

# 160 Acres of Dry Land

Undivided Half Interest in Northwest Quarter 22-23-36

Kearny County, Kansas



# HUTCHESON

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### Legal Description

The Northwest Quarter (NW/4) of Section Twenty-two (22), Township Twenty-three (23) South, Range Thirty-six (36) West of the Sixth P.M., Kearny County, Kansas.

### Description of the land

This tract consists of a total of 160 of dry land.

### Terms

Buyer is buying a undivided half interest in this quarter. At the current time the Seller leases the remaining undivided half interest and receives a 5/6 interests of the crop.

### Minerals

This tract is selling with the surface rights only.

### Possession

Buyer shall get full possession following the 2024 wheat harvest.

### Location

This tract is 6.5 miles North of Lakin.

### Real Estate Taxes

2023 Real Estate Taxes \$267.70

### Asking Price

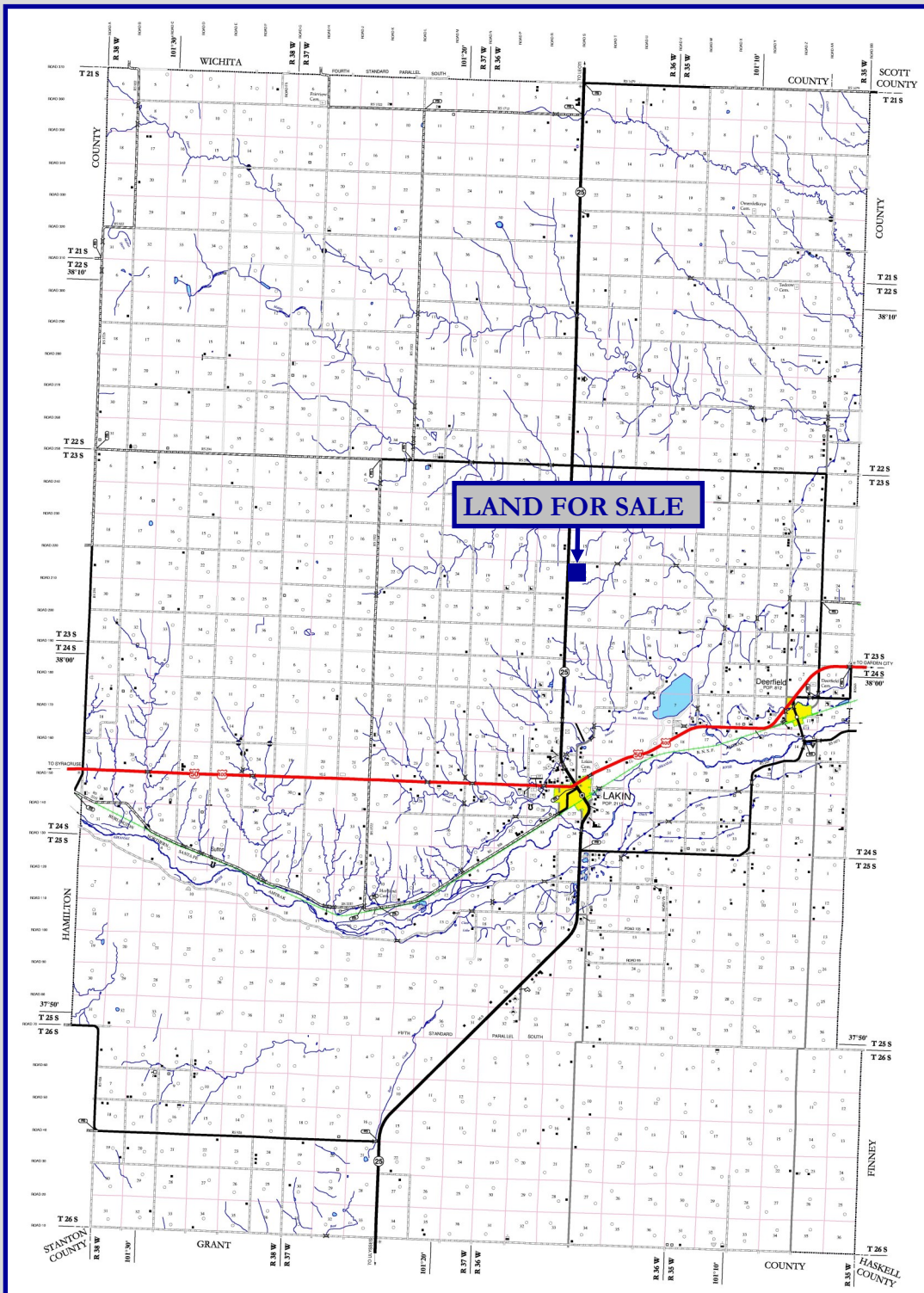
\$288,000 or \$1,800 Per Acre





