



Property: 476.96 Acres – Stevens County, Kansas

Location:

476.96/A in the SW ¼ & E ½ of Sect. 5 T-34-S R-38-W
In Stevens County, Kansas

David Hueneke
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daveiowafarmland@gmail.com
P.O. Box 700
Maquoketa, IA 52060

Total Acres: 476.96

Till. Acres: 457.11

Production Index: (See Soil Map)

Ask - Gross: \$ 790,000.

Per Acre Price: \$ 1,656.

Income:

	460	(FSA Till. = 457.11/Owner getting paid on 460 acres)
	X 45.	(Current Farm Rent through 2028)
- Cash Rent:	\$ 20,700.	
- Nat. Gas Income:	\$ 10,425.	(2025 Income)(See Comments Below)

Gross Rent: \$ 31,125.

R.E. Taxes (Est.): \$ 966. (Est. \$2.03 p/Acre ave.)

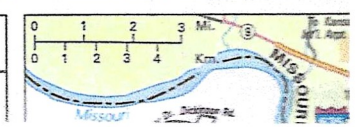
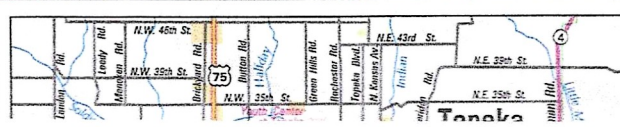
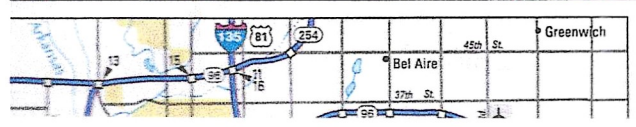
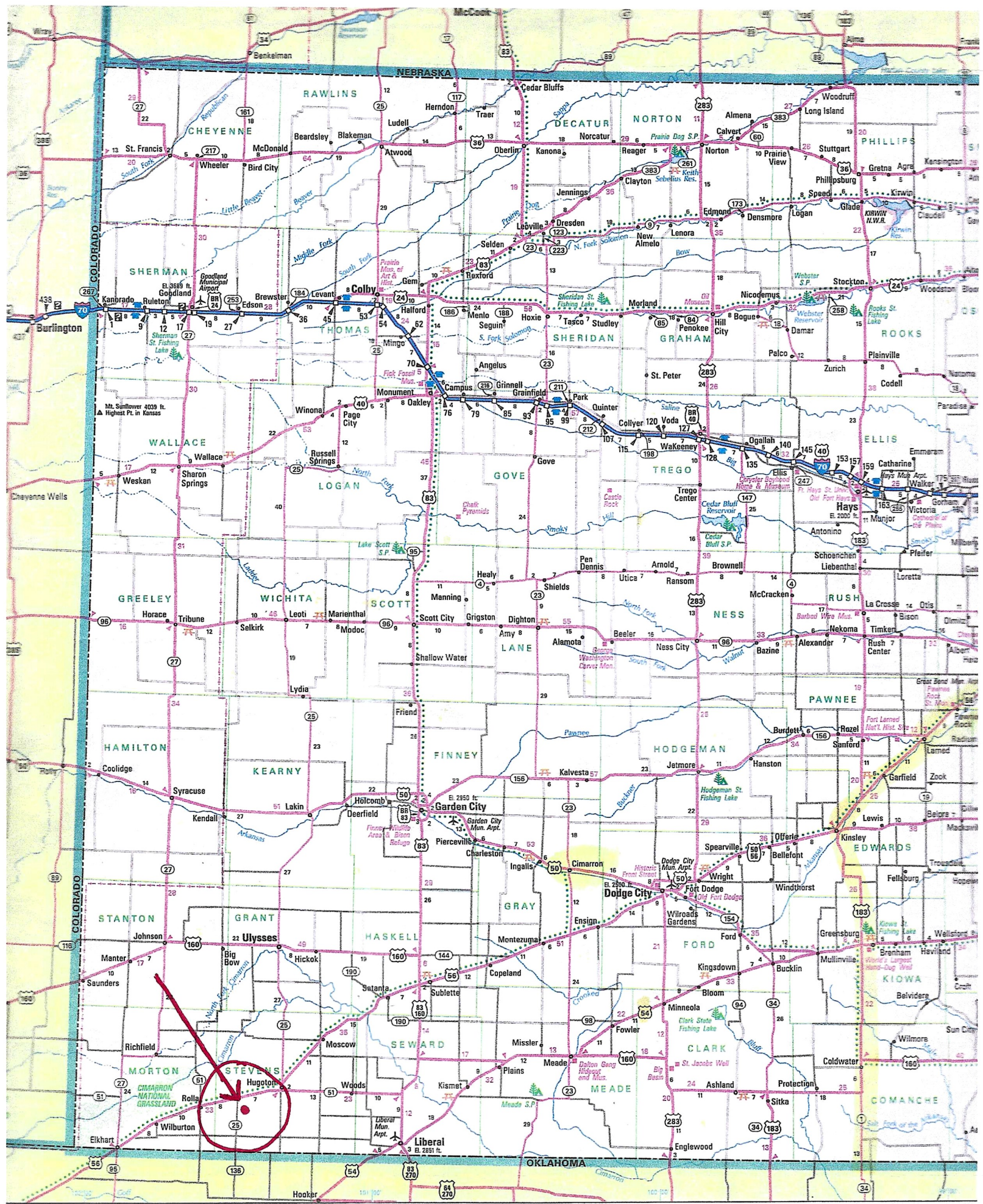
Net Return (After Tax): \$ 30,159.

