

160± Acres Grass  
Sherman County, Kansas

---

\$112,000.00      Cash

2011 Property Tax \$61.70

Submersible pump. Fence  
Water rights of record or appurtenant to the property are included in sale.

Seller shall retain mineral interest.

Possession immediate upon closing.

From Goodland, north to Road 68, east 4 miles to Road 24, north 4 miles to Road 72, west 1/2 mile to northeast corner of property.

Legal:  
NW4 Section 14, Township 7 South, Range 39 West of the 6<sup>th</sup> P.M.  
Sherman County, Kansas.

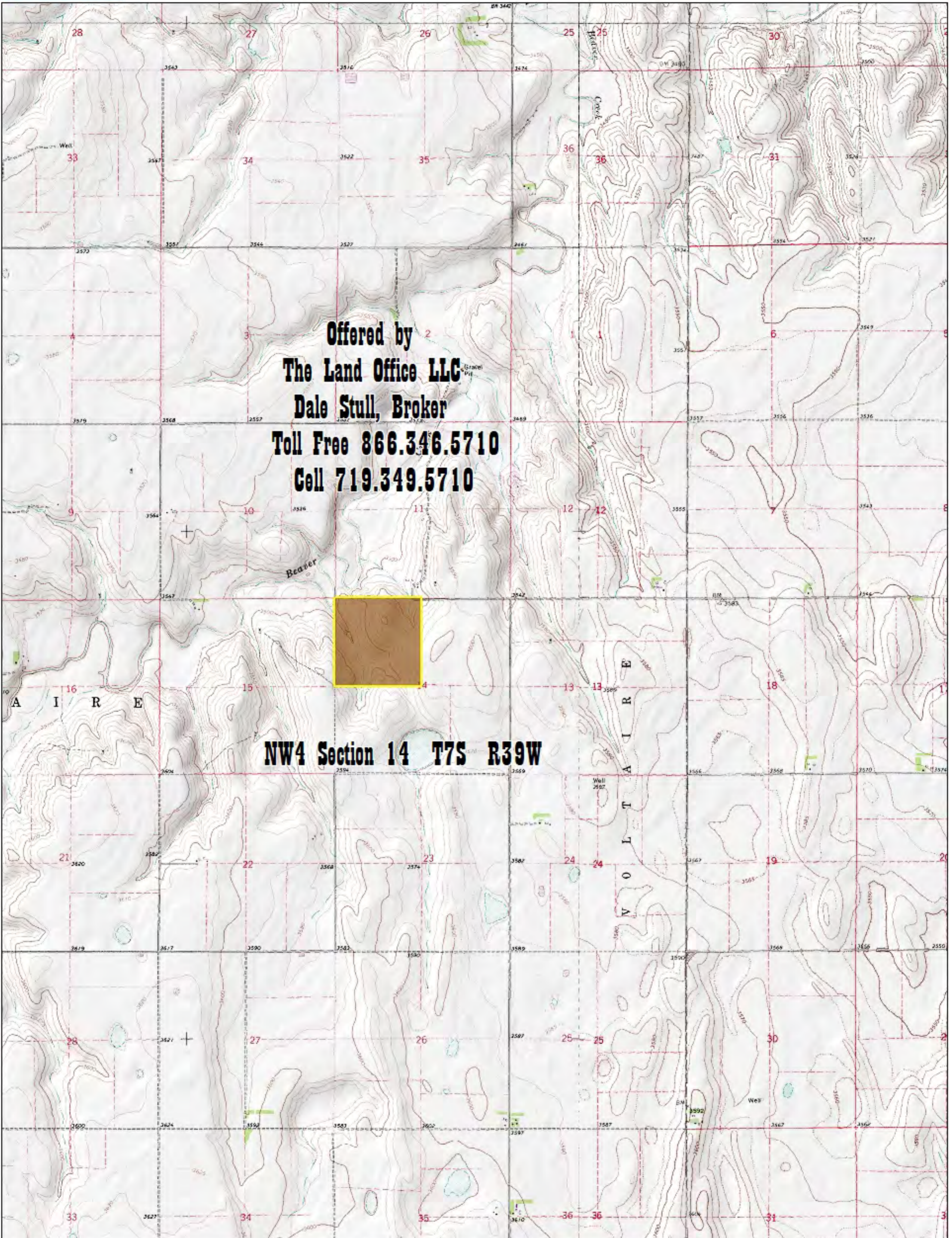
1153

*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.*

Dale Stull, Broker  
19483 County Road 40 • Bethune, CO 80805  
719-346-5710 • Cell: 719-349-5710 • Fax 719-346-5013 • Toll Free 866-346-5710  
Email: [dalestull@thelandofficellc.com](mailto:dalestull@thelandofficellc.com) <http://www.thelandofficellc.com>







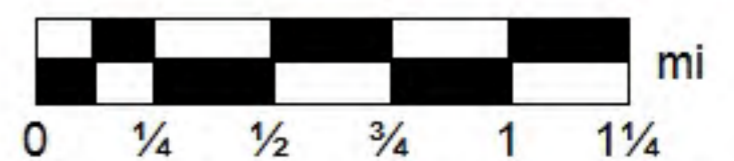
Data use subject to license.