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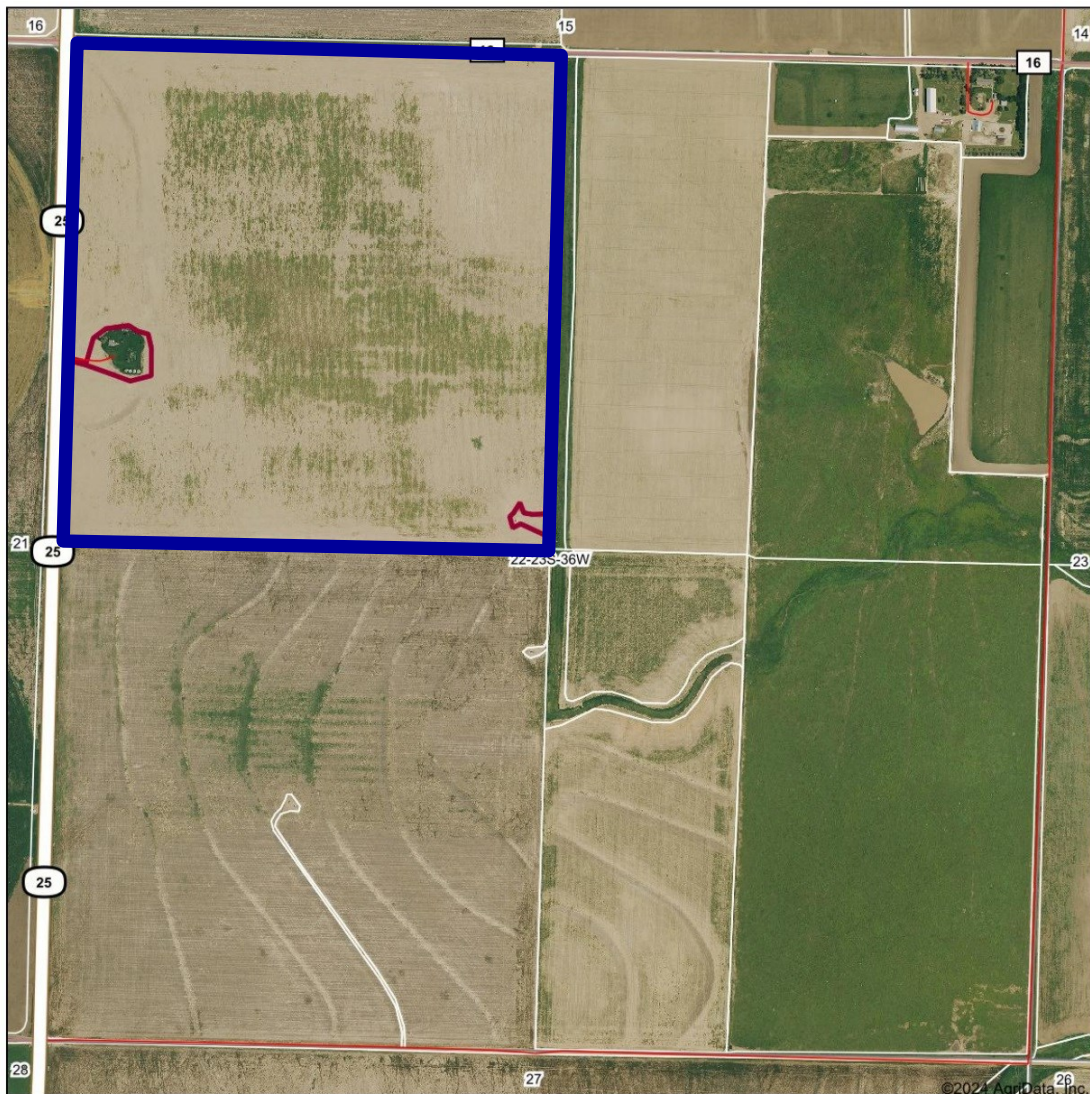


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Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 38° 2' 33.19, -101° 15' 46.23

22-23S-36W  
Kearny County  
Kansas

0ft 828ft 1656ft



5/2/2024

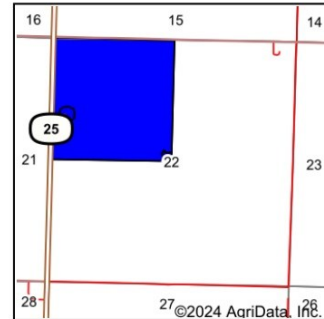
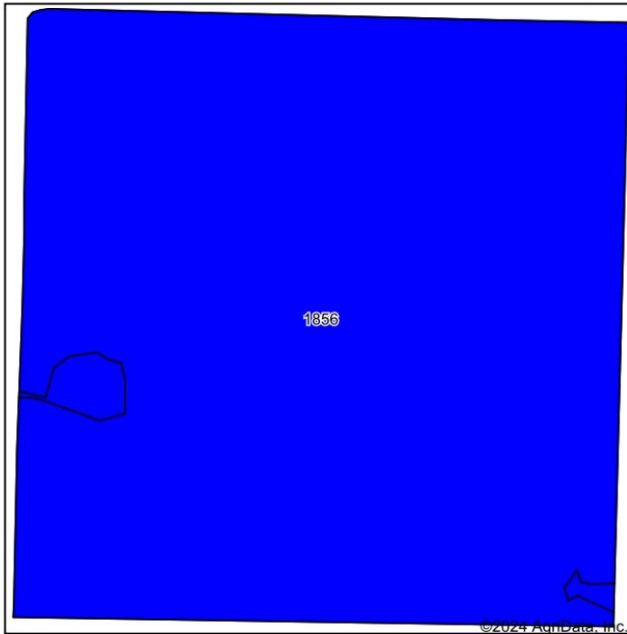
Field borders provided by Farm Service Agency as of 5/21/2008.



# 160 Acres of Dry Land

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Soils Map



State: **Kansas**  
County: **Kearny**  
Location: **22-23S-36W**



Maps Provided By:  
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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	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans
1856	Ulysses silt loam, 0 to 1 percent slopes	157.54	100.0%		Ilc	Iw	26	22	63
Weighted Average					2.00	1.00	26	22	*n 63

\*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.