240± Acres Dryland
Hamilton County, KS

Exclusively Listed by The Land Office LLC

$420,000.00

N2NW4 Section 31: 77 assessed acres. 2023 property tax $155.19. 79 acres mineral rights.
SW4 Section 30: 155 assessed acres. 2023 property tax $313.17. 160 acres mineral rights.
Seller's mineral interest will transfer to Buyer. No improvements and no developed water. Property is subject to a wind lease with Alluvial Power.
Possession immediate upon closing and delivery of deed.

Legal:
Township 25 South, Range 40 West of the 6th P.M, Hamilton County, Kansas
Section 31: N2NW4
Section 30: SW4

Directions: From Syracuse, 9 miles south on Hwy 27 to the NW corner of property.

FSA							
Farm #	Tract #	Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
4178	1398	230.19	230.19	Wheat	PLC	102.40	25
				Gr Sorghum	PLC	51.20	28
				Sunflowers	PLC	51.20	887

L202499 ***The Land Office LLC and its brokers are working with the Seller as Seller Agent and 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.***

THE LAND OFFICE LLC

Dale K. Stull, Broker
1966 Rose Ave, Suite A · Burlington CO 80807
Cell 719-349-5710
Email: dalestull@thelandofficellc.com www.thelandofficellc.com

DELORME

XMap® 7

THE LAND OFFICE LLC

Dale K. Stull - Broker

719-349-5710

www.thelandofficellc.com

Licensed CO KS NE WY

SW4 Sec 30 and N2NW4Sec 31

T25S R40W Hamilton County

L A M O N T

Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com

MN (5.2° E)

0 ¼ ½ ¾ 1 1¼ mi

Data Zoom 12-0

DELORME

XMap® 7

THE LAND OFFICE LLC

Dale K. Stull - Broker

719-349-5710

www.thelandofficellc.com

Licensed CO KS NE WY

SW4 Sec 30 and N2NW4Sec 31

T25S R40W Hamilton County

ROAD 27

ROAD 29

ROAD 30

ROAD 31

ROAD 34

ROAD P

ROAD Q

ROAD R

ROAD 33

27

3500

Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com

MN (5.2° E)

0 ¼ ½ ¾ 1 1¼ mi

Data Zoom 12-0

Aerial Map

THE LAND OFFICE LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 37° 50' 36.07, -101° 45' 25.74

0ft 830ft 1660ft

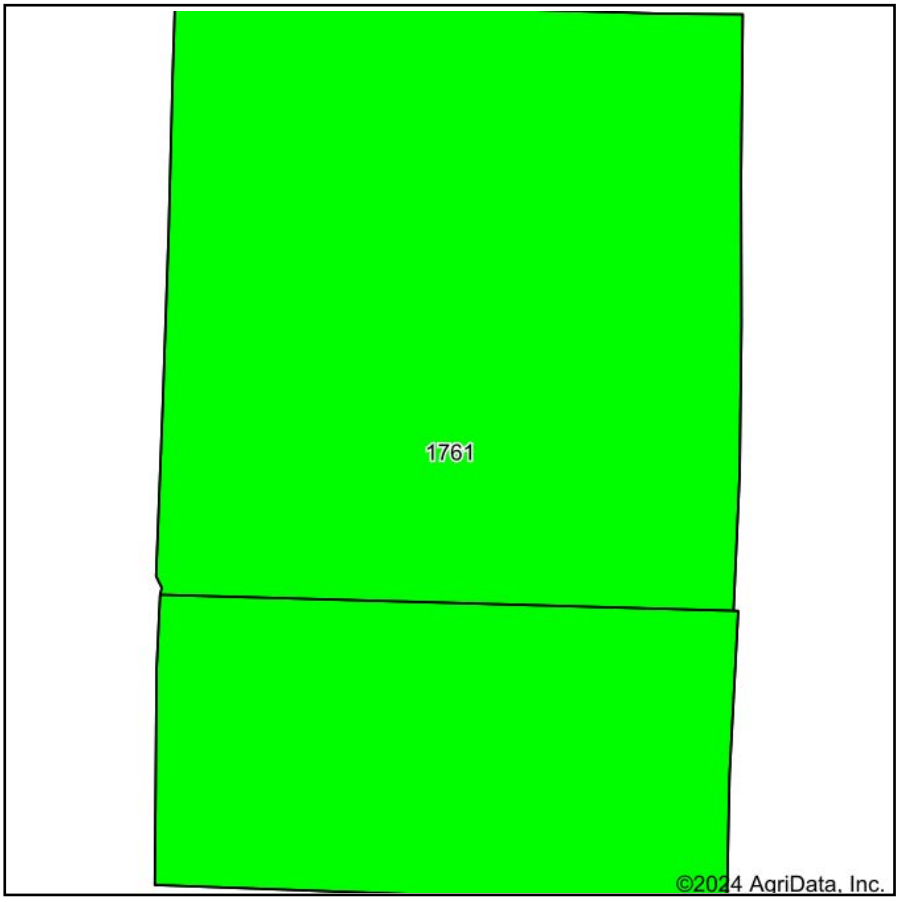
30-25S-40W
Hamilton County
Kansas

N W E S

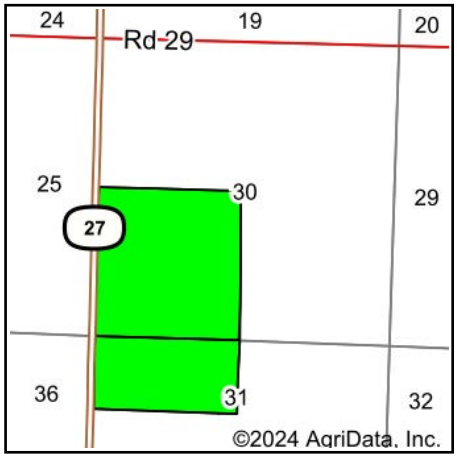
3/8/2024

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Hamilton**
Location: **30-25S-40W**
Township: **Lamont**
Acres: **230.19**
Date: **3/8/2024**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

N W E S

Area Symbol: KS075, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	*n NCCPI Soybeans
1761	Richfield silt loam, 0 to 1 percent slopes	230.19	100.0%		IIIc	I	167	64
				Weighted Average	**3.00**	**1.00**	**167**	***n 64**

*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.