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L-2500095

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LAND FOR SALE

198± Acres, Rush County, Kansas

Tract 1: 159± Acres | Tract 2: 39± Acres

PRICE REDUCED
TRACT 1: \$368,000
TRACT 2: \$92,000

Highlights:

- Productive cropland near Lacrosse, Kansas offered in two tracts
- Nearly all Harney Silt Loam soil types (Class II)
- Seller's interest in 2025 wheat crop to transfer to Buyer



For additional information, please contact:

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Property Information

Directions to Property:

- **Tract 1:** SE/4 of Section 5: From Lacrosse, Kansas, travel four miles east on Highway 4, four miles north on CR290, and one-half of a mile east on Avenue H.
- **Tract 2:** W/2E/2NW/4 of Section 4: From Lacrosse, Kansas, travel four miles east on Highway 4, then five miles north on CR 290, and 1.25 miles east on Avenue G.

Legal Description:

- **Tract 1:** SE/4 of Section 5-17S-17W
- **Tract 2:** W/2E/2NW/4 of Section 4-17S-17W

FSA Information:

- **Tract 1:**

	Base	Yield
Wheat	79.50 acres	46 bushels
Grain Sorghum	15.70 acres	66 bushels

- **Tract 2:**

	Base	Yield
Wheat	19.20 acres	46 bushels
Grain Sorghum	3.80 acres	66 bushels

Taxes:

- **Tract 