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A-18170



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LAND FOR SALE

157.70± Acres, Ottawa County, Kansas

OFFERED AT
\$392,000

Highlights:

- NW 1/4 8-12-3
- 140.28 tillable acres, 20.18 acres grass
- Primarily Crete and Geary silt loam soils

For additional information, please contact:



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Property Information

Location:

From the junction of Highway 81 and Highway 18, go 2.5 miles west on Highway 18, then .5 mile north on N. 130th Road.

Legal Description:

NW 1/4 8-12-3.

Property Description:

Productive Ottawa County dryland farm offering 140.28 acres of well-maintained tillable ground. Cropland acres are primarily Class III Crete and Geary silt loam soils. The farm is located 15 miles north of Salina, Kansas for easy access to terminal grain markets. Full possession will be granted after wheat harvest. **Don't miss this opportunity to grow your operation or investment portfolio!**

Farm Data:

Cropland	140.28 acres
Grass	<u>20.18 acres</u>
Total	157.70 acres

FSA Information:

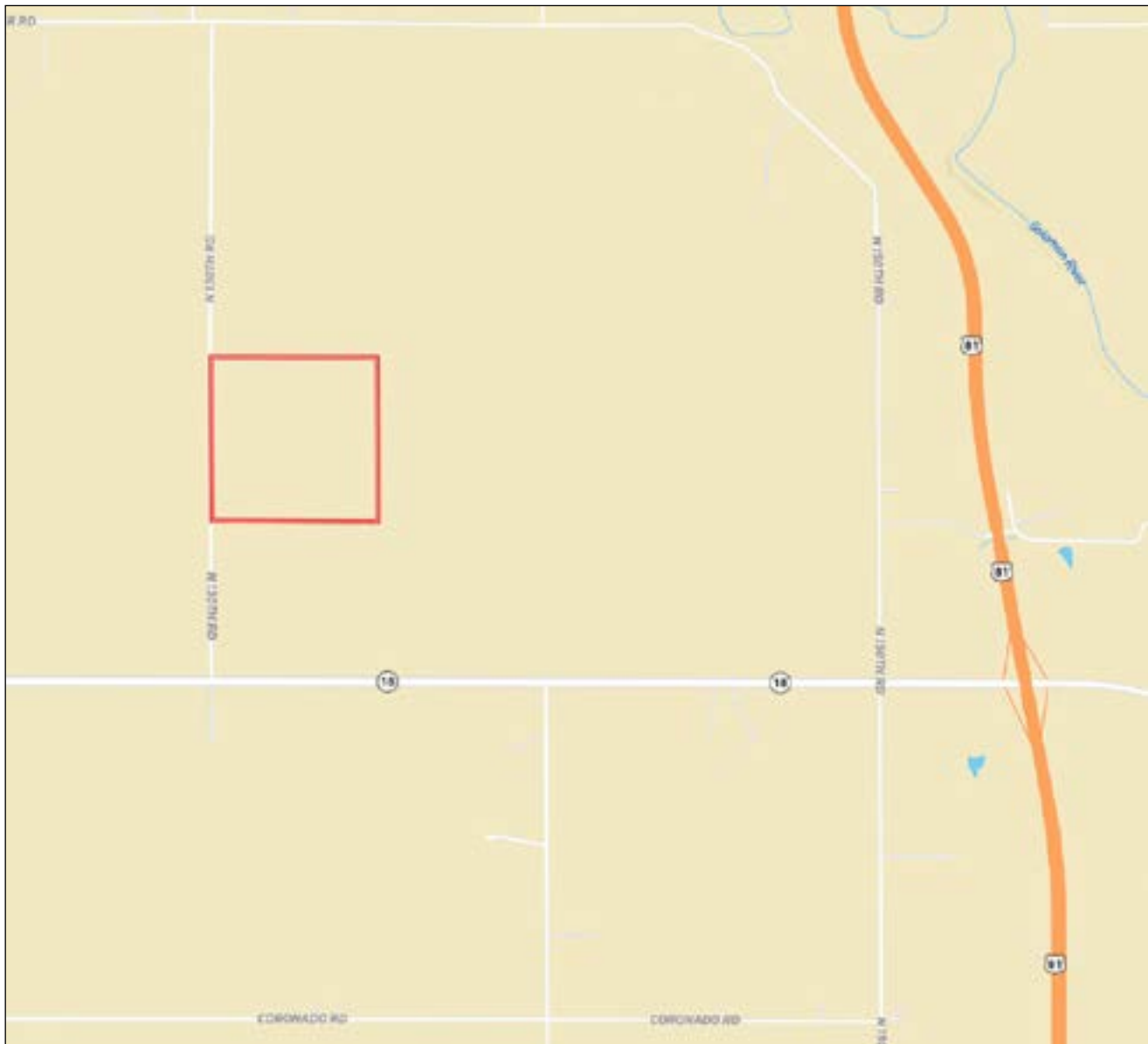
	<u>Base</u>	<u>Yield</u>
Wheat	123.50 acres	33 bushels
Enrolled in PLC		

2023 Taxes:

\$2,115.74

Price: \$392,000

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3844	Geary silt loam, 3 to 7 percent slopes	64.12	40.64	0	73	3e
3826	Crete silt loam, 3 to 7 percent slopes	48.2	30.55	0	63	3e
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	38.53	24.42	0	62	3e
3364	Edalgo-Hedville complex, 5 to 30 percent slopes	5.79	3.67	0	32	6e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	1.12	0.71	0	66	2s
TOTALS		157.76(*)	100%	-	65.7	3.1



Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.

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