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# LAND FOR SALE

1,120± Acres, Texas County, Oklahoma

PRICE  
REDUCED

## Highlights:

- Tract 1: 320 acres. Immediate possession on the open farm ground. \$256,000
- Tracts 2 and 3: Sold!
- Tract 4: 160 acres. Combination of CRP Grassland Grazing contract and native grass. \$120,000



**For additional information, please contact:**

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# Property Information

Tracts 2 and 3 are sale pending, visit the website for more details.

## Directions to Property:

- **Tract 1:** From Elkhart, Kansas, head south on Mile 7 for approximately seven miles. Turn east onto Road H and continue for two miles. Tract 1 is located on the south side of the road.
- **Tract 2 & 3:** Sold!
- **Tract 4:** From Elkhart, head south on Mile 7 for seven miles. Turn east onto Road H and travel two miles. Then turn south on Mile 9 and continue for one mile. Tract 4 is located on the east side of the trail.

## Legal Description:

- **Tract 1:** N 1/2 of 22-5N-11E
- **Tract 2:** S 1/2 of NE/4 & E/2 of SE/4 of 15-5N-10E
- **Tract 3:** S 1/2 of 23 & NW 1/4 OF 26-5N-10E
- **Tract 4:** NW 1/4 of 27-5N-11E

## Property Description:

- **Tract 1:** This half section features well-maintained, high-quality farmland ready for immediate possession. One quarter has been drilled to wheat, while the other quarter remains open. At closing, the buyer will reimburse seller and farmer for weed control on open acres. Good access to this farm.
- **Tract 2 & 3:** Sold!
- **Tract 4:** This property includes 143.88 acres under a Grasslands Grazing Contract at a lease rate of \$20.00 per acre, generating an annual payment of \$2,878. The contract began on October 1, 2021 and runs through September 30, 2036. Grazing is permitted under the terms of the contract, though certain limitations apply. For specific details, please contact the Texas County FSA office.

## Farm Data:

- **Tract 1**  
Cropland 287.48 acres
- **Tract 2 & 3:** Sold!
- **Tract 4**  
Cropland 141.41 acres

## FSA Information:

Tract 1	Base	Yield
Wheat	214.30 acres	20 bushels
Milo	73.20 acres	20 bushels

Tracts 2 and 3: Sold!

**Tract 4 CRP:** 143.88 acres under contract through September 30, 2036. Annual payment of \$2,878.

## Taxes:

- **Tract 1:** \$516
- **Tract 2 & 3:** Sold!
- **Tract 4:** \$135

**Note:** No minerals will be included in this sale.

## Tract 1 Overview



## Tract 1 Aerial Photo



## Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
Rc	Gruver clay loam, 0 to 1 percent slopes	235.15	73.2	0	49	2c
Ra	Ness clay, 0 to 1 percent slopes, frequently ponded	64.87	20.19	0	11	5w
UaA	Ulysses clay loam, 0 to 1 percent slopes	21.22	6.61	0	59	2c
TOTALS		321.24(*)	100%	-	41.99	2.61



**Tract 4 Aerial Photo**



**Tract 4 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Vp	Vona, Otero, and Plack soils, 3 to 20 percent slopes	75.13	47.08	0	28	6e
VoB	Vona loamy fine sand, 0 to 3 percent slopes	39.28	24.61	0	36	3e
DuB	Perico-Ulysses complex, 1 to 3 percent slopes	28.66	17.96	0	51	3c
DuA	Perico-Ulysses complex, 0 to 1 percent slopes	16.15	10.12	0	51	3c
UcA	Ulysses clay loam, 0 to 1 percent slopes	0.38	0.24	0	59	2c
TOTALS		159.6(*)	100%	-	36.5	4.41

**Tract 4 Overview**





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