© DeLorme. XMap® 5.2 Professional.

www.delorme.com



MN (6.9° E)



Data Zoom 12-1

# Aerial Map



map center: 39° 26' 44.29, 101° 38' 31.44

scale: 10061

**14-7S-39W**  
**Sherman County**  
**Kansas**



11/19/2011

Maps provided by:

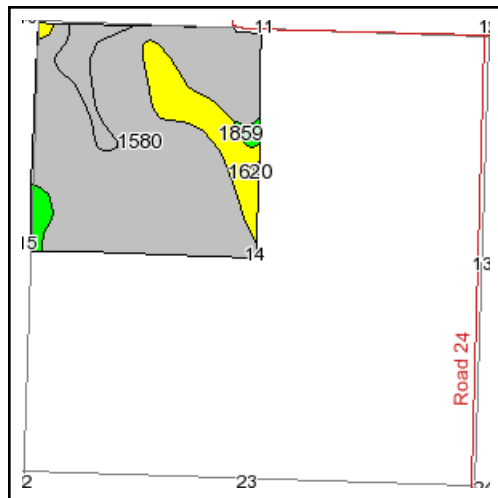
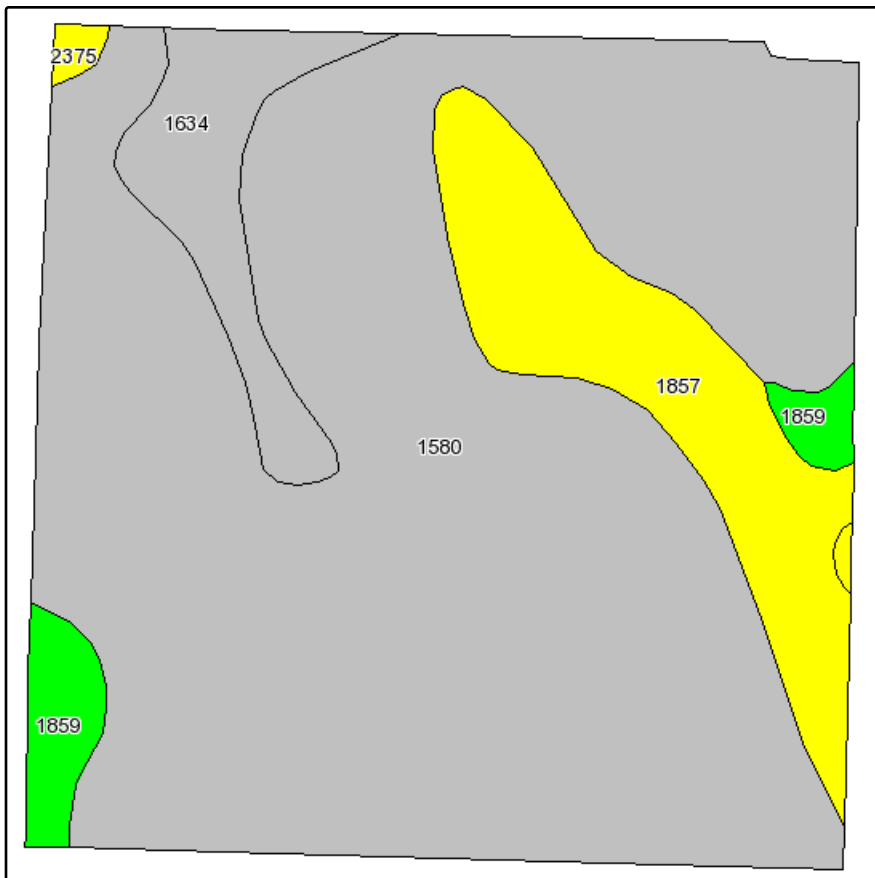


©AgriData, Inc. 2011

www.AgriDataInc.com

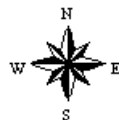
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# Soils Map



State: **Kansas**  
 County: **Sherman**  
 Location: **014-007S-039W**  
 Township: **Voltaire**  
 Acres: **161.5**  
 Date: **11/19/2011**

Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.



Maps provided by:



©AgriData, Inc 2008  
 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Sunflowers
1580	Colby silt loam, 5 to 15 percent slopes	126.1	78.1%		Vle			
1857	Ulysses silt loam, 1 to 3 percent slopes	20.1	12.4%		Ile	Ile	50	1350
1634	Kim-Otero complex, 6 to 25 percent slopes	9.6	5.9%		Vle	Vle		
1859	Ulysses silt loam, 3 to 6 percent slopes	4.9	3.0%		IIle	IIle		
2375	Roxbury silt loam, rarely flooded	0.6	0.4%		Ilc	I	65	
1620	Keith silt loam, 1 to 3 percent slopes	0.2	0.1%		Ile	Ile		
<b>Weighted Average</b>							<b>6.5</b>	<b>167.4</b>