Return Hypothetical: 3.8% (Based on Asking Price/Current Rent/Current Taxes
& Current Nat. Gas Royalty)

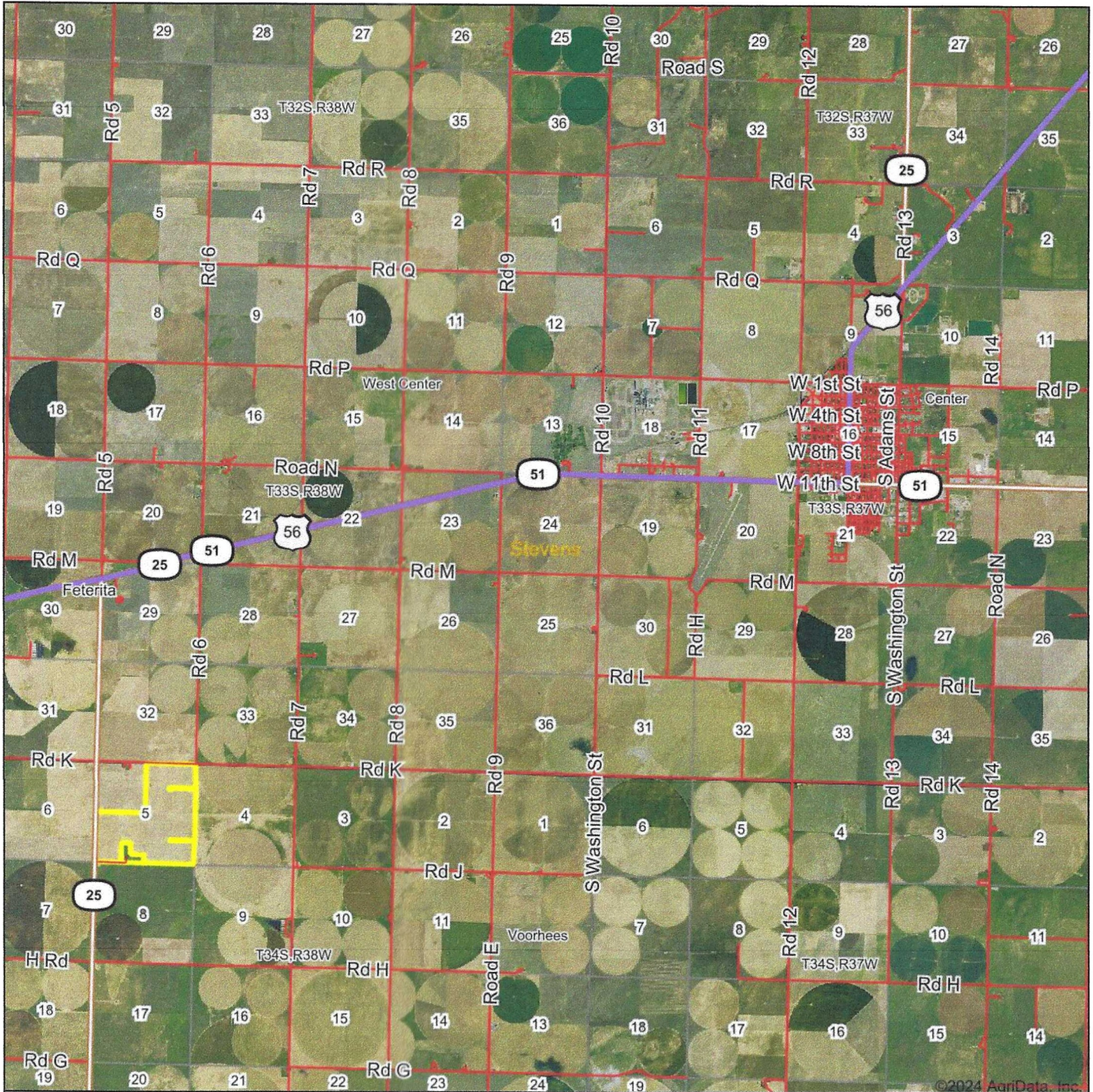
Comments:

