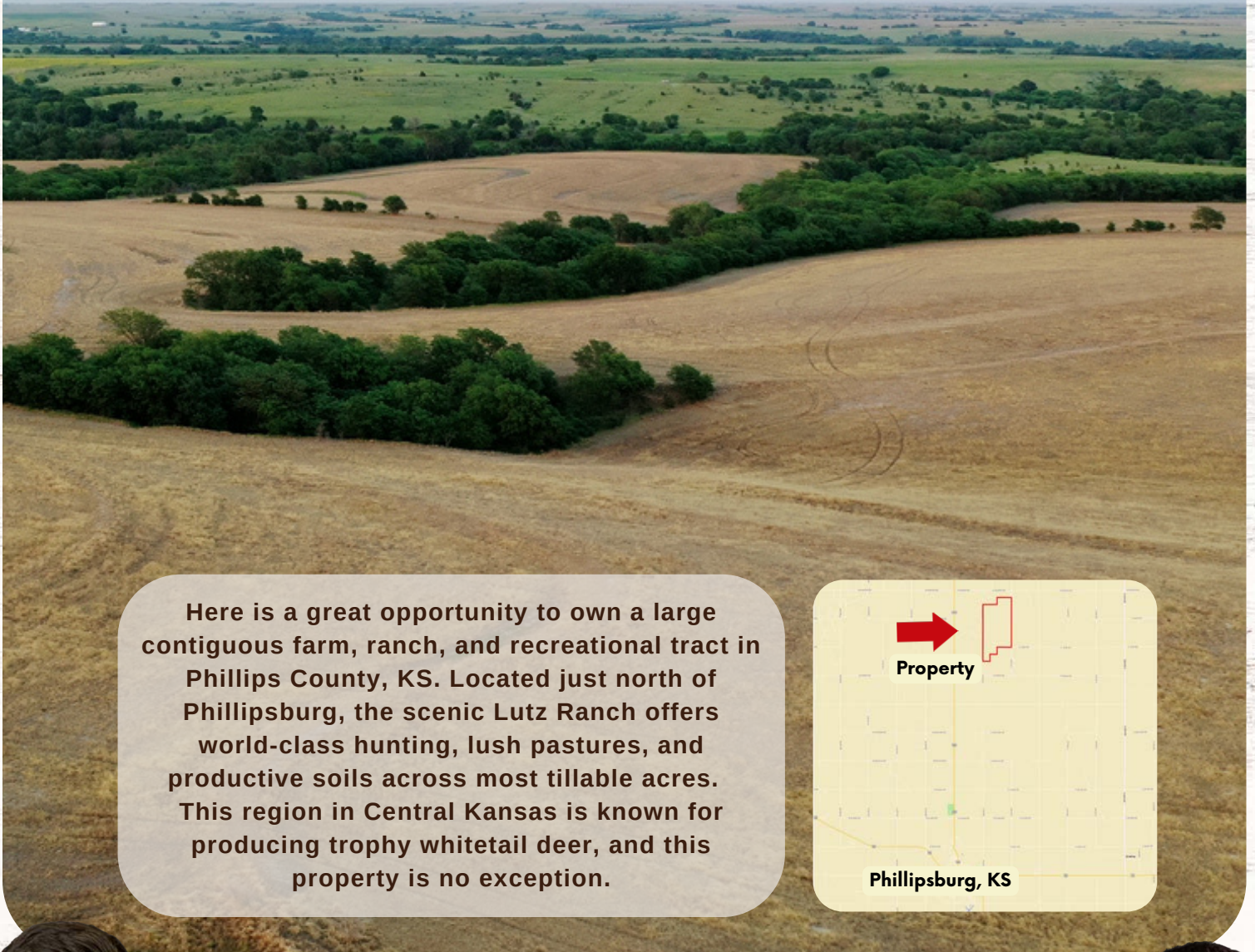




LUTZ RANCH PHILLIPS COUNTY, KS 1,148.14 +/- ACRES



Here is a great opportunity to own a large contiguous farm, ranch, and recreational tract in Phillips County, KS. Located just north of Phillipsburg, the scenic Lutz Ranch offers world-class hunting, lush pastures, and productive soils across most tillable acres. This region in Central Kansas is known for producing trophy whitetail deer, and this property is no exception.



