

LAND FOR SALE

153.96+/- Acres • Ford County, Kansas
Offered at \$308,000

L-2000508

Highlights:

- Excellent soil types, all Harney Silt Loam
- Located in southern Ford County, Kansas, near the Clark County Line
- Immediate possession available on open acres



Property Location: From Minneola, Kansas, three miles north on Highway 283 and one mile east on Yucca Road.

Legal Description: NW $\frac{1}{4}$ of Section 31, Township 29 South, Range 24 West of the 6th P.M., less a 2.043 \pm acre tract containing wind towers and roads, Ford County, Kansas.

Property Description: Excellent non irrigated crop land tract with paved road access to the north side. This tract is located in an extremely productive wheat and grain sorghum producing area.



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Property Information

Farm Data: 154.53+/- FSA Cropland Acres
(150.51+/- tillable acres)

FSA Information: (FSA acres exceed taxable acres.)

	<u>Base</u>	<u>Yield</u>
Wheat	49.17 acres	44 bushels
Grain Sorghum	49.03 acres	63 bushels

(Subject to FSA determination on division of base acres;
Seller will transfer entire base to Buyer if allowable by FSA.)

2019 Taxes: \$2,123.18

Possession: Immediate possession available on open acres with reimbursement of expenses incurred for weed control and if applicable, the preparation and planting of the 2021 wheat crop. Seller retains their interest in the 2020 crops with possession available on the acres planted to grain sorghum immediately following harvest or December 31, 2020, whichever occurs first.

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

Wind Lease: The property is subject to a Lease and Easement Agreement "Agreement" dated January 27, 2012 and an Amendment to the

Lease and Easement Agreement dated July 6, 2012. Buyer will be required to sign a "Ratification of Lease and Easement Agreement" document at closing. Interested parties who wish to receive a copy of the Agreement and its Amendment must sign a confidentiality agreement. Buyer will receive \$5.50 per acre (\$847) on an annual basis during the term of the Agreement, per the "Ratification of Lease and Easement Agreement" and the Agreement. The \$847 Agreement payment for June 1, 2020 to May 31, 2021 will be prorated to the date of closing.

Sale Details: Seller has had a survey of the excluded tract completed.

This sale is subject to all easements, covenants, leases, and restrictions of record. Buyer is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "As Is-Where Is" basis with no warranties or guarantees, expressed or implied, made by the seller or Farmers National Company.

Price: \$308,000

Aerial Photo



Soil Map



Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2613	Harney silt loam, 1 to 3 percent slopes	36.8	23.83	2e
2612	Harney silt loam, 0 to 1 percent slopes	117.7	76.17	2c
TOTALS		154.5	100%	2.0

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.