- Large tract with level to slightly rolling terrain
- 100% of Mineral Rights owned by Seller will be transferred to Buyer
- No Buildings
- No wetland
- FSA Maps & 156EZ available upon request
- Natural Gas Income for 2025 was \$10,425. Currently, payments are around \$1,000 per month.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Aerial Map



Boundary Center: 37° 7' 8.9, -101° 28' 27.6

0ft 8228ft 16456ft



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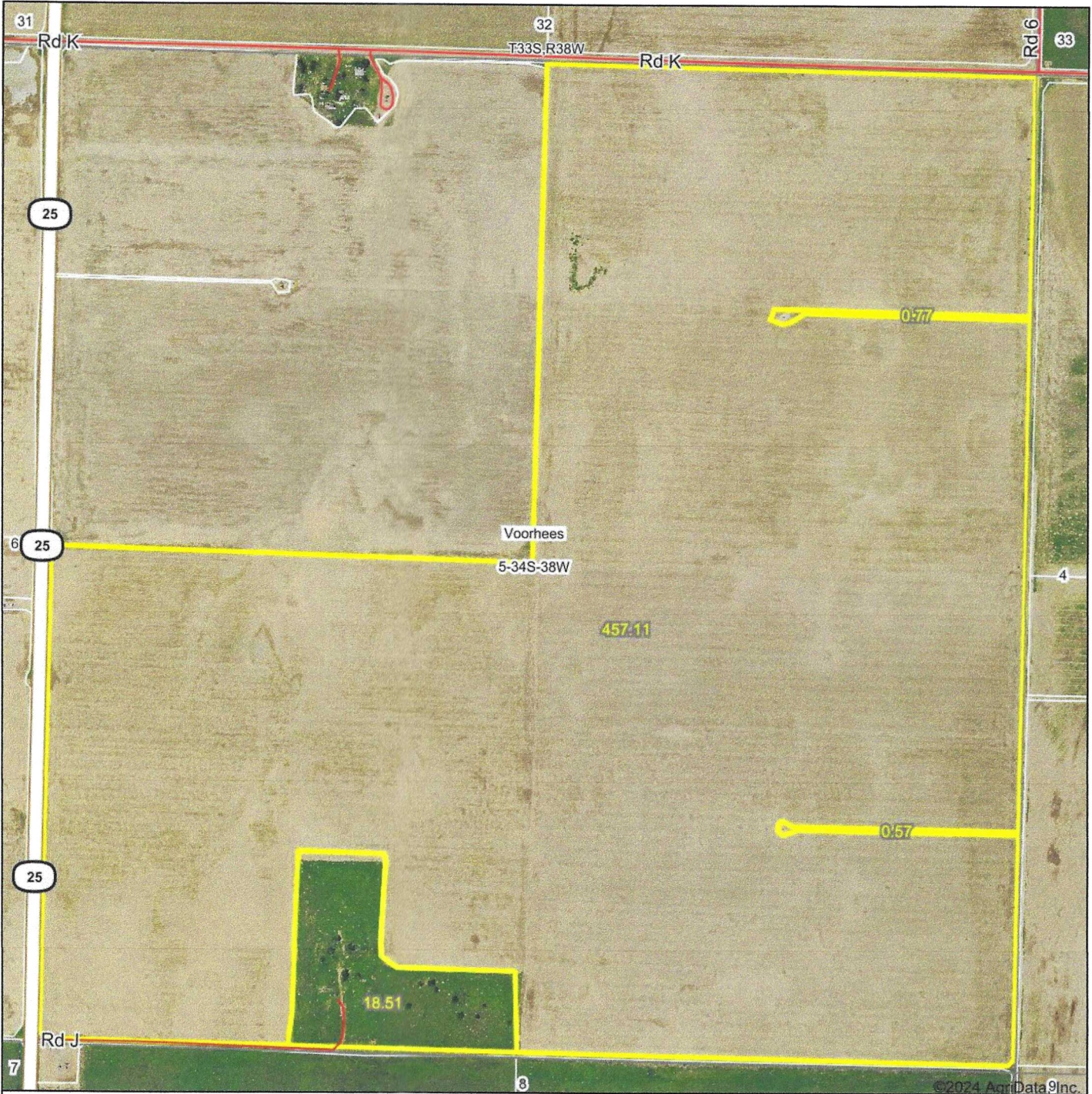
5-34S-38W
Stevens County
Kansas



