

LAND FOR SALE

**60+/- Acres, Trego County, Kansas
Offered at \$82,500**

Highlights:

- 22.8 Acres in cropland, the balance in grass.
- Acres can be converted to crop acres or stay in grass.
- Potential building site.

L-2300004

Property Location: From the intersection of I-70 and Hwy 283 in Wakeeney, Kansas, travel eight miles south on 283 to Q Road, four miles east to 290 Ave, then one-quarter mile north.



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

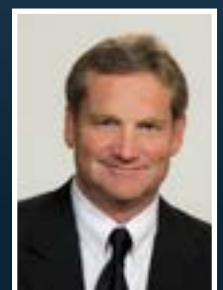
Monty Smith, AFM, Agent

Manhattan, Kansas

Office: (785) 623-6701

MSmith@FarmersNational.com

www.FarmersNational.com/MontySmith



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

Legal Description: Pt. N/2SE4 Sec. 24-13-23

FSA Information:

2022 Real Estate Taxes Payable 2023: \$125.34

Grain Sorghum

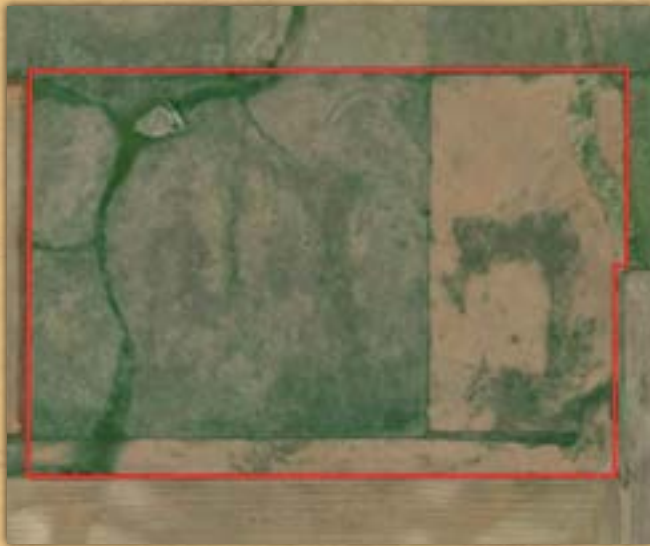
Base
17 acres

Yield
48 bushels

Farm Data:

Cropland 22.80 acres
Grass 35.38 acres
Total 58.18 acres

Aerial Photo



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2747	Penden clay loam, 3 to 7 percent slopes	36.72	63.07	0	64	3e
2754	Penden loam, 7 to 15 percent slopes	13.88	23.84	0	59	6e
2574	Carlson silt loam, 1 to 3 percent slopes	7.62	13.09	0	71	2e
TOTALS		58.22(7)	100%	-	63.72	3.58



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.