

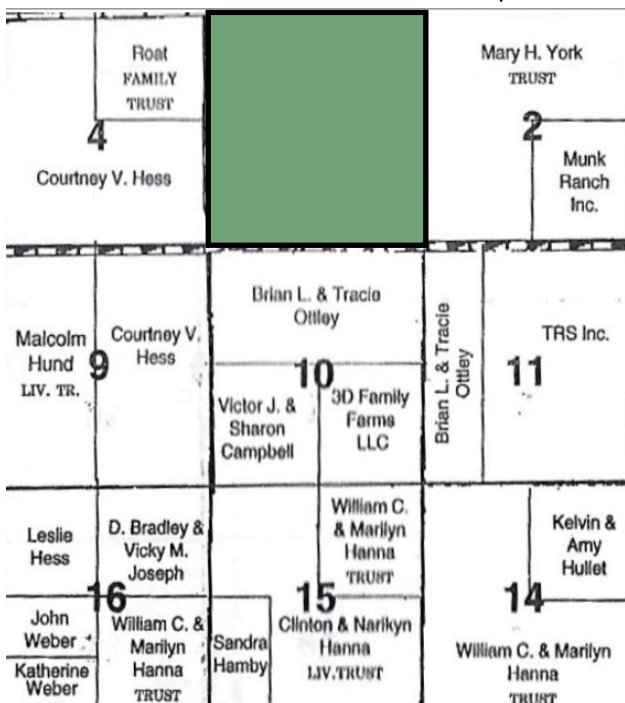


3-14S-31W

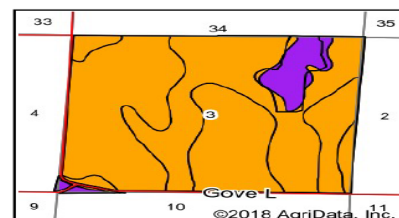
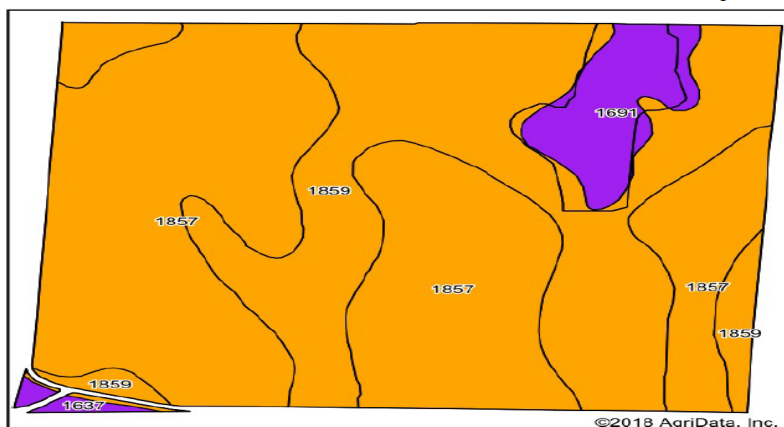
Gove County, KS
622+/- Deeded Acres

Contact Nick Zerr 785.673.6424

LEGAL DESCRIPTION: All of Section 3, T- 14S, R-31W, Gove County, KS
LOCATION: NE of corner of Gove Road L and 16
LAND USE: 578.2 acres CRP (\$38.40/ac/yr to 2025) 46.7 acres grass
POSSESSION: Surface rights only upon closing, Sellers retain all ownership in Mineral Rights.
2017 REAL ESTATE TAXES: \$4223.80 (\$6.79/acre)



Soils Map



State: Kansas
 County: Gove
 Location: 3-14S-31W
 Township: Lewis
 Acres: 624.89



Area Symbol: KS063, Soil Area Version: 15													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c	Alfalfa hay Irrigated	Barley Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated	
1857	Ulysses silt loam, 1 to 3 percent slopes	336.89	53.9%		IIIe	IIIe		5		23	99	20	45
1859	Ulysses silt loam, 3 to 6 percent slopes	245.01	39.2%		IIIe	IIIe			20			17	
1691	Manvel-Badland complex, 6 to 40 percent slopes	38.97	6.2%		VIIe	IVe							
1637	Kim-Penden clay loams, 6 to 15 percent slopes	4.02	0.6%		VIIe	IVe	3	50	25			17	
Weighted Average								2.7	0.3	20.4	53.4	17.6	24.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but AgStar Land Brokers or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All Real Estate agents not licensed with AgStar Land Brokers shall be agents of the Buyer.