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PROPERTY DETAILS

PRICE REDUCED: \$3,214,792.00

****OWNER FINANCING OPPORTUNITY**

Stretching through most of the ranch, the West Big Creek provides over 2 miles of beautiful tree line cover made up of large cottonwood, elm, locust, and black walnut trees. The thick cover for the whitetail deer, Rio Grande turkey, upland birds, and various other wildlife that call this ranch home provides full seclusion from outside pressure. As you travel through the property you will notice there is an abundance of ponds spread across the ranch with seasonal springs in the spring and fall. A large watershed providing incredible waterfowl hunting, when filled, sits in the center of this recreational paradise. Located in the middle of the central flyway, this region is a hotspot for birds traveling between the Kirwin & Harlan reservoirs, frequenting the property every fall. The Lutz Ranch provides an abundance of water, food, and cover needed to grow mature Kansas giants and keep wildlife on the ranch year round. With the exceptional hunting, the ranch contains over 356+/- tillable acres, with base acres of wheat, grain sorghum, and soybeans. Composed of productive Holdrege and Uly silt loam soils and an average yearly rainfall of 25 inches, this region has the potential to raise great crops every year. The ranch is separated into several pastures allowing for easy rotational grazing with several ponds located in each pasture. There is one well on the property that provides water to a stock tank near the house on the ranch ensuring water for your cattle throughout the year. The grass quality on his ranch is exceptional, with lush native grasses common in Northcentral Kansas. This property has not been overgrazed. Don't miss out on this great opportunity to own a once in a lifetime property in Phillips County!

1,148.14 +/- ACRES

338.62 +/- Dryland Acres
809.16 +/- Grassland Acres

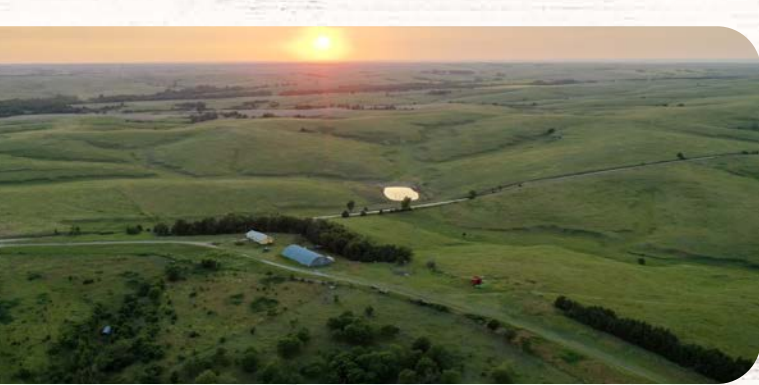
LEGAL DESCRIPTIONS

Township 2, Range 18:

- Section 12, South 1/2 Northeast 1/4 & South 1/2 Less Co Rd RW, 398.01 acres
- Section 13, All Section Less Co Rd RW, 398.01 acres
- Section 24, North 1/2 Northwest 1/4 & Southwest 1/4 Northwest 1/4 Less Co Rd RW, 117.56 acres.

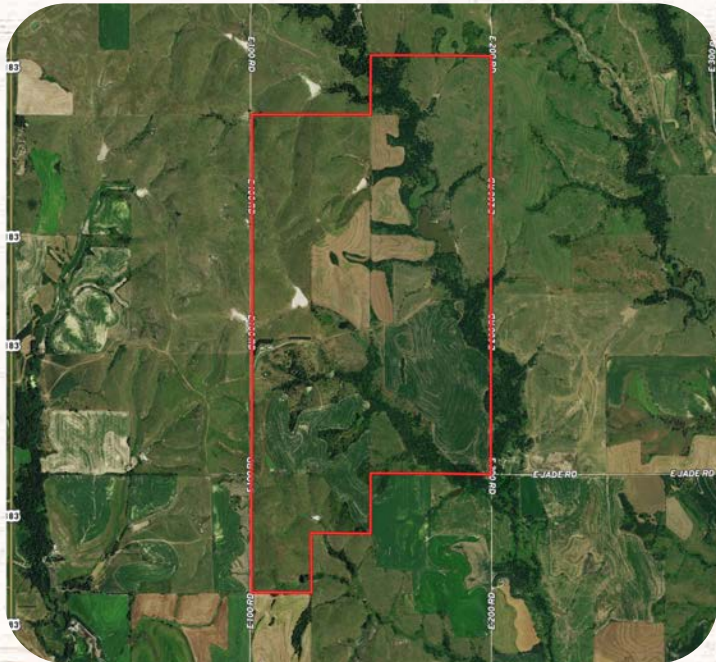
RANCH HOUSE

Located just off East 100 Road, the main ranch house sits overlooking the West Big Creek to the east offering a beautiful morning scenery to whoever gets to call this place home. This 1,152 sq ft home offers 4 bedrooms, 1 bathroom, and a yellow brick exterior with an attached 2 car garage. There are several small sheds around the home including a 51'x100 quonset, and a working facility just south of the house.



