

# LAND FOR SALE

315.1+/- Acres • McPherson County, Kansas

*Offered at \$1,700,000*

## Highlights:

- Irrigated half section southwest of McPherson
- Two irrigation wells permitted for over 1000 gpm each and 326 combined AF
- Open for the 2022 crop year
- Older farm building site with steel grain bins, concrete bunks and metal corral fencing.



L-2100576

**1048 Eisenhower Road  
McPherson, Kansas 67460**

For additional information, please contact:

**Chris Ostmeyer, AFM/Agent**

**Kechi, Kansas**

**Office: (316) 788-4240**

**Cell: (785) 672-8672**

**COstmeyer@FarmersNational.com**

**www.FarmersNational.com/ChrisOstmeyer**



**Richard Boyles, Agent**

**Esbon, Kansas**

**Business: (785) 639-6285**

**RBoyles@FarmersNational.com**

**www.FarmersNational.com/RichardBoyles**



Serving America's Landowners Since 1929

**www.FarmersNational.com**



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock



## Property Information

**Property Location:** Traveling south on Highway 61 from McPherson, turn west on Eisenhower. See the farm on the north side past 11th Avenue.

**Legal Description:** S/2 Section 11-20-4, McPherson County, Kansas.

**Property Description:** The property is an irrigated farm that has been owned by the family for many years and has been farmed by the same tenant since the mid 1990's. It is improved by two irrigation wells and an older farm building site including; a round top with a partial concrete floor, steel grain bins, concrete cattle bunks, metal corral fencing and a farm well. The 20,000 bu steel bin has been used by the tenant and is in working condition, the other bins are used for storage. The site is currently irrigated by the tenant's center pivot and the gravity irrigation by the tenant's irrigation pipe. There are sufficient irrigation rights to irrigate 298 acres. The soils are highly productive Class II soils. **One of the nicest half sections in the area.**

### Farm Data:

Cropland	225.99 acres irrigated
Cropland	63.62 acres dryland
Non-crop	18.49 acres
Buildings	<u>7.0 acres</u>
Total	315.1 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	204.1 acres	154 bushels
Wheat	51 acres	50 bushels
Soybeans	23.4 acres	46 bushels
Grain Sorghum	0.1 acres	82 bushels

**Improvements:** Irrigation wells, Round Top, steel bins, concrete bins, concrete bunks, metal corral fencing, farm well.

**Well Information:** Permit 28439 authorized for 298 acres, with two wells. The west well authorized for 200 AF at a rate of 1090 gallons per min. East well authorized for 158 AF at 1005 gallons per min. The wells cannot exceed a total of 326 AF between the two of them.

**2020 Taxes:** \$5,692.47

**Price:** \$1,700,000



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.



## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	130.4	41.3	2e
3725	Detroit silty clay loam, rarely flooded	37.6	11.91	1
9999	Water	7.8	2.48	-
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	5.5	1.74	2s
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	132.1	41.82	2s
3857	Goessel silty clay, 0 to 1 percent slopes	2.3	0.74	2s
TOTALS		315.8	100%	1.83



# LAND FOR SALE

315.1+/- Acres • McPherson County, Kansas

Property Location Map

