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L-2300506-1



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# LAND FOR SALE

151.5± Acres, Harvey County, Kansas

OFFERED AT  
**\$530,250.00**

## Highlights:

- Nice, dryland farm
- Located in southern Harvey County, north of Bentley
- Close to terminal grain markets

For additional information, please contact:



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# Property Information

## Location:

Corner of 125th and Golden Prairie Road.

## Legal Description:

SW1/4 EXC BEG 1323E SW COR SW1/4, N504, E605, S504, W TO POB, LESS ROW, S32, T24, R02W, 151.5 Acres.

## Property Description:

This is a nice dryland farm in Southern Harvey County. 100 acres are currently planted to wheat with the balance of the farm planted to cover crop. Possession will be subject to tenants rights.

## Farm Data:

Cropland 151.08 acres  
Non-crop .42 acres  
Total 151.5 acres

## FSA Information:

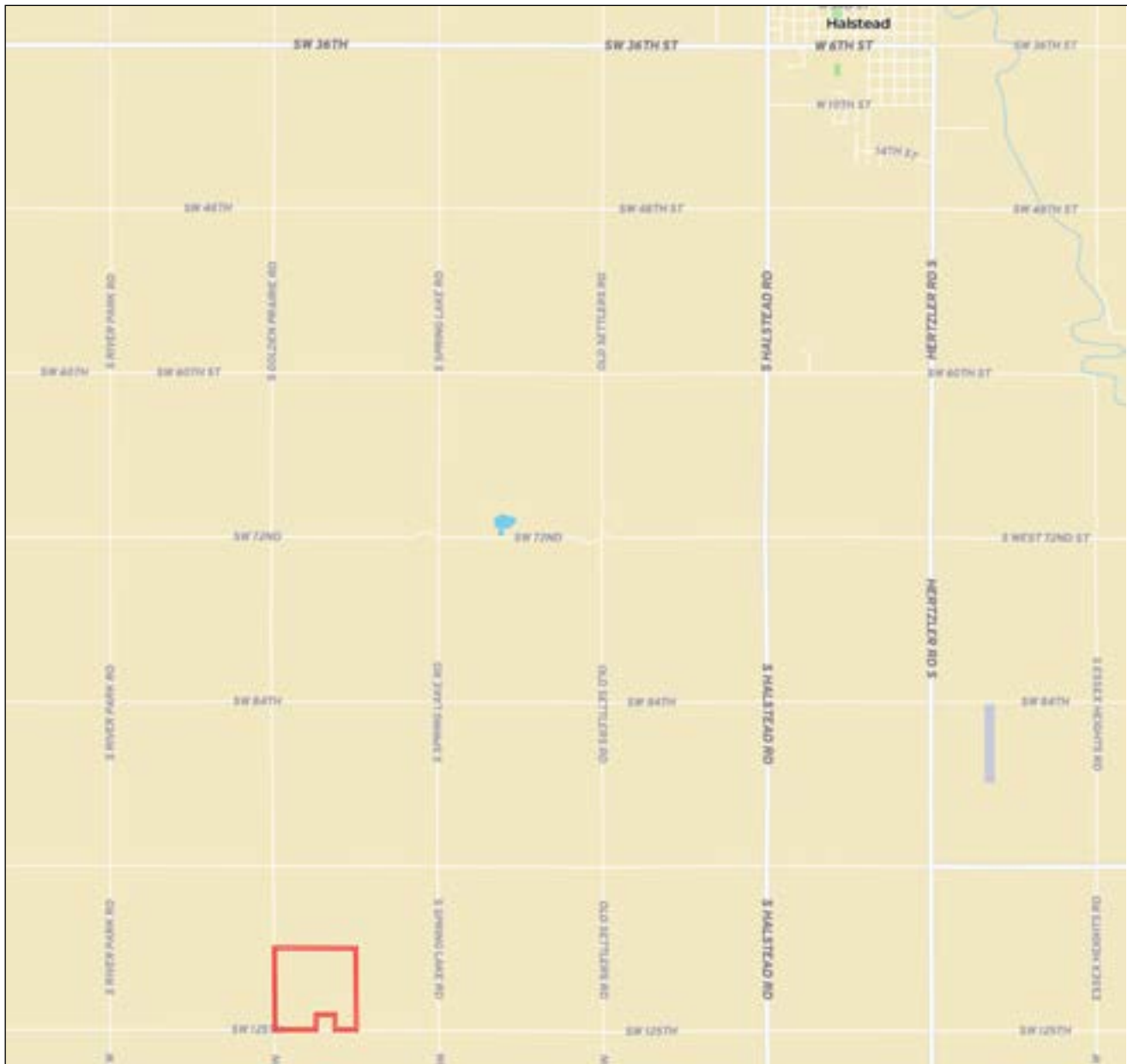
	Base	Yield
Wheat	80.9 acres	31 bushels
Grain Sorghum	59.6 acres	41 bushels
Soybeans	5.4 acres	20 bushels

## 2023 Taxes:

\$2,034.86

Price: \$530,250.00

## Property Location Map



**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5896	Nalim-Shellabarger sandy loams, 0 to 1 percent slopes	60.71	40.1	0	59	2e
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	53.78	35.52	0	57	2c
5831	Punkin silt loam, 0 to 1 percent slopes	18.35	12.12	0	26	3s
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	12.54	8.28	0	45	3e
5832	Punkin-Taver complex, 0 to 1 percent slopes	6.01	3.97	0	31	3s
TOTALS		151.39(*)	100%	-	52.01	2.24



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.



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