

320± Acres CRP Wallace County, KS

Exclusively Listed by The Land Office LLC

\$464,000.00

2024 Property Tax: NW4 21 \$473.28 SW4 21 \$484.16

Seller's mineral interest, if any, shall transfer to Buyer. Possession immediate upon closing and delivery of deed. There are no improvements and no developed water. Middle Fork Lake Creek runs through the SW corner of the SW4.

FSA					
QTR	Tract	Farm Acres	Crop Acres		CCC-506 CRP Reduction Acres
NW4	3314	156.55	123.5	Wheat	51.6
				Grain Sorghum	7.4
SW4	3313	155.82	131.7	Wheat	55.9
				Gr Sorghum	7.4

CRP					
QTR	Contract #	Contract Acres	\$ Per Acre	Annual Payment	Contract Period
NW4	10049	123.5	\$ 31.69	\$ 3,914.00	10/1/2012 to 9/30/2027
SW4	10048A	131.7	\$ 33.02	\$ 4,349.00	10/1/2012 to 9/30/2027

Legal: SW4 & NW4 Section 21, Township 11 South, Range 40 West of the 6th P.M.,
Wallace County, KS.

Directions From Goodland: I70 & Hwy 27, 16 miles south on Hwy 27 to Wallace County Road Bluebird, then 2 miles west to the northwest corner of NW4.

