

MIDWEST LAND GROUP PRESENTS



HARVEY COUNTY, KS

38 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL IRRIGATED FARM IN HARVEY COUNTY

Located in between Mount Hope and Burrton, Kansas sits this 38 +/- acres of prime irrigated farm ground. This high-quality farm is comprised of Class 2 loam soils with a weighted NCCPI average of 58.7, placing it well above the average for the area. The farm lays very flat with only a 3.8 +/- foot difference between the highest and lowest points.

Currently there is a farm lease in place until 2026 and the current owner received a cash rent payment of \$4,320 for the 2023 crop year. There is an option for the cash rent to be converted into a crop share agreement should the

new owner prefer that. The farm will transfer with water right permit # 32,954-D2 giving the new owner 35.25 acre feet of water annually at 755 gallons per minute. The irrigation pivot, pump and motor are owned by the current tenant and will not be sold with the property.

Irrigated farms of this size and quality do not come around and this is a great opportunity for the investor buyer looking for a steady annual income in the form of a cash rent or crop share payment. For questions or to schedule a showing please contact the listing agent Shaun Reid at (316) 210-6680.



PROPERTY FEATURES

PRICE: **\$295,000** | COUNTY: **HARVEY** | STATE: **KANSAS** | ACRES: **38**

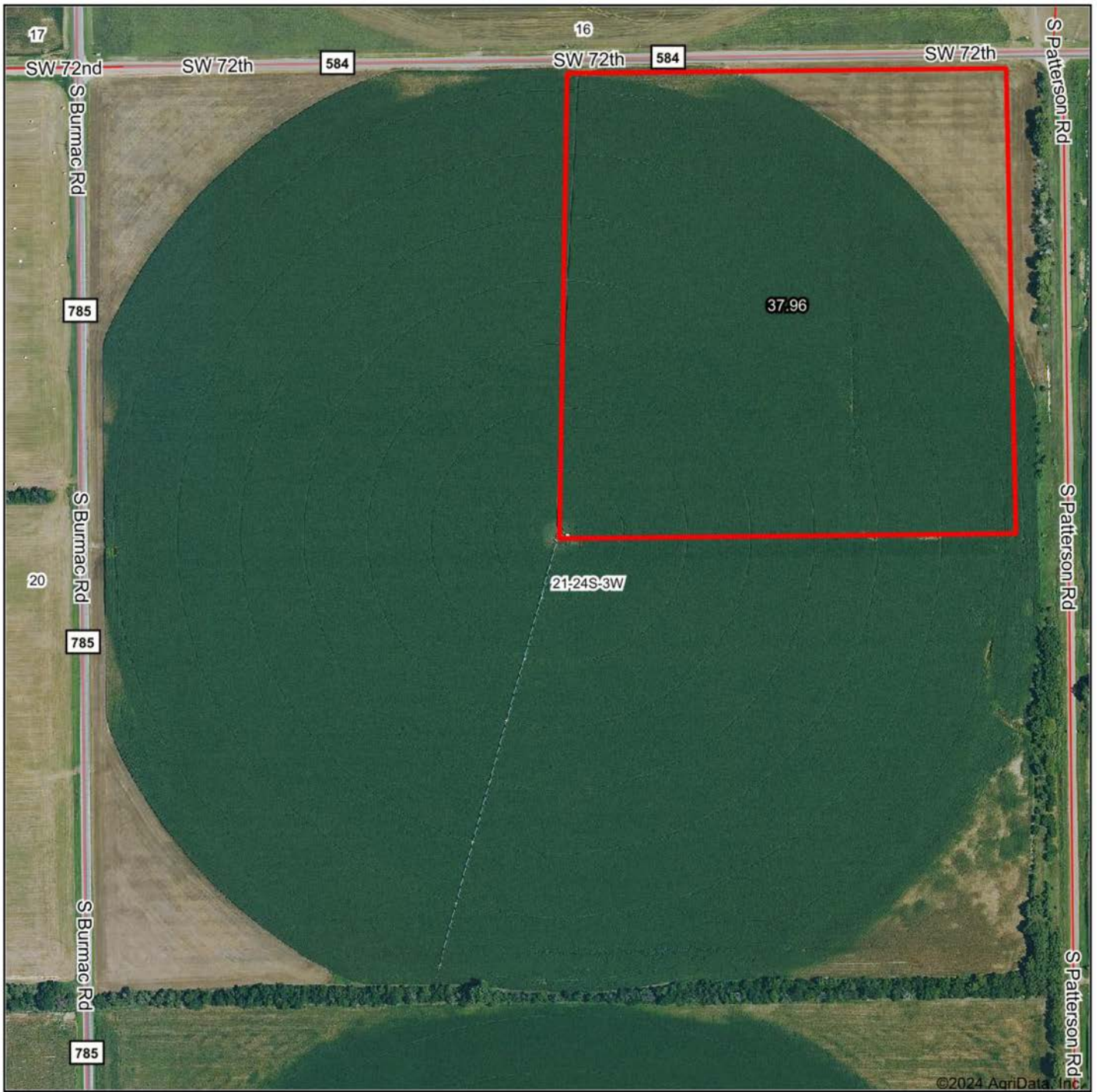
- Irrigated farm ground
- Fertile Class 2 soils
- Excellent topography
- Great location
- Water rights transfer
- Cash rent or crop share
- 2023 taxes \$881.56
- 5 miles to Burrton, KS
- 6 miles to Mount Hope, KS
- 17 miles to Wichita, KS



