

LAND FOR SALE

250.80+/- Acres • Barton County, Kansas

PRICE REDUCED! Offered at \$432,500

Highlights:

- Non-irrigated crop land with storage buildings
- Located just north of Hoisington, Kansas, on Highway 281
- Paved road access on north and west sides of property



A-17398

Property Location: From the Junction of Highway 4 and Highway 281 west of Hoisington, Kansas, two and one-quarter miles north on Highway 281.

Legal Description: NW¹/₄ & N¹/₂SW¹/₄ & N¹/₂N¹/₂S¹/₂SW¹/₄ of Section 14-17S-14W, Barton County, Kansas.



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Property Information

Property Description: Productive non-irrigated crop land with quality soil types and storage buildings with paved road access just northwest of Hoisington, Kansas.

Farm Data:

Cropland	222.16 acres (Currently 212.71 tillable acres)
Non-crop	24.21 acres
Buildings	<u>4.43 acres</u>
Total	250.80 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	96.13 acres	37 bushels
Grain Sorghum	58.5 acres	67 bushels
Soybeans	24.17 acres	35 bushels

Improvements: 18' x 30' corrugated tin shed and 45' x 60' pole shed.

Minerals: Seller reserves all of its right, title, and interest in the minerals.

2020 Taxes: \$3,912.14 **Reduced Price:** \$432,500

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2613	Harney silt loam, 1 to 3 percent slopes	160.7	64.01	2e
2953	Wakeen silt loam, 3 to 7 percent slopes	41.4	16.49	4e
2236	Roxbury silt loam, occasionally flooded	44.3	17.66	2w
2726	Nibson-Wakeen silt loams, 3 to 20 percent slopes	4.5	1.79	6e
2951	Wakeen silt loam, 1 to 3 percent slopes	0.1	0.05	3e
TOTALS		251.1	100%	2.4

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.