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LAND FOR SALE

80± acres | Ford County, Kansas

OFFERED AT
\$256,000

Highlights:

- Immediate possession after Milo harvest
- Highly productive tract with excellent yield history



For additional information, please contact:

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Property Information

Directions to Property: From Spearville, Kansas; six miles south on 126 Road and one mile west on Lariat Road.

Legal Description: S/2NE/4 of Section 31-26S-22W

Property Description: Highly productive, all tillable tract located in Ford County, KS just south of Spearville. This tract has been operated by the Seller in a Wheat-Sorghum-Fallow minimum tillage system with an only an occasional tillage pass during the summer fallow period. Crop Insurance Actual Production History (APH) for 2024 for Wheat is 55 bushels per acre with an approved yield of 59 bushels per acre and for Grain Sorghum the APH is 111 bushels per acre with an approved yield of 119 bushels per acre.

Farm Data:

Cropland 80± acres
 Total 80± acres

FSA Information:

	Base	Yield
Wheat	62.34* acres	46 bushels
Grain Sorghum	65.56* acres	94 bushels

*Currently combined with N/2NE/4

Price: \$256,000.00

Soil Map

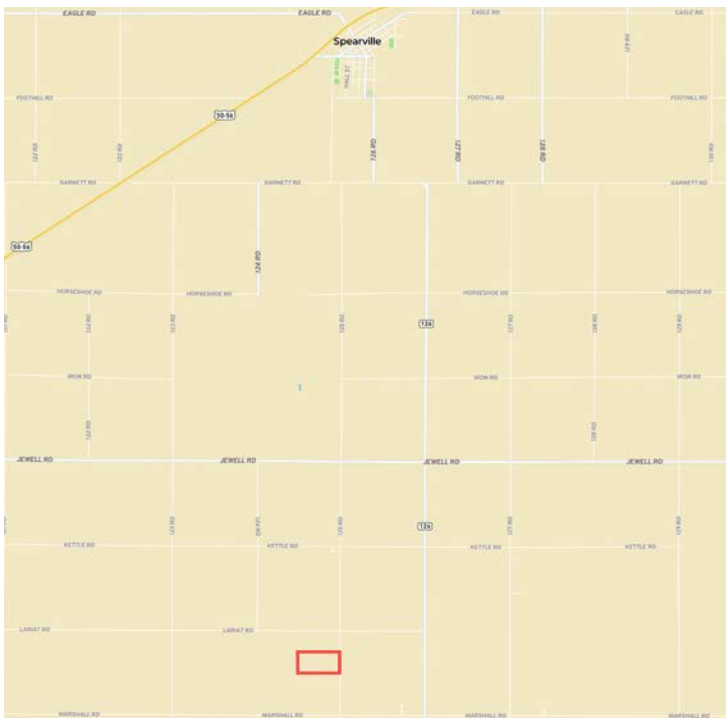


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5986	Attica-Solvay complex, 0 to 3 percent slopes	76.57	95.38	0	48	3e
5886	Farnum and Funmar loams, 0 to 1 percent slopes	3.71	4.62	0	59	2c
TOTALS		80.28(7)	100%	-	48.51	2.95

Aerial Map



Location Map



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.