L2025104 *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.*

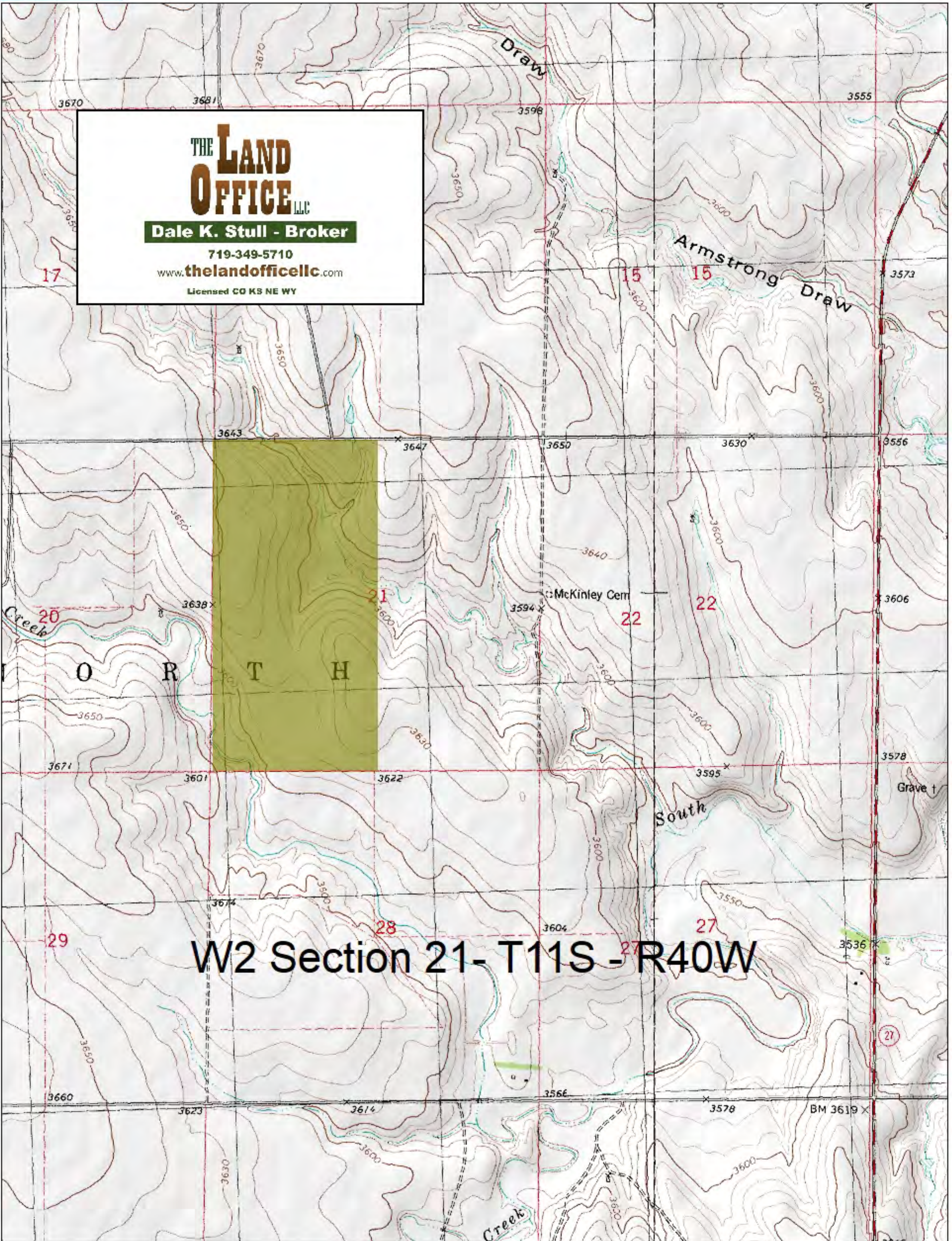


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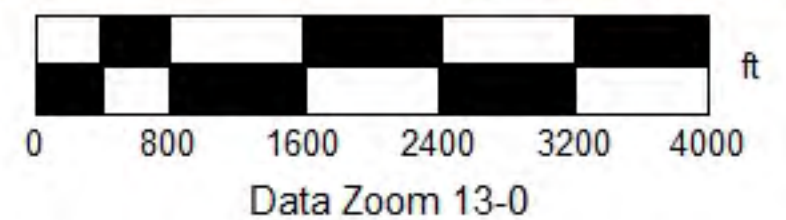