38 +/- ACRES OF IRRIGATED CROP GROUND



AERIAL MAP



Boundary Center: 37° 57' 14.85, -97° 39' 32.01



Maps Provided By:



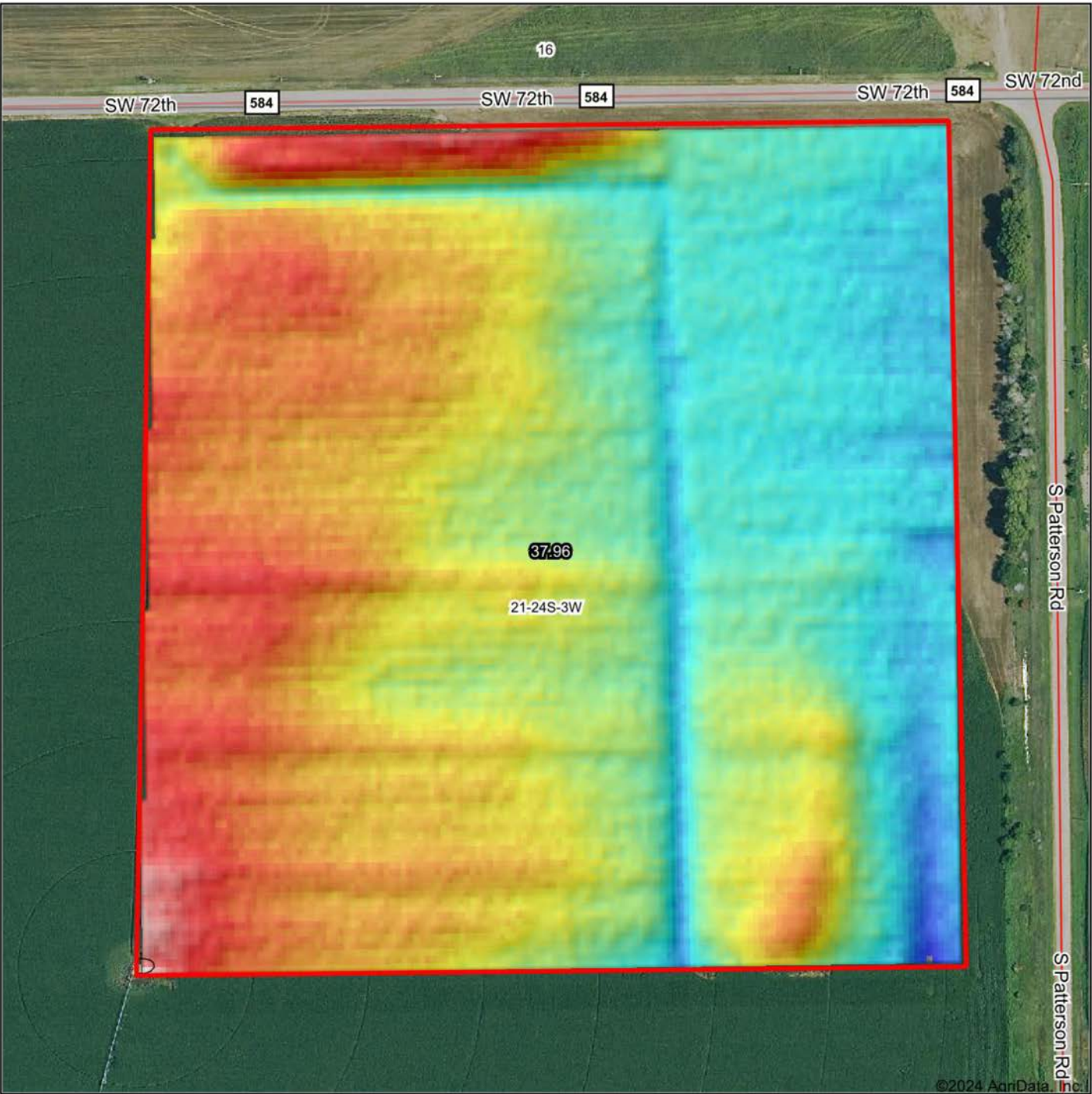
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21-24S-3W
Harvey County
Kansas



