

LAND FOR SALE

640+/- Acres • Lane County, Kansas

PRICE REDUCED! Offered at \$448,000

HIGHLIGHTS

- Expiring CRP contracts, 2018, 2019, and 2020
- New fence around pasture
- Water well for livestock



L-1800603

Property Location:

From Alamota, Kansas, the property is located eight and one-half miles south on Turkey Red Road and then one mile east.

Legal Description:

E $\frac{1}{2}$ and the SW $\frac{1}{4}$ of Section 2, Township 20 South, Range 27 West, and the SE $\frac{1}{4}$ of Section 35, Township 19 South, Range 27 West of the 6th P.M., Lane County, Kansas.

Property Description:

Three quarters are currently in CRP with the contracts expiring in 2018, 2019, and 2020. The other quarter is native grass with livestock watering available. New fence around the pasture. The farm may be broken into smaller tracts depending on buyer interest.

CRP:

- SE $\frac{1}{4}$ of Section 35: 158.9 acres enrolled, expiring September 2019 with a payment of \$39.00 per acre, total of \$6,197.00
- NE $\frac{1}{4}$ of Section 2: 158.4 acres enrolled, expiring September 2018 with a payment of \$40.00 per acre, total of \$6,336.00
- SE $\frac{1}{4}$ of Section 2: 157.19 acres enrolled, expiring September 2020 with a payment of \$42.15 per acre, total of \$6,626.00

Farm Data:

Pasture	160 acres
Non-Crop (CRP)	474.49 acres
Other	<u>5.51 acres</u>
Total	640 acres

2017 Taxes: \$2,610.10



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For additional information, please contact:

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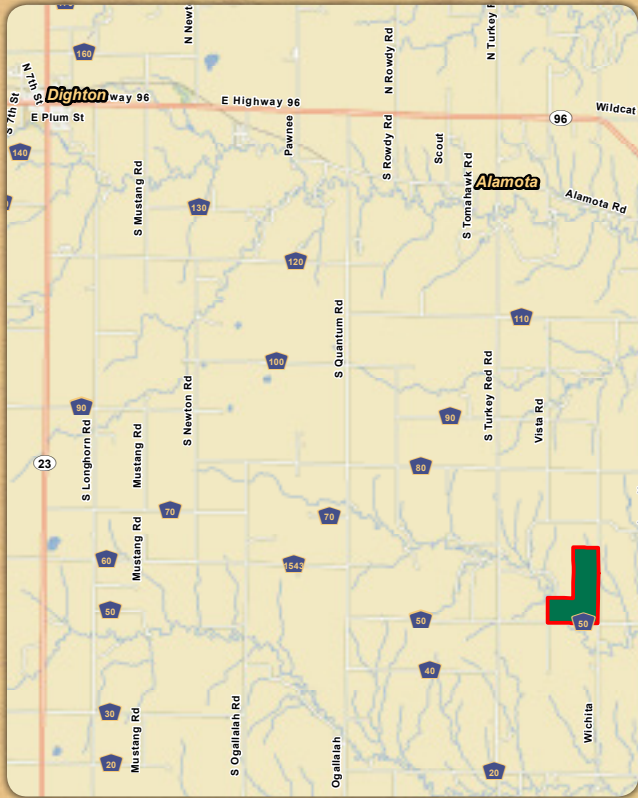
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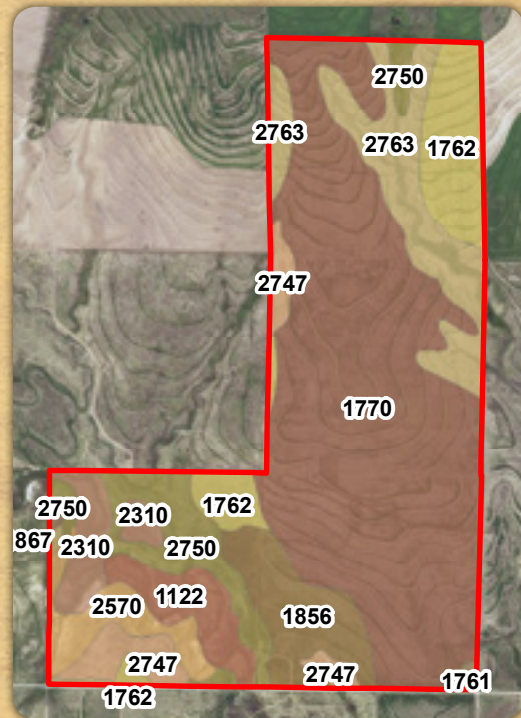
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Aerial Photo

Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
1770	Richfield-Ulysses silt loams, 1 to 3 percent slopes	IIe	316.7
2763	Penden-Kim clay loams, 3 to 6 percent slopes, eroded	IVe	71.4
1762	Richfield silt loam, 1 to 3 percent slopes	IIe	54.0
2750	Penden clay loam, 7 to 15 percent slopes	VIe	47.6
1856	Ulysses silt loam, 0 to 1 percent slopes	IIc	42.2
2747	Penden clay loam, 3 to 7 percent slopes	IIIe	26.6
1122	Bridgeport loam, channeled	Vw	26.2
2570	Canlon-Campus complex, 1 to 40 percent slopes	VIIe	25.1
2310	Bridgeport silt loam, rarely flooded	IIc	22.6
1761	Richfield silt loam, 0 to 1 percent slopes	IIIc	1.9
1867	Ulysses-Colby silt loams, 1 to 3 percent slopes, eroded	IIIe	0.9
TOTAL			635.1

Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.