

OFFERED AT:

\$ 160,000



UPLAND BIRD HUNTING

CRP PROPERTY

Norton County, Kansas

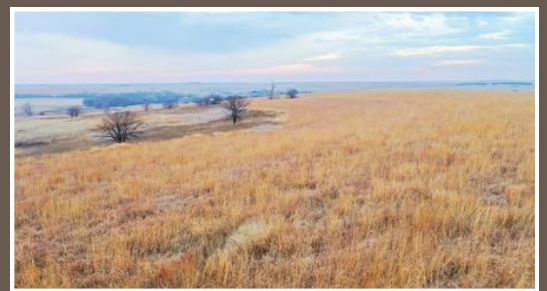
77.10 +/- Acres

Property Taxes - \$ 445.18

Legal Description - E2 NE4 Less RD R/W Section 33, Township 05, Range 25

*All mineral rights owned by seller, if any, to convey to buyer.

| | | | | |
|-------------------------------|----------------------|---------------------------|--------------------------|---|
| Recreational Acres 26.60 ± | CRP Acres 50.50 ± | CRP Payment \$ 38/acre | CRP Expires 9/30/2030 | Currently enrolled in the WIHA program |
|-------------------------------|----------------------|---------------------------|--------------------------|---|



This beautiful property offers the best of what Kansas has to offer for the avid upland game hunter, providing great habitat for pheasants, quail, and the local mule deer that frequent the property. Don't let this incredible property get away because it will not last long!



Clayton Esslinger

Farm & Ranch Specialist

Norton, Kansas

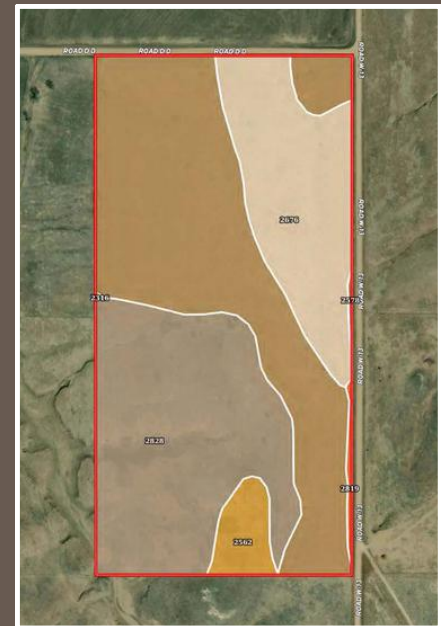
(785) 202-2066

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ADDITIONAL PROPERTY DETAILS

Located in the southwest corner of Norton County, KS sits an upland bird hunter's dream property. Only 1 mile off US Highway 9 at the junction of County Roads W-13 & DD, this farm has easy access for all seasons of weather. As you drive up to the property, you will see an easy-laying landscape of lush CRP grass blanketing the property as several thickets line the roadway. Tucked on the south side of the property, the terrain changes to a mixture of cool and warm season grasses with several deep weed-covered draws, thickets, and cedar trees.



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-----|-------|------|
| 2578 | Coly and Uly silt loams, 6 to 10 percent slopes, eroded | 32.51 | 42.2 | 0 | 65 | 4e |
| 2828 | Uly-Penden complex, 6 to 20 percent slopes | 25.75 | 33.43 | 0 | 65 | 6e |
| 2676 | Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks | 15.46 | 20.07 | 0 | 70 | 3e |
| 2562 | Campus-Canlon complex, 3 to 30 percent slopes | 2.78 | 3.61 | 0 | 31 | 6e |
| 2819 | Uly silt loam, 6 to 11 percent slopes | 0.51 | 0.66 | 0 | 76 | 4e |
| 2316 | Cozad silt loam, 2 to 5 percent slopes, rarely flooded | 0.02 | 0.03 | 0 | 57 | 3e |
| TOTALS | | 77.03(*) | 100% | - | 64.85 | 4.54 |

PROPERTY DIRECTIONS

From New Almelo, Kansas, travel west 1 mile on Highway 9. Turn south onto County Road W-13 and continue on W-13 for 1 mile. The property begins at the intersection of W13 and Road DD. Signs will be posted.

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