

LAND FOR SALE

315.7± Acres • Ness County, Kansas

Offered at \$350,000

Highlights:

- Pasture with good water for livestock
- CRP Income
- Excellent bird hunting property



L-2100521

Property Location: From Brownell, Kansas, go four and a half miles east on Highway 4 and a half mile north on FF Road.

Legal Description: North Half (N/2) of Section 21-16S-21W, Ness County, Kansas.



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For additional information, please contact:

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Property Information

Farm Data:

Pasture	98.65 acres
Non-crop	11.15 acres
CRP	<u>205.90 acres</u>
Total	315.70 acres

Property Description: Pasture and CRP acres located just east of Brownell in Northeastern Ness County, Kansas. This property would be a good addition to your cattle operation or a recreational property for a bird hunter looking for an income producing property. The property is located southwest of Hays, Kansas, and southeast of Cedar Bluff State Park. The pasture is on the Trego Rural Water District #2 and also has a small pond which provides water for livestock and wildlife.

CRP: 205.7 acres enrolled in the Conservation Reserve Program with an annual payment of \$6,941 expiring September 30, 2025.

Minerals: Owners will sell all owned minerals subject to a prior partial reservation. Prior partial reservation reserved an undivided one-fourth (1/4) of all oil, gas, and other minerals for a period of fifteen (15) years from the 1st day of July 2008, and as long thereafter as oil, gas or other minerals are produced.

2020 Taxes: \$1,223.64

Price: \$350,000

Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2758	Penden-Bridgeport complex, 0 to 15 percent slopes	18.9	5.99	6e
2953	Wakeen silt loam, 3 to 7 percent slopes	21.9	6.94	4e
2613	Harney silt loam, 1 to 3 percent slopes	34.8	11.02	2e
2235	Roxbury silt loam, frequently flooded	1.3	0.4	3w
2761	Penden-Coly complex, 3 to 30 percent slopes	62.3	19.73	6e
2662	Heizer-Wakeen complex, 3 to 40 percent slopes	50.1	15.84	7s
2815	Uly silt loam, 1 to 3 percent slopes	61.6	19.51	2e
2817	Uly silt loam, 3 to 6 percent slopes	31.0	9.81	3e
2588	Coly-Uly silt loams, 3 to 6 percent slopes, eroded	34.0	10.77	4e
TOTALS		316.0	100%	4.28