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LAND FOR SALE

77.33± Acres, Pawnee County, Kansas

OFFERED AT
\$425,000

Highlights:

- Irrigated cropland with sub-surface drip irrigation
- Immediate possession available
- All class II soils



For additional information, please contact:
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Property Information

Directions to Property:

From the intersection of Highway 183 and Highway 156, travel two miles south on Highway 183, two miles east on "L" Road, and one-half of a mile south on 210th Avenue.

Property Description:

Irrigated cropland with Netafim sub-surface drip irrigation (SDI) on 60 inch centers with a 30HP electric motor, variable frequency drive (VFD), and sand media filter system. The SDI system was installed in 2014. The irrigation well was reworked in 2023. Water right file (#15806) authorizes 117 acre-feet (AF) at 755 gallons per minute and is currently enrolled in the Central Kansas Water Bank.

Legal Description:

N/2SW/4 of Section 11-22S-18W

FSA Information:

	Base	Yield
Wheat	28.73 acres	41 bushels
Corn	43.35 acres	137 bushels

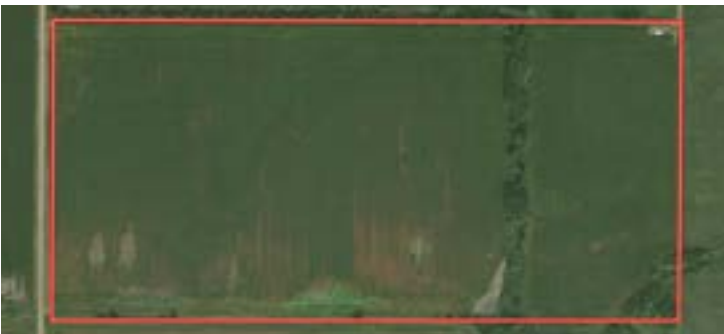
Farm Data:

Cropland	73.78 acres
Non-crop	<u>3.55 acres</u>
Total	77.33 acres

Taxes:

• \$2,442.53

Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2365	New Cambria silty clay loam, rarely flooded	77.3	100	0	59	2s
TOTALS		77.3(*)	100%	-	59.0	2

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.