

# LAND FOR SALE

**393.74+/- Acres Offered in Three Tracts  
Kiowa County, Kansas**

## Highlights:

- CRP, pasture, and grass acres
- Located southeast of Greensburg in Kansas Deer Management Unit #16
- Immediate possession available!



L-2100671

***Tract 1: 156.57+/- Acres • Offered at \$219,198***

***Tract 2: 156.38+/- Acres • Offered at \$218,932***

***Tract 3: 80.79+/- Acres • Offered at \$113,106***



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For additional information, please contact:

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# Property Information

## Location:

- **Tracts 1 and 2:** From Greensburg, Kansas, go four miles east on Highway 54, four and one-half miles south on Road 39 and one-half mile east on N Road.
- **Tract 3:** From Greensburg, Kansas, go four miles east on Highway 54, four and one-half miles south on 39th Avenue, one mile west on Road N and one mile south on 37th Avenue.

## Legal Description:

- **Tract 1:** SE/4 Section 5-29S-17W
- **Tract 2:** NE/4 of Section 8-29S-17W
- **Tract 3:** N/2NW/4 of Section 18-29S-17W

**Property Description:** CRP and pasture located in southeastern Kiowa County, Kansas, in Kansas Deer Management Unit #16. Income producing properties for a recreational investor looking to add to their portfolio. CRP contracts expire in 2023, which also make these properties a nice addition for local producers looking to add acres to their operation.

## CRP:

- **Tracts 1 and 2:** 214.12 acres, currently on one CRP contract, with an annual payment of \$10,944 and an expiration date of 9/30/2023
- **Tract 3:** 81.35 acres with an annual payment of \$3,382 and an expiration date of 9/30/2023

## Farm Data: (FSA acres exceed taxable acres.)

- **Tract 1:**
  - Pasture 55.85 acres
  - CRP 91.79 acres
  - Grass 9.83 acres
  - Total 157.47 acres
- **Tract 2:**
  - CRP 122.33 acres
  - Grass 34.44 acres
  - Total 156.77 acres
- **Tract 3:**
  - CRP 81.35 acres

## FSA Information:

(Grass acres on Tracts 1 and 2 have Crop Base)

	Base	Yield
• <b>Tracts 1 and 2</b>		
Wheat	44.2 acres	25 bushels

## 2020 Taxes:

- **Tract 1:** \$833.06
- **Tract 2:** \$844.30
- **Tract 3:** \$506.58

## Price:

- **Tract 1:** \$219,198
- **Tract 2:** \$218,932
- **Tract 3:** \$113,106

Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
2668	Holdrege silt loam, 1 to 3 percent slopes	62.25	39.78	78	2e
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	35.68	22.8	58	2e
2586	Coly-Tobin silt loams, 0 to 15 percent slopes	28.34	18.11	57	6e
2677	Holdrege-Coly association, 3 to 11 percent slopes, eroded	15.5	9.9	67	4e
5887	Farnum and Funmar loams, 1 to 3 percent slopes	8.39	5.36	63	2c
2266	Tobin silt loam, occasionally flooded	6.34	4.05	79	2w
TOTALS		156.5(*)	100%	67.78	2.92

### Tract 2 Aerial Map

### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
2668	Holdrege silt loam, 1 to 3 percent slopes	53.62	34.3	78	2e
2677	Holdrege-Coly association, 3 to 11 percent slopes, eroded	43.51	27.84	67	4e
2266	Tobin silt loam, occasionally flooded	41.91	26.81	79	2w
5416	Case clay loam, 3 to 7 percent slopes	11.6	7.42	61	4e
5876	Clark loam, 1 to 3 percent slopes	5.54	3.54	62	3e
5859	Albion-Shellabarger sandy loams, 3 to 15 percent slopes	0.13	0.08	40	6e
TOTALS		156.31(*)	100%	73.35	2.74

### Tract 3 Aerial Map

### Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
2668	Holdrege silt loam, 1 to 3 percent slopes	43.28	53.6	78	2e
2677	Holdrege-Coly association, 3 to 11 percent slopes, eroded	37.47	46.4	67	4e
TOTALS		80.75(*)	100%	72.9	2.93

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

