

LAND FOR SALE

154+/- Acres • Ness County, Kansas

Offered at \$191,000

Highlights:

- Non-irrigated cropland located southeast of Ness City
- Nearly all tillable tract
- Option for immediate possession with reimbursement of expenses



A-18706

Property Location: From the four-way stop in Ness City, Kansas, six miles south on Highway 283 and four miles east on 70 Road (10th Street).

Legal Description: NE $\frac{1}{4}$ of Section 35, Township 19 South, Range 23 West of the 6th P.M., Ness County, Kansas.



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Matt Foos, AFM/Agent

Spearville, Kansas

Business: (620) 385-2151

Cell: (620) 255-1811

MFoos@FarmersNational.com

www.FarmersNational.com/MattFoos



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Description: Non-irrigated, nearly all tillable crop land tract located southeast of Ness City, Kansas.

Farm Data:

Cropland 156.65 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	110.5 acres	33 bushels

2019 Taxes:

\$1,133.82

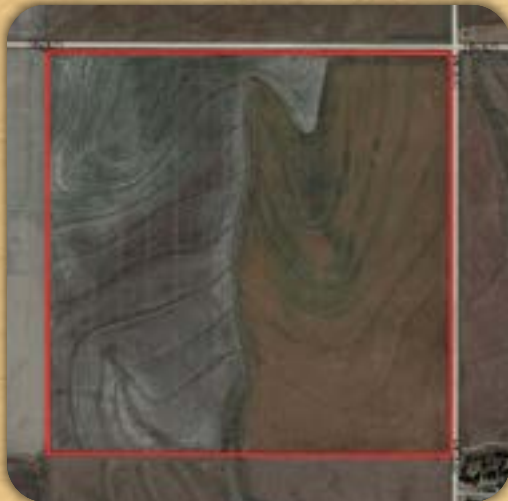
Price:

\$191,000

Property Location Map



Aerial Photo



Soil Map



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.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2612	Harney silt loam, 0 to 1 percent slopes	25.4	16.37	2c
2823	Uly-Corinth complex, 1 to 3 percent slopes	19.7	12.71	2e
2815	Uly silt loam, 1 to 3 percent slopes	40.1	25.87	2e
2613	Harney silt loam, 1 to 3 percent slopes	69.9	45.06	2e
TOTALS		155.1	100%	2.0