

LAND FOR SALE

552.7+/- Acres • Hodgeman County, Kansas

Highlights:

- Two tracts of high quality non-irrigated crop land and CRP
- Immediate possession available on open acres
- Farm has been operated under a long term no-till system



L-2000628

Tract 1: 236.7+/- Acres • Offered at \$426,000

Tract 2: 316+/- Acres • Offered at \$553,000



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Property Information

Location: The tracts are located just off of Highway 283 between Jetmore, Kansas, and Dodge City, Kansas.

Legal Description:

- **Tract 1:** N/2NE/4 & NW/4 of Section 13-24S-24S, consisting of 236.7± acres
- **Tract 2:** S/2 34-23S-24W, consisting of 316± acres, all in Hodgeman County, Kansas.

Property Description: High quality non-irrigated crop land that has been operated under a long term no-till system. CRP and grass acres on Tract 2 offer excellent cover for wildlife.

Farm Data:

- **Tract 1:**
Cropland 242.67 acres
(FSA acres exceed taxable acres.)
- **Tract 2:**
Cropland 241.23 acres
Non-crop 16.16 acres
CRP 60.20 acres
Total 317.59 acres
(FSA acres exceed taxable acres.)

2018 Taxes:

- **Tract 1:** \$2,064.32
- **Tract 2:** \$2,039.80

FSA Information:

	<u>Base</u>	<u>Yield</u>
• Tract 1		
Wheat	80.8 acres	57 bushels
Grain Sorghum	100.6 acres	60 bushels
• Tract 2		
Wheat	136.86 acres	34 bushels
Grain Sorghum	104.34 acres	99 bushels

* PLC yields shown above are for individual tracts. Both tracts are currently combined under the same FSA farm # and PLC Yields are 43 bu. for wheat and 80 bu. for grain sorghum. Future PLC yields will be subject to FSA determination.

CRP: 60.2 acres currently enrolled on Tract 2 with an annual payment of \$1,793, expiring 9/30/2025.

Minerals: Sellers mineral interest believed to be 50%. Seller reserves all of its right, title, and interest in the minerals for a period of twenty-five (25) years, and as long thereafter as minerals are produced.

Price:

- **Tract 1:** \$426,000
- **Tract 2:** \$553,000

Seller retains it's interest in the 2020 Grain Sorghum crop. Immediate possession available on open acres with reimbursement at closing on weed control operations already completed on open acres and all expenses associated with the planting of the 2021 wheat crop, if applicable.

Tract 1



Tract 2



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2613	Harney silt loam, 1 to 3 percent slopes	23.5	9.82	2e
2757	Penden silty clay loam, 3 to 7 percent slopes	7.6	3.17	3e
2801	Spearville silty clay loam, 0 to 1 percent slopes	149.3	62.3	2s
2612	Harney silt loam, 0 to 1 percent slopes	59.2	24.7	2c
TOTALS		239.7	100%	2.03

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2755	Penden silty clay loam, 0 to 1 percent slopes	40.7	12.79	2c
2714	Ness clay	3.6	1.14	6w
2757	Penden silty clay loam, 3 to 7 percent slopes	29.9	9.4	3e
5923	Ost silt loam, 0 to 1 percent slopes	174.1	54.74	2c
2562	Campus-Canlon complex, 3 to 30 percent slopes	21.1	6.63	6e
2759	Penden-Campus clay loams, 1 to 4 percent slopes	0.9	0.27	2e
2612	Harney silt loam, 0 to 1 percent slopes	47.8	15.03	2c
TOTALS		318.0	100%	2.4

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 are the Designated Agents for the seller.

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Property Location Map