6/18/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



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Boundary Center: 37° 7' 8.9, -101° 28' 27.6

0ft 833ft 1665ft



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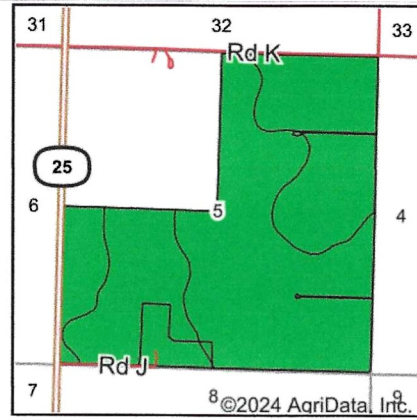
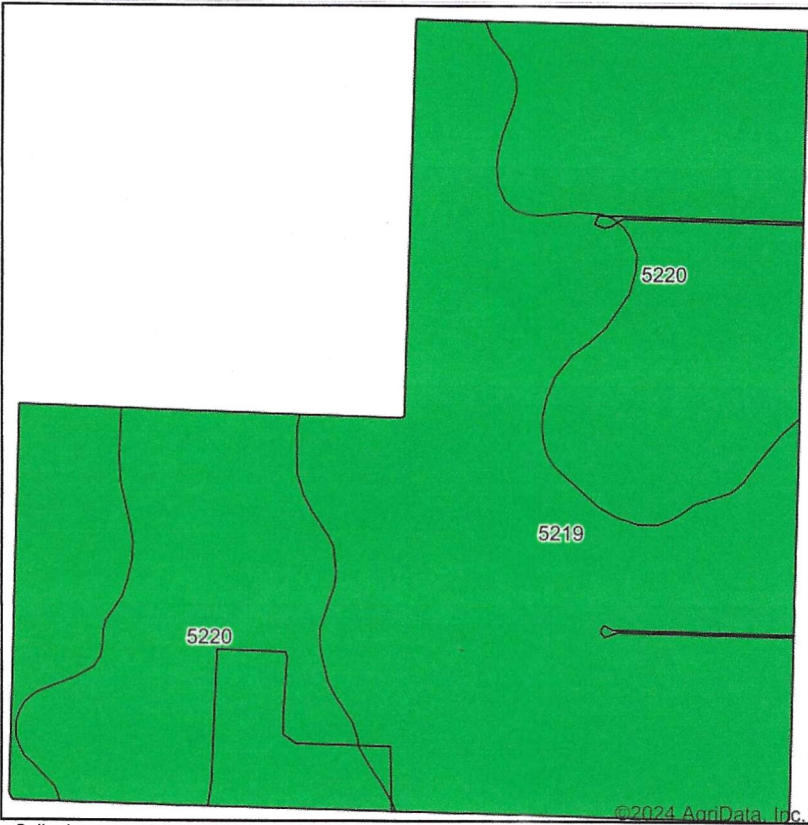
5-34S-38W
Stevens County
Kansas



6/18/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Kansas**
 County: **Stevens**
 Location: **5-34S-38W**
 Township: **Voorhees**
 Acres: **476.96**
 Date: **6/18/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS189, Soil Area Version: 21

