



# **LAND FOR SALE** 78.9± Acres, Sumner County, Kansas

# OFFERED AT **\$264,000**

## **Highlights:**

- Highly-productive farm ground
- 69.9 acres of tillable Class II soils
- No-till farm incorporating a strong fertility program
- Farm produced 59 bushels per acre of wheat in 2024





## **Property Information**

Directions to Property: The property is at 100th Street S and Rock Road, nine miles east of HWY 81, between Wellington and Geuda Springs.

Property Description: This high-quality Sumner County farm is comprised of 69.9 tillable acres, predominantly Bethany silt loam and Farnum loam Class II soils. The farm has been utilizing no-till cropping practices and has been limed to build fertility for maximum crop production. Possession is available after the 2024 crop year, offering the new owner the flexibility to implement their farming strategy for the 2025 crop year and beyond. This exceptional farm is poised for robust growth and sustainable success, making it an attractive opportunity for discerning farmers and investors wanting to grow their land holdings.

Legal Description: Approximately S/2 NE/4 S31, T33, R2E. Contact agent for full legal description

#### **FSA Information:**

	Base	Yield
Wheat	42.33 acres	37 bushels
Corn	5.87 acres	49 bushels
Grain Sorghum	19.59 acres	46 bushels
Barley	1.16 acres	49 bushels

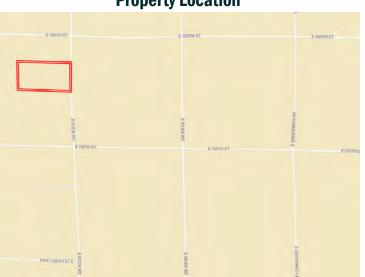


#### **Farm Data:**

Cropland	69.90 acres
Pasture	5.22 acres
Non-crop	0.88 acres
Grass	2.90 acres
Total	78.90 acres

#### **2023 Taxes:**

• \$662.42



#### **Property Location**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6320	Bethany silt loam, 0 to 1 percent slopes		47.33	0	54	2s
5893	Farnum loam, 1 to 3 percent slopes	20.41	25.87	0	64	2c
6321	Bethany silt loam, 1 to 3 percent slopes	19.21	24.35	0	57	2e
6051	Elandco silt loam, frequently flooded	1.28	1.62	0	50	5w
6369	Milan loam, 1 to 3 percent slopes	0.65	0.82	0	73	2e
TOTALS		78.89( *)	100%	-	57.41	2.05

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.

