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# LAND FOR SALE

801± Acres, Hamilton County, Kansas

PRICE REDUCED

**\$619,837**

## Highlights:

- Diversified agricultural area
- Productive farmland and CRP
- Strong grain and feed markets in the area



For additional information, please contact:

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# Property Information

## Directions to Property:

From Syracuse, Kansas, travel four miles south on Highway 27. Turn west on County Road 25, and travel six miles west to County Road J. Turn south on County Road J, and travel one and one-half miles south. Property is located on the west side of the roadway.

## Property Description:

Dryland farmland and CRP located southwest of Syracuse. Wheat and milo have been the primary crops grown. CRP makes the property a good investment opportunity.

## Legal Description:

E 1/2 of Section 11, T25S, R42W and the NW 1/4 of Section 12, T25S, R42W, NE 1/4 Section 12, T25S, R42W, and SE 1/4 Section 12, T25S, R42W

## Taxes:

- \$1,004.36

## CRP Information:

- 173.58 acres, due to expire September 30, 2031. Annual payment of \$5,942.00
- 160.69 acres, due to expire September 30, 2032. Annual payment of \$5,497.00
- Previous tenant is on the CRP contracts and receives 25% of the above payments. Buyer will receive 75% of the above payments.

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	316.62 acres	25 bushels
Grain Sorghum	153.98 acres	30 bushels

## Farm Data:

Cropland	461.54 acres
Non-crop	5.19 acres
CRP	<u>334.27 acres</u>
Total	801.00 acres



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.

**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1854	Ulysses loam, 1 to 3 percent slopes	415.6 4	51.53	0	62	3e
1578	Colby silt loam, 1 to 3 percent slopes	167.5 5	20.77	0	55	4c
1579	Colby silt loam, 3 to 6 percent slopes	126.1 3	15.64	0	53	4e
1580	Colby silt loam, 6 to 15 percent slopes	56.25	6.97	0	48	6e
1422	Goshen silt loam, rarely flooded	14.71	1.82	0	56	3c
1853	Ulysses loam, 0 to 1 percent slopes	13.68	1.7	0	49	3c
9999	Water	6.68	0.83	0	-	-
1668	Manter fine sandy loam, 1 to 3 percent slopes	4.54	0.56	0	43	3e
1761	Richfield silt loam, 0 to 1 percent slopes	1.42	0.18	0	66	3c
TOTALS		806.6(* )	100%	-	57.22	3.58



# Property Location



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