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A-22725



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LAND FOR SALE

476.77± Acres, Cheyenne County, Kansas

OFFERED AT
\$850,000.00

Highlights:

- Combination irrigated/dryland farm
- Electric irrigation well
- Native pasture with new stock tank



For additional information, please contact:

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Property Information

Location:

From St. Francis, Kansas, travel east on Highway 36 to River Road/RS 877 for 8 miles southwest to County Road 7. Go south for 2.5 miles to entrance of pasture on the east side of the road.

Legal Description:

157.3 +/- acres described as the SW1/4 in Section 33 Township 4 South, Range 41 West of the 6th P.M. and 319.47 +/- acres described as the E1/2 in Section 4 Township 5 South, Range 41 West of the 6th P.M. all in Cheyenne County, Kansas.

Property Description:

Don't miss out on this fantastic opportunity to add quality acres to your operation. Offering one tract of pivot irrigated, dry farmland and pasture in Cheyenne County, Kansas. There is a 10 tower pivot (Valley Conversion) with a 50HP electric motor servicing the irrigated acres. The pasture is in good shape with a new stock tank in 2023 and 4-wire barbed wire fence with wooden and steel posts. The farm is leased through 12/31/2023. Buyer will receive the landlords 1/3 share of fall seeded crops.

Farm Data:

Irrigated	122.23 acres
Dryland	102.62 acres
Pasture	<u>251.92 acres</u>
Total	476.77 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	142.50 acres	38 bushels
Corn	88.00 acres	116 bushels

Irrigation Equipment:

10 tower center pivot (Valley conversion)

Well Information:

400 gpm

2023 Taxes:

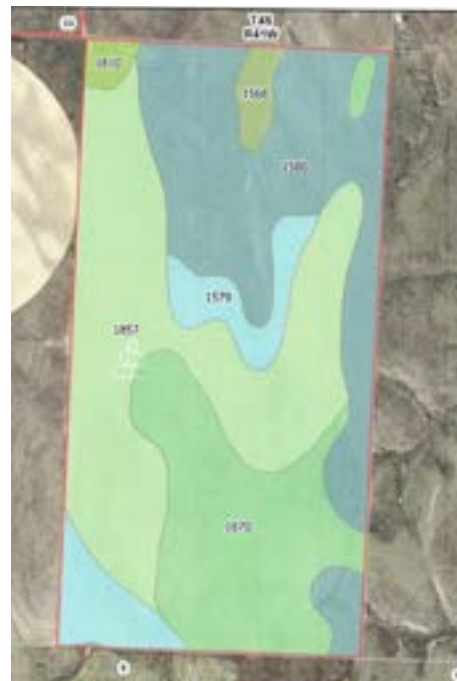
SW1/4 33-4-41 - \$264.47
E 1/2 4-5-41- \$2,935.92

Price: \$850,000.00

Property Location Map



Aerial Photos and Soil Maps



Map Symbol	Name	Non-IRR LCC	ACRES
1670	Manter fine sandy loam, 3 to 5 percent slopes	Ive	45.25
1706	Otero fine sandy loam, 7 to 15 percent slopes	Vle	102.61
1568	Canyon-Kim loams, 5 to 30 percent slopes	Vls	1.11
1810	Satanta loam, 0 to 1 percent slopes	Ile	5.79
TOTAL			154.76

Map Symbol	Name	Non-IRR LCC	ACRES
1580	Colby silt loam, 6 to 15 percent slopes	Vle	95.71
1670	Manter fine sandy loam, 3 to 5 percent slopes	Ive	72.22
1857	Ulysses silt loam, 1 to 3 percent slopes	IIIe	111.27
1568	Canyon-Kim loams, 5 to 30 percent slopes	Vls	5.88
1579	Colby silt loam, 3 to 6 percent slopes	Ive	28.55
1810	Satanta loam, 0 to 1 percent slopes	Ile	3.74
TOTAL			317.37



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.

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