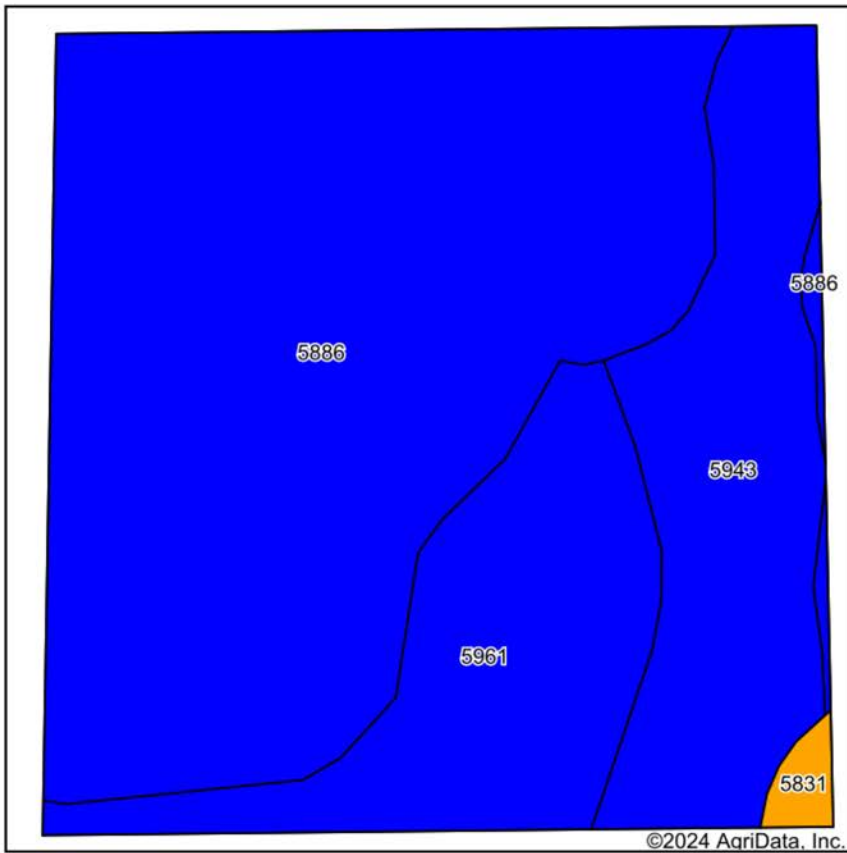
1/25/2024

HILLSHADE MAP

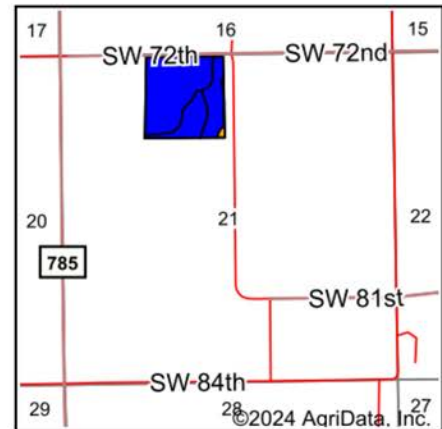


<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 10 Min: 1,436.4 Max: 1,440.2 Range: 3.8 Average: 1,438.1 Standard Deviation: 0.66 ft</p>	<p>0ft 241ft 482ft</p>
<p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com</p>	<p>1/25/2024</p>	<p>21-24S-3W Harvey County Kansas Boundary Center: 37° 57' 14.85, -97° 39' 32.01</p>

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Harvey**
 Location: **21-24S-3W**
 Township: **Lake**
 Acres: **37.96**
 Date: **1/25/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS079, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5886	Farnum and Funmar loams, 0 to 1 percent slopes	23.61	62.2%		> 6.5ft.	IIc	3392	62	53	58	62
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	7.27	19.2%		> 6.5ft.	IIc	3040	57	44	49	57
5961	Solvay loamy fine sand, 0 to 2 percent slopes	6.74	17.8%		> 6.5ft.	IIe	5750	50	49	45	50
5831	Punkin silt loam, 0 to 1 percent slopes	0.34	0.9%		> 6.5ft.	IIIs	2557	33	7	32	17
Weighted Average						2.01	3735.8	*n 58.7	*n 50.2	*n 53.7	*n 58.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



SHAUN REID, LAND AGENT
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MidwestLandGroup.com

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