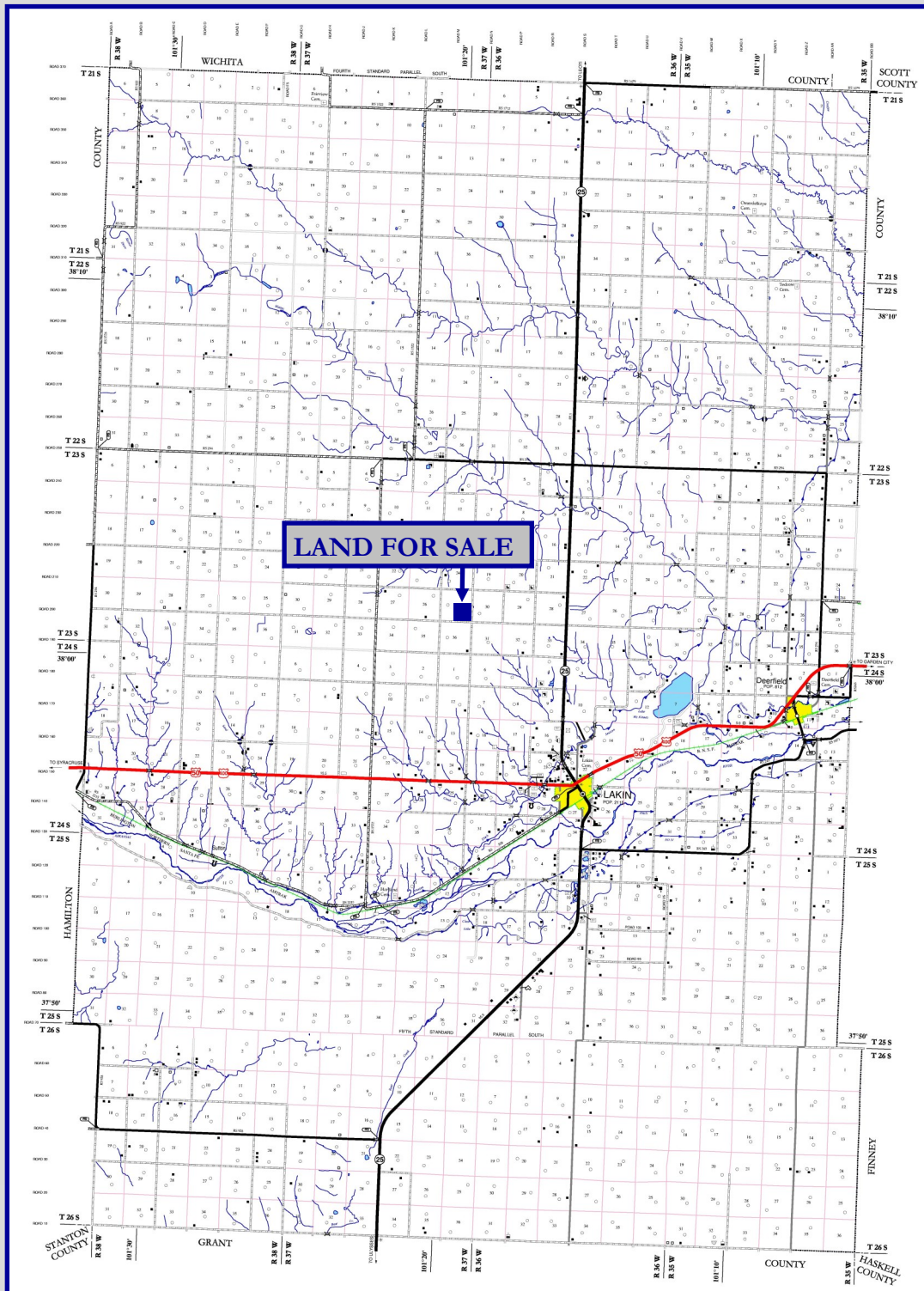




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Aerial Map



Boundary Center: 38° 1' 14.37, -101° 19' 36.35

25-23S-37W  
Kearny County  
Kansas

0ft 823ft 1646ft



5/2/2024

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

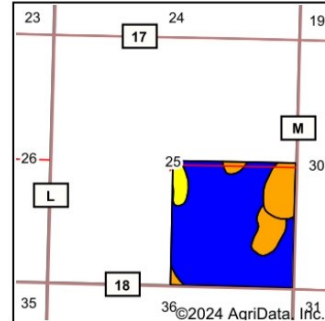
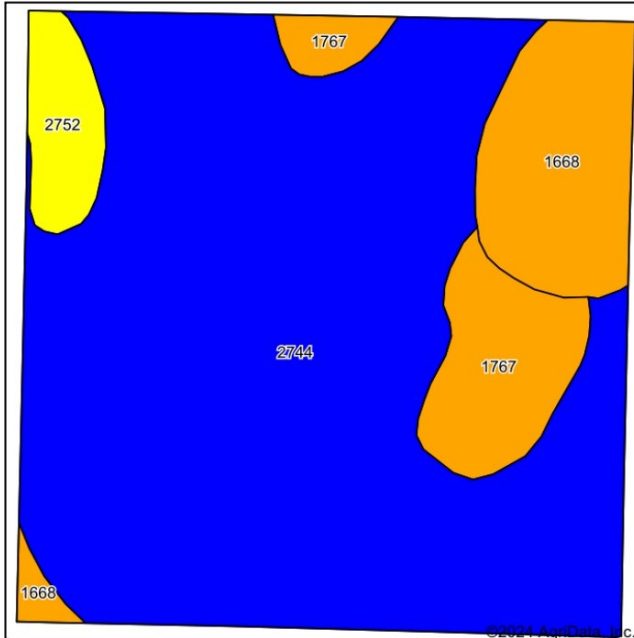


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Kearny County, Kansas

Soils Map



State: Kansas  
County: Kearny



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: KS093, Soil Area Version: 20														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Corn silage Irrigated Tons	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	Winter wheat Irrigated Bu	*n NCCPI Soybeans
2744	Penden clay loam, 0 to 1 percent slopes	123.58	76.9%		IIc	Ie				3		2		63
1668	Manter fine sandy loam, 1 to 3 percent slopes	17.44	10.8%		IIIe	IIIs	6	129	20	20	69	25	54	43
1767	Richfield-Penden complex, 1 to 3 percent slopes	13.59	8.5%		IIIe	Ile	4	132		30	111	27	52	42
2752	Penden loam, 0 to 3 percent slopes	6.18	3.8%		IVe	IIle		90		40	90	30	45	48
Weighted Average					2.27	1.27	1	28.6	2.2	8.5	20.3	7.7	12	*n 58.5

\*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.

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### Kearny County, Kansas

Page 1 of 1

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 20 093		2. SIGN-UP NUMBER 54	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				3. CONTRACT NUMBER 11259A		4. ACRES FOR ENROLLMENT 36.98	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) KEARNY COUNTY FARM SERVICE AGENCY 212 WEST SANTA FE TRL BLVD LAKIN, KS 67660-9447				6. TRACT NUMBER 8303		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2035	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (620) 355-7911 x16				8. SIGNUP TYPE: General			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>							
9A. Rental Rate Per Acre \$ 32.00				10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 1,184.00				A. Tract No. B. Field No. C. Practice No. D. Acres E. Total Estimated Cost/Share			
9C. First Year Payment \$				8303 1 CP25 36.98 \$ 0.00			
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>Don Seemich, Admin. CEO</i>				B. DATE (MM-DD-YYYY) 3/22/2021	
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p> <p>In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <a href="http://www.aphis.usda.gov/complaint_filing_cust.html">http://www.aphis.usda.gov/complaint_filing_cust.html</a> and at any USDA office or write a letter addressed to USDA and provide the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: <a href="mailto:program.intake@usda.gov">program.intake@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.</p>							

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