



A-20899

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# LAND FOR SALE

**213.12± Acres, Labette County, Kansas**

OFFERED AT  
**\$795,000**

## Highlights:

- Offered as two separate tracts for \$3,833/acre, or as a combination for \$3,733/acre
- Excellent fertility and productivity
- High percentage aerable land



For additional information, please contact:  
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# Property Information

**Property Description:** Two farms with level topography consisting of 110.25 (Tract 1) and 73.86 (Tract 2) tillable acres with a balance in grass/trees. Tract 1 tillable acres contain mostly Kenoma silt loam and Eram silty clay loam soils. Tract 2 contains mostly Kenoma and Parsons silt loam soils. Sold as two separate tracts or a combination.

**Directions to Property:** From Parsons, Kansas, head south on 59 Highway for 5 miles, then head west on 17000 Road for 3 miles. Tract 1 is northwest of the intersection of 17000 Road and Lyon Road. Tract 2 is 1/2 mile south of that intersection on the west side of Lyon Road.

## Legal Description:

**Tract 1:** S21, T32, R19, SE1/4 EXC N1/2 N1/2 OF SE1/4 SE1/4 & EXC S1/2 S1/2 OF NE1/4 SE1/4, 133.40 Acres

**Tract 2:** S28, T32, R19, N1/2 SE1/4 EXC ROW, 79.72 Acres

## Farm Data:

### Tract 1:

Cropland	110.25 acres
Non-crop	23.15 acres
Total	133.40 acres

### Tract 2:

Cropland	73.86 acres
Non-crop	5.86 acres
Total	79.72 acres

## Aerial Map



## FSA Information:

### Farm #1896 & Farm #7063

Crops	Base	PLC Yield
Wheat	25.37 acres	35 bushels
Corn	10.36 acres	62 bushels
Soybeans	59.46 acres	15 bushels
Grain Sorghum	30.76 acres	45 bushels

## Price:

**Tract 1:** Offered at \$3,833 per acre.

**Tract 2:** Offered at \$3,833 per acre.

**Combination:** Offered at \$3,733 per acre.

## Taxes:

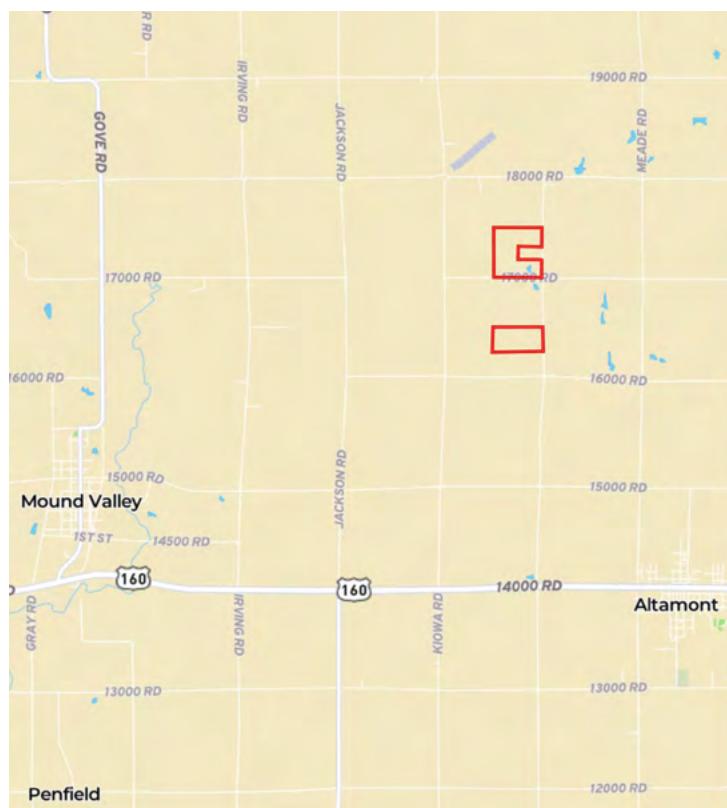
**Tract 1:** \$1,111.28

**Tract 2:** \$931.60

## Additional Comments:

Buyer(s) may assume the landowner's 30% Net lease depending upon closing date. Taxes to be pro-rated to date of closing. Buyer and seller will share in closing costs and title work equally. 10% earnest money to be paid within 24 business hours of contract signing, with the remainder due at closing. Security 1st Title Company in Oswego, Kansas will handle all title work and closings.

## Location Map



**Tract 1 Soil Map****Tract 2 Soil Map****Tract 1:**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8775	Kenoma silt loam, 1 to 3 percent slopes	55.41	41.55	0	59	3e
8733	Eram silty clay loam, 1 to 3 percent slopes	46.72	35.04	0	53	3e
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	17.14	12.85	0	37	3e
8991	Zaar silty clay, 1 to 3 percent slopes	11.08	8.31	0	47	3e
8735	Eram silty clay loam, 3 to 7 percent slopes	3.0	2.25	0	54	4e
<b>TOTALS</b>		<b>133.3 5(*)</b>	<b>100%</b>	-	<b>52.96</b>	<b>3.02</b>

**Tract 2:**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8775	Kenoma silt loam, 1 to 3 percent slopes	40.29	50.56	0	59	3e
8863	Parsons silt loam, 0 to 1 percent slopes	34.37	43.13	0	83	3w
8733	Eram silty clay loam, 1 to 3 percent slopes	4.68	5.87	0	53	3e
8735	Eram silty clay loam, 3 to 7 percent slopes	0.34	0.43	0	54	4e
<b>TOTALS</b>		<b>79.68( *)</b>	<b>100%</b>	-	<b>68.97</b>	<b>3.0</b>

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**Tract 1: 133.40± Acres | Tract 2: 79.72 Acres**

**Labette County, Kansas**



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