

LAND FOR SALE

74+/- Acres • Brown County, Kansas
Offered at \$546,000

Highlights:

- Prime bottom ground
- Live creek
- Located on blacktop road, close to grain markets



L-1900258

Property Location: Eight miles west and one mile north of Horton, Kansas.

Legal Description: E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 24, Township 04, Range 15E of the 6th PM, Brown County, Kansas.



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For additional information, please contact:

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Property Information

Description: 66.84 acres of prime tillable bottom land on an all weather road.

Farm Data:

Cropland 66.84 acres
 Non-crop 7.16 acres
 Total 74 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	34.2 acres	131 bushels
Soybeans	34.2 acres	42 bushels

2018 Taxes: \$2,350.28 or \$31.76 per acre

Price: \$546,000



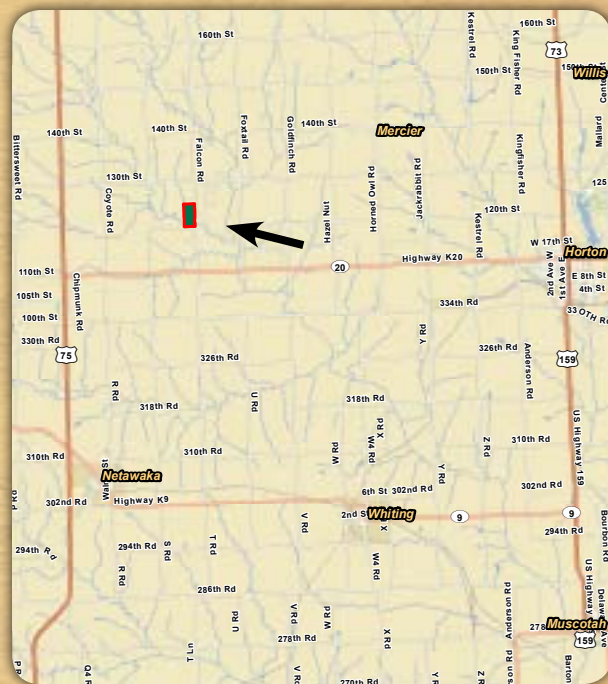
Aerial Map



Soil Map



Location Map



MAP SYMBOL	NAME	NON IRR LCC	ACRES
7061	Muscotah silty clay loam, occasionally flooded	IIw	56.8
7050	Kennebec silt loam, occasionally flooded	IIw	15.9
4350	Chase silty clay loam, rarely flooded	IIw	1.2
TOTAL			73.9

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.