

# LAND FOR SALE

398.70+/- Acres • Ness County, Kansas  
*Offered at \$489,000*

## Highlights:

- Two tracts of non-irrigated cropland
- Tract one located southeast of Ness City, Tract Two located southwest of Laird
- Income from Salt Water Disposal on Tract 2



L-2000154

**Property Location:** • **Tract #1:** From the four-way stop in Ness City, Kansas, six miles south on Highway 283 and three miles east on 70 Road (10th Street). • **Tract #2:** From Laird, Kansas, eight miles south on J Road and two miles west on 50 Road.

**Legal Description:** • **Tract 1:** NW $\frac{1}{4}$  of Section 35-19S-23W, consisting of 156.5 taxable acres • **Tract 2:** SW $\frac{1}{4}$  of Section 4 and E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 5-20S-25W, consisting of 242.2 taxable acres, all in Ness County, Kansas.



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# Property Information

## Farm Data:

### • Tract 1:

Cropland 157.42 acres  
(FSA acres exceed taxable acres.)

### • Tract 2:

Cropland 225.66 acres  
Non-crop 14.31 acres  
Total 239.97 acres  
(Taxable acres exceed FSA acres.)

## 2018 Taxes:

- Tract 1: \$1,178.94
- Tract 2: \$1,811.82

## FSA Information:

### • Tract 1

	<u>Base</u>	<u>Yield</u>
Wheat	90.5 acres	34 bushels
Grain Sorghum	32.5 acres	49 bushels

### • Tract 2

	<u>Base</u>	<u>Yield</u>
Wheat	87.15 acres	44 bushels
Corn	28.61 acres	85 bushels
Grain Sorghum	40.1 acres	44 bushels
Safflower	20.44 acres	682 pounds
Soybeans	19.5 acres	15 bushels

## Price:

- Tract 1: \$194,000
- Tract 2: \$295,000

### Tract 1 Location Map



### Tract 2 Location 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**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2815	Uly silt loam, 1 to 3 percent slopes	5.2	3.33	2e
2821	Uly-Coly silt loams, 1 to 3 percent slopes, eroded	14.9	9.52	3e
2613	Harney silt loam, 1 to 3 percent slopes	136.6	87.15	2e
TOTALS		156.8	100%	2.1

**Tract 2 Aerial Map**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2761	Penden-Coly complex, 3 to 30 percent slopes	13.4	5.52	6e
2613	Harney silt loam, 1 to 3 percent slopes	25.2	10.39	2e
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded	3.8	1.55	3e
2817	Uly silt loam, 3 to 6 percent slopes	3.2	1.31	3e
2588	Coly-Uly silt loams, 3 to 6 percent slopes, eroded	9.1	3.76	4e
2612	Harney silt loam, 0 to 1 percent slopes	187.8	77.47	2c
TOTALS		242.4	100%	2.32



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