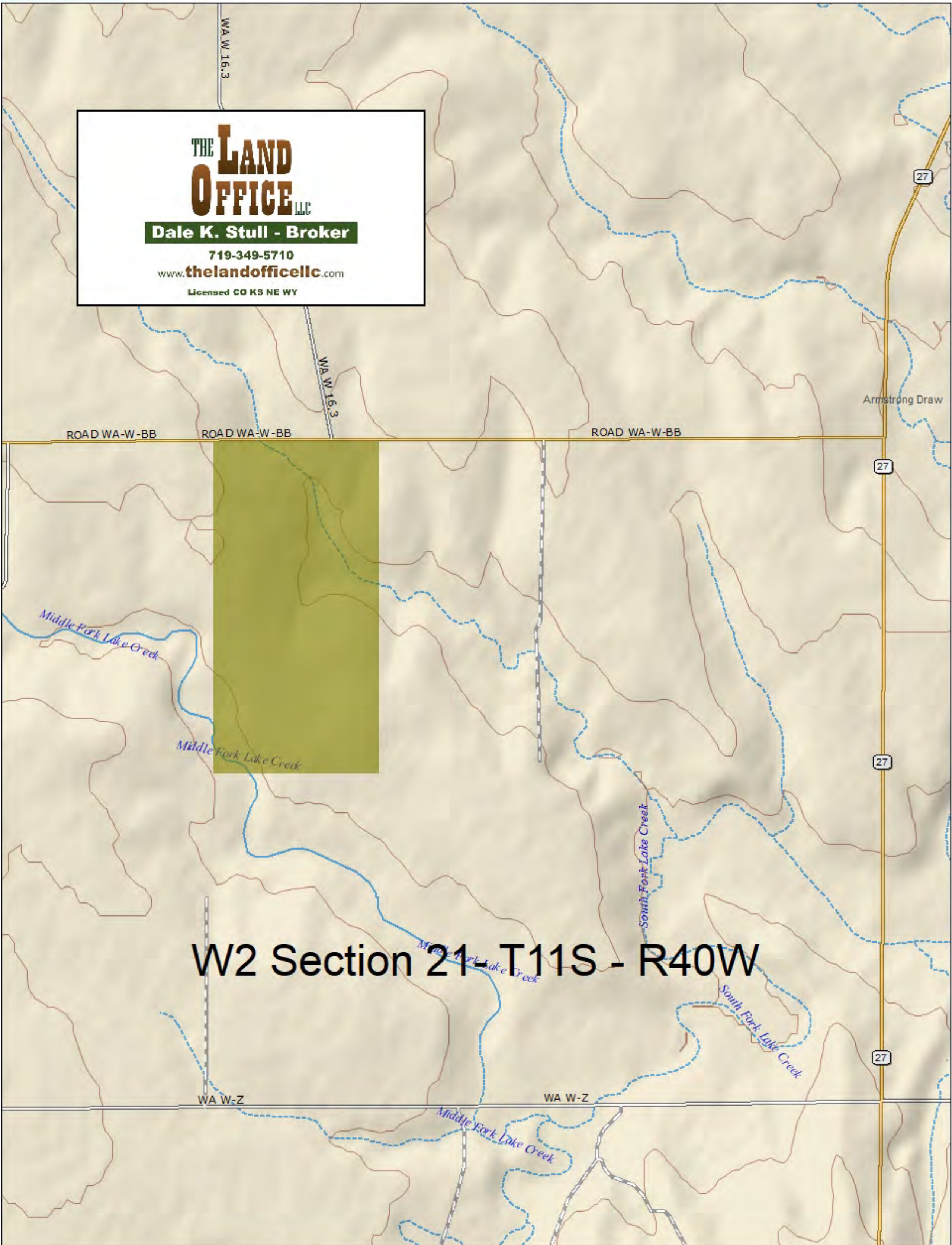
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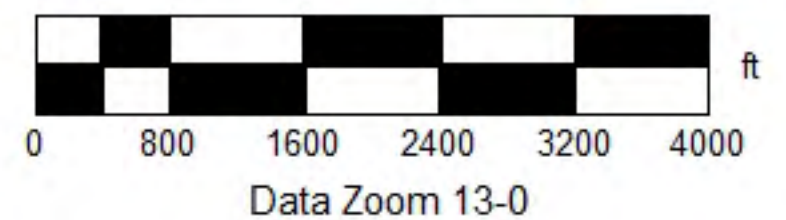
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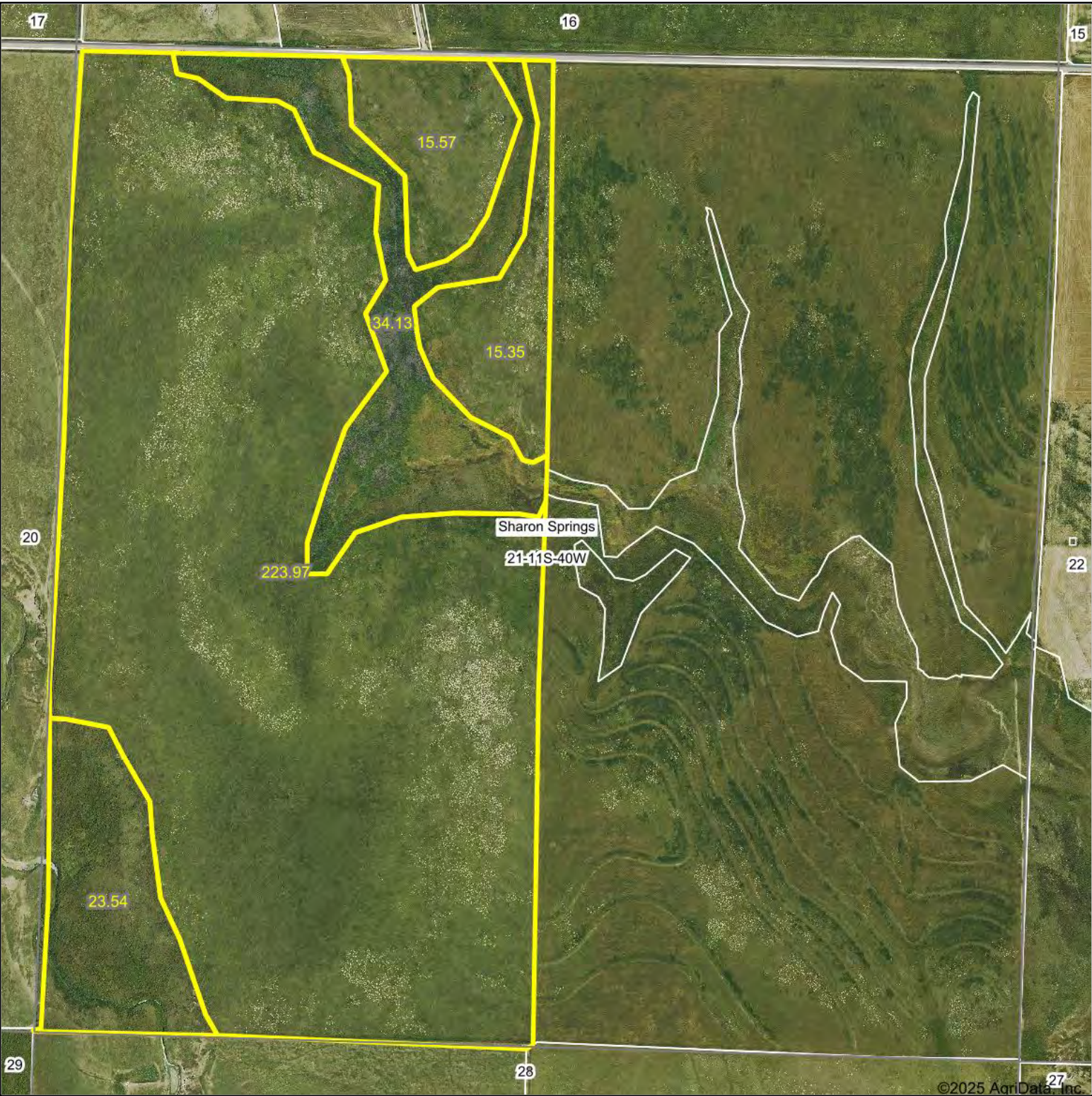
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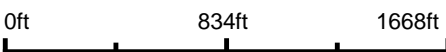


