

LAND FOR SALE

700.02± Acres,
Graham and Norton Counties, Kansas

OFFERED AT **\$2,200,000**

Highlights:

- Highly quality cropland
- Mineral interest included with sale
- Good access



For additional information, please contact:
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Property Information

Legal Description:

Tract 1: SW4 Sec. 16-6-22 Tract 2: SW4 Sec. 3-6-23 Tract 3: E2NW4 Sec. 33-4-22 Tract 4: SW4 Sec. 34-4-22 Tract 5: NW4 Sec. 6-5-22

Property Description:

Selling is a high quality farm with a majority of class II soils located in northern Graham and southern Norton Counties. This farm is ideal to grow your operation or as an investment. All five tracts are close to Highway 283 or Highway 9. All mineral interest owned will transfer to buyer.

Farm Data:

Tract 1:

Cropland 150.91 acres
Non-crop 6.59 acres
Total 157.50 acres

Tract 2:

Cropland 155.63 acres

Tract 3:

 $\begin{array}{lll} \text{Cropland} & 72.03 \text{ acres} \\ \text{Non-crop} & \underline{7.56 \text{ acres}} \\ \text{Total} & 79.59 \text{ acres} \\ \end{array}$

Tract 4:

Cropland 152.90 acres
Non-crop 0.76 acres
Total 153.66 acres

Tract 5:

Cropland 154.38 acres

FSA Information:

Tract 1:	Base	Yield
Wheat	72.66 acres	41 bushels
Corn	65.21 acres	76 bushels
Tract 2:	Base	Yield
Wheat	74.97 acres	41 bushels
Corn	67.29 acres	76 bushels
Tract 3:	Base	Yield
Wheat	34.68 acres	41 bushels
Corn	31.13 acres	76 bushels
Tract 4:	Base	Yield
Wheat	73.62 acres	41 bushels
Corn	66.07 acres	76 bushels
Tract 5:	Base	Yield
Wheat	74.34 acres	41 bushels
Corn	66.73 acres	76 bushels

2024 Taxes:

Tract 1: \$1,260.09 Tract 2: \$1,413.70 Tract 3: \$800.78 Tract 4: \$1,512.80 Tract 5: \$1,743.46

Aerial Map



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.

Tract 1

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	98.47	62.16	0	76	2e
2582	Coly silt loam, 6 to 20 percent slopes	38.26	24.15	0	59	4e
2767	Penden-Uly complex, 7 to 20 percent slopes	18.5	11.68	0	63	6e
2562	Campus-Canlon complex, 3 to 30 percent slopes	2.59	1.63	0	35	6e
2817	Uly silt loam, 3 to 6 percent slopes	0.58	0.37	0	76	3e
TOTALS		158.4(*)	100%	-	69.7	3.02



Tract 2 ——

Aerial Map



Soils Map

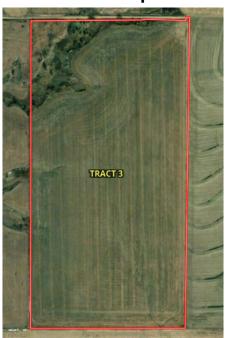


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	113.4 6	72.73	0	76	2e
2582	Coly silt loam, 6 to 20 percent slopes	29.69	19.03	0	59	4e
2580	Coly silt loam, 3 to 6 percent slopes	9.81	6.29	0	71	3e
2817	Uly silt loam, 3 to 6 percent slopes	3.05	1.96	0	76	3e
TOTALS		156.0 1(*)	100%	1	72.45	2.46



Tract 3 ——

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	57.94	72.66	0	76	2e
2819	Uly silt loam, 6 to 11 percent slopes	10.53	13.21	0	74	4e
2812	Uly silt loam, 10 to 20 percent slopes	8.52	10.68	0	66	6e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	2.76	3.46	0	69	2e
TOTALS		79.75(*)	100%	-	74.43	2.69



Tract 4

Aerial Map







SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	111.6 1	73.48	0	76	2e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	38.31	25.22	0	63	4e
2812	Uly silt loam, 10 to 20 percent slopes	1.65	1.09	0	66	6e
2819	Uly silt loam, 6 to 11 percent slopes	0.32	0.21	0	74	4e
TOTALS		151.8 9(*)	100%	-	72.61	2.55



Tract 5

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	153.3 3	100	0	76	2e
TOTALS		153.3 3(*)	100%	-	76.0	2



LAND FOR SALE

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Location Map

