

LAND FOR SALE

75.4+/- Acres • Brown County, Kansas
Offered at \$590,000

Highlights:

- Excellent base acres and yield
- Tile drainage with good terraces
- High APH's

L-2000488

Property Location: Six miles east of Hiawatha, Kansas, on 240th Road then one mile north on Raccoon Road.

Legal Description: W $\frac{1}{2}$ SW $\frac{1}{4}$ less tract, of Section 16, Township 02, Range 18E of the 6th PM, Brown County, Kansas.



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For additional information, please contact:

Fred Olsen, AFM, Agent
Manhattan, Kansas
Office: (785) 320-2033
Cell: (620) 285-9131

FOlsen@FarmersNational.com
www.FarmersNational.com/FredOlsen



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Property Information

Description: Highly productive upland farm in northeast Brown County with excellent conservation improvements.

Farm Data:

Cropland 72.94 acres
 Hayland 2.97 acres
 Total 75.91 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	34.85 acres	143 bushels
Soybeans	39.45 acres	50 bushels

2019 Taxes: \$2,688.66

Price: \$590,000 with 2% Buyer's Premium



Aerial Map



Soil Map



Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7293	Marshall silty clay loam, 5 to 9 percent slopes	16.4	21.72	3e
7290	Marshall silt loam, 2 to 5 percent slopes	7.1	9.41	2e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	23.5	31.16	3e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	18.3	24.17	2e
7207	Aksarben silty clay loam, 6 to 11 percent slopes	10.2	13.54	3e
TOTALS		75.5	100%	2.66

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.