Aerial Map



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Boundary Center: 39° 4' 57.92, -101° 46' 14.74



21-11S-40W
Wallace County
Kansas



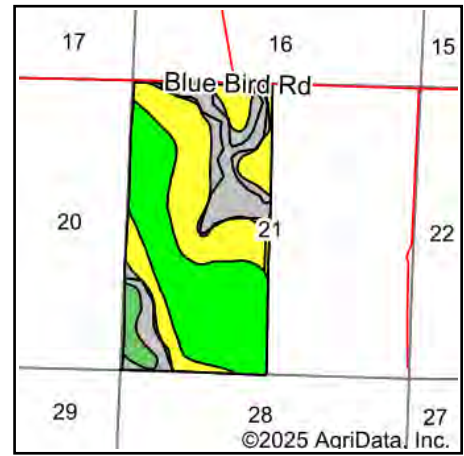
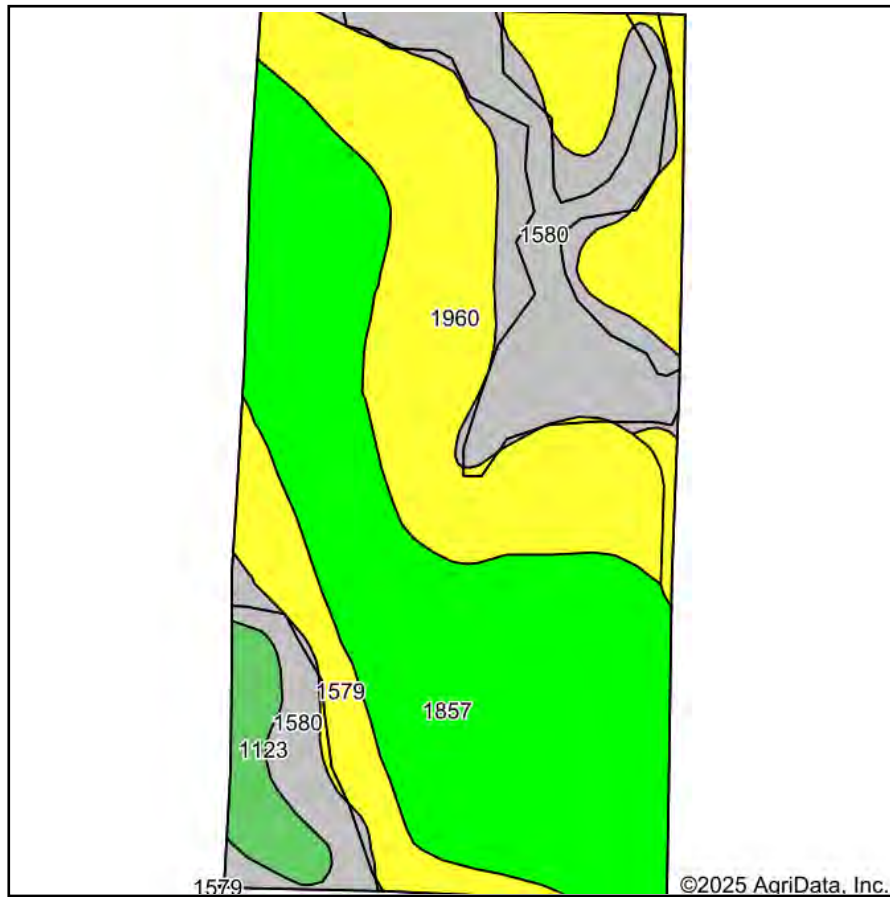
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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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5/20/2025

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

Soils Map



State: **Kansas**
 County: **Wallace**
 Location: **21-11S-40W**
 Township: **Sharon Springs**
 Acres: **312.56**
 Date: **5/20/2025**



Maps Provided By:



Area Symbol: KS199, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Corn Irrigated Bu	*n NCCPI Soybeans
1857	Ulysses silt loam, 1 to 3 percent slopes	122.84	39.3%		IIle	Ile			64
1960	Buffalo Park silt loam, 3 to 6 percent slopes	91.27	29.2%		IVe	IVe			52
1580	Colby silt loam, 6 to 15 percent slopes	64.25	20.6%		VIe				48
1579	Colby silt loam, 3 to 6 percent slopes	23.22	7.4%		IVe	IVe		90	53
1123	Bridgeport loam, occasionally flooded	10.98	3.5%		IIlw	IIlw	54	158	58
Weighted Average					3.95	*-	1.9	12.2	*n 56.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.