RANCH DETAILS

51x100 Quonset, 46x40 Shed, 33x18 Shed, 20x12 Shed, and Cattle working pens
4-wire barbed wire fence in good condition



REAL ESTATE TAXES

\$7,983.76

FSA INFORMATION

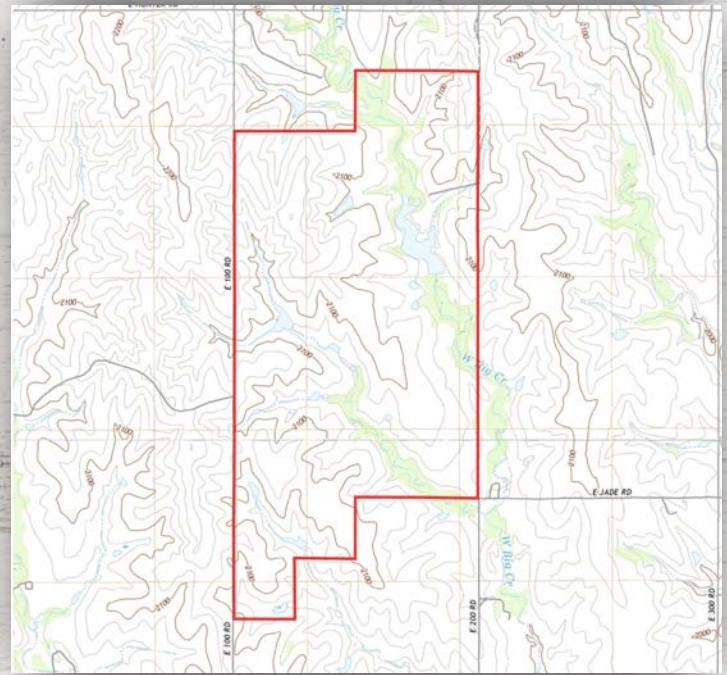
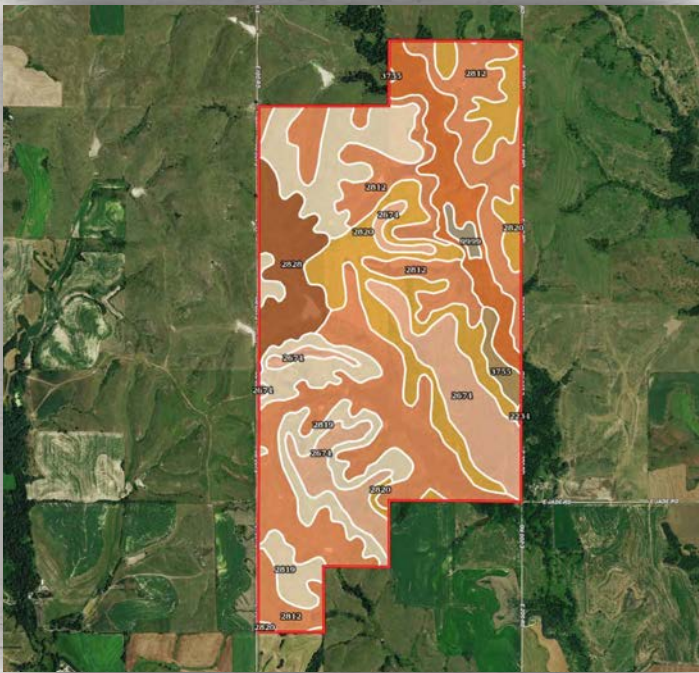
Total Cropland Acres: 356.01
Wheat - 49 Base Acres - 35 PLC Yield
Grain Sorghum - 97.56 Base Acres - 77 PLC Yield
Soybeans - 114.64 Base Acres - 32 PLC Yield
Total Base Acres: 261.2

CURRENT LEASES

There is a lease in place for the 2023 crop and grazing season.

MINERAL RIGHTS

All mineral rights owned by seller will convey



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2812	Uly silt loam, 10 to 20 percent slopes	428.2 4	37.34	0	68	6e
2819	Uly silt loam, 6 to 11 percent slopes	207.4 7	18.09	0	75	4e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	180.6 7	15.75	0	68	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	144.7 4	12.62	0	78	2e
2234	Roxbury silt loam, channeled	84.83	7.4	0	49	5w
2828	Uly-Penden complex, 6 to 20 percent slopes	78.73	6.86	0	65	6e
3755	Hord silt loam, rarely flooded	15.07	1.31	0	79	2c
9999	Water	7.25	0.63	0	-	-
TOTALS		1147. 0(*)	100%	-	68.63	4.68

PROPERTY LOCATION

From Phillipsburg, KS travel 6 miles north on Hwy 183, turning east on E Kiowa Road. Continue driving east for 1 mile, turning north at the intersection of E Kiowa Road & E 100 Road. Drive north for a quarter mile. The property is on the east side of the road. Signs will be posted.

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.

