

# LAND FOR SALE

156.8+/- Acres • Republic County, Kansas

*Offered at \$825,000*

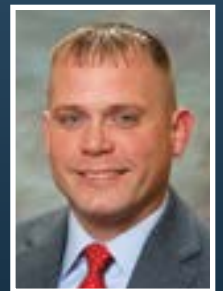
## Highlights:

- SW $\frac{1}{4}$  Section 4-3-2W
- Full possession for 2022
- Primarily Class II Crete soils
- 90% tillable with possibility of gaining 10+/- acres
- Easy access with Highway 36 frontage

L-2200123

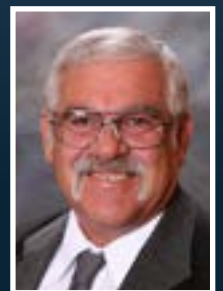
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# Property Information

## Location:

Three and one-half miles east of Belleville, Kansas, on Highway 36.

## Legal Description:

Southwest 1/4 Section 4, Township 3 South, Range 2 West of the 6th P.M., Republic County, Kansas.

## Property Description:

Highly productive land well-suited for the producer or investor! This farm offers 140.89 tillable acres with the possibility of converting 10+/- additional acres to crop production. Currently, the property is 90% tillable with a gently sloping topography and mostly Class II Crete soils. Highway 36 borders the farm to the south for easy access to grain markets. ***Don't miss this opportunity to add a quality farm to your current operation or investment portfolio!***

## Farm Data:

Cropland	140.89 acres
Hayland	10.38 acres
Non-crop	<u>5.53 acres</u>
Total	156.8 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	80.78 acres	44 bushels
Soybeans	59.52 acres	38 bushels

**2021 Taxes:** \$3,352.34



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	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	86.01	54.92	0	64	2e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	41.75	26.66	0	55	3e
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	28.82	18.4	0	67	6e
TOTALS		156.6(*)	100%	-	62.14	3.0





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Property Location Map

