

LAND FOR SALE

79± Acres, Edwards County, Kansas
Offered at \$419,230



L-2300316

Highlights:

- Crop share lease in place for 2023
- Half interest in irrigation equipment included with the sale
- Irrigated farm, with mostly Class II irrigated soils, located south of Lewis, Kansas



Farmers
National
Company™

Serving America's Landowners Since 1929

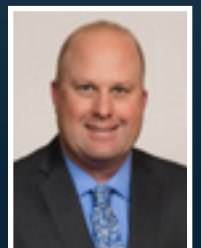
www.FarmersNational.com



For additional information, please contact:

Matt Foos, AFM, Agent
Spearville, Kansas
Cell: (620) 255-1811

MFoos@FarmersNational.com
www.FarmersNational.com/MattFoos



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

Property Information

Legal Description: S/2SW/4 of Section 13-25S-18W

Property Location: From Lewis, Kansas, travel 3.75 miles south on 180th Avenue.

Property Description: Irrigated farm located just south of Lewis, Kansas, with black top frontage. Soils are mostly Class II irrigated soils. Water right file number 20442 is shared with the North Half of the Southwest Quarter. File number 20442 has a priority date of March 30, 1973, and authorizes 198 acre-feet at 830 gallons per minute on 132 acres.

Improvements: Sellers own a half interest in all of the irrigation equipment which will convey to the Buyer(s).

Taxes: \$1,668.98

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	17.4 acres	36 bushels
Corn	24.3 acres	175 bushels
Grain Sorghum	13.1 acres	90 bushels
Soybeans	4.9 acres	57 bushels

Farm Data:

Cropland	77.60 acres
Non-crop	<u>1.40 acres</u>
Total	79.00 acres

Additional Comments: The property is subject to a crop share lease for the 2023 crop year. Buyer(s) will receive Seller's share of the crop and will be responsible for landowner's share of the 2023 crop expenses.

Property Location Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5928	Pratt loamy fine sand, 1 to 5 percent slopes	43.16	55.11	0	32	3e
5861	Attica fine sandy loam, 1 to 3 percent slopes	16.62	21.22	0	51	2e
5961	Solvay loamy fine sand, 0 to 2 percent slopes	14.43	18.42	0	50	2e
5986	Attica-Solvay complex, 0 to 3 percent slopes	3.63	4.63	0	48	3e
5929	Pratt loamy fine sand, 5 to 12 percent slopes	0.48	0.61	0	32	4e
TOTALS		78.32(*)	100%	-	40.09	2.61

Information provided was obtained from sources deemed reliable, however, 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.