

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
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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

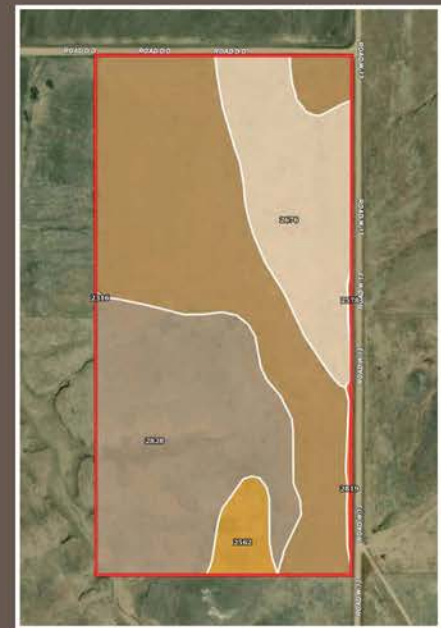
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ADDITIONAL PROPERTY DETAILS

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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