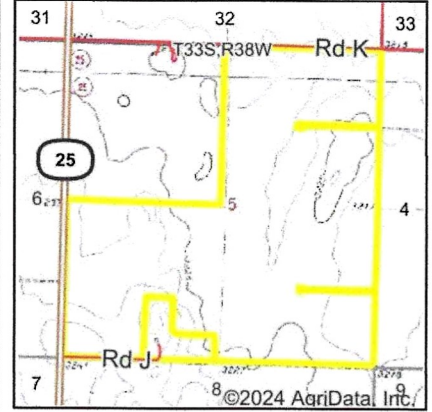
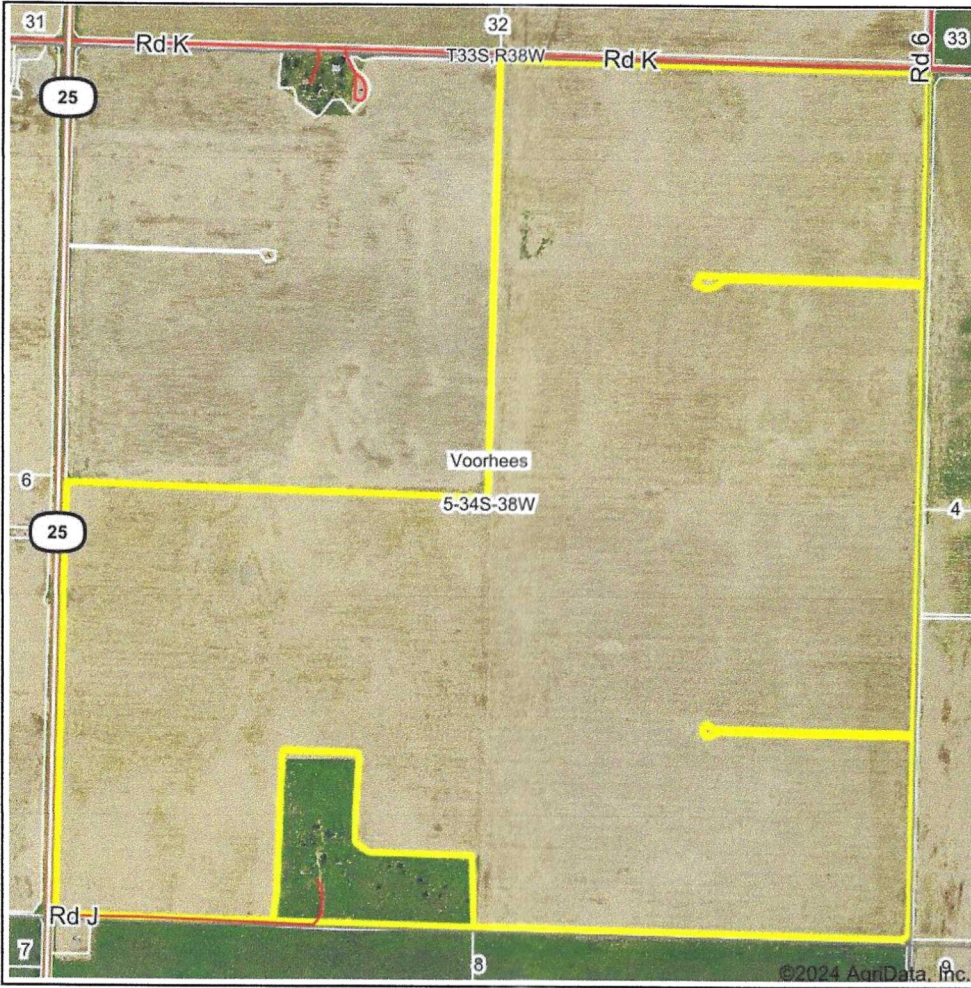
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Cotton lint Lbs	Cotton lint Irrigated Lbs	Grain sorghum Bu	Grain sorghum Irrigated Bu	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
5219	Dalhart loamy fine sand, 0 to 3 percent slopes	260.18	54.5%	■	IIle	IIle	5	144	360	840	24	80	20	40	43
5220	Dalhart loamy fine sand, 3 to 5 percent slopes	216.78	45.5%	■	IVe	IIle	5	153	383	893	26	85	21	43	44
Weighted Average					3.45	3.00	5	148.1	370.5	864.1	24.9	82.3	20.5	41.4	*n 43.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

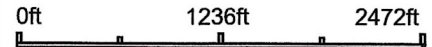
Wetlands Map



State: Kansas
Location: 5-34S-38W
County: Stevens
Township: Voorhees
Date: 6/18/2024



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Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.