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L-2300524



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FOR MORE INFO!



LAND FOR SALE

40± Acres, Douglas County, Kansas

OFFERED AT
\$760,000

Highlights:

- Prime location to build your dream home!
- Located near the east side of Baldwin City and blacktop highway
- Mineral rights included

For additional information, please contact:

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Property Information

Directions to Property:

From the intersection of 56 Highway and 6th Street in Baldwin City, travel east on 56 Highway 2.3 miles to E 1900 Road, then three-quarters of a mile south to the northwest corner of the property.

Legal Description:

SW4SW4 Section 12-15S-20E

Property Description:

Great opportunity to purchase a tract of land located just east of Baldwin City, Kansas. With blacktop access less than one mile away, you are minutes away from Lawrence or southwest Kansas City. This listing offers both productive cropland and native grass, plus mineral rights for income. The slightly-rolling topography offers excellent locations for building your dream home, along with added acres for privacy.

Farm Data:

| | |
|----------|-------------------|
| Cropland | 31.00 acres |
| Non-crop | 1.89 acres |
| Grass | <u>7.11 acres</u> |
| Total | 40.00 acres |

FSA Information:

| | | |
|----------|------------|-------------|
| | Base | Yield |
| Corn | 9.95 acres | 109 bushels |
| Soybeans | 9.95 acres | 41 bushels |

Taxes:

- \$486.62



Property Location Map



Soils Map



Soils Description

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-----|-------|------|
| 8962 | Woodson silt loam, 1 to 3 percent slopes | 26.01 | 68.56 | 0 | 51 | 2s |
| 7603 | Sibleyville loam, 3 to 7 percent slopes | 8.08 | 21.3 | 0 | 52 | 3e |
| 8964 | Woodson silty clay loam, 1 to 3 percent slopes, eroded | 3.84 | 10.12 | 0 | 50 | 4e |
| TOTALS | | 37.93(*) | 100% | - | 51.1 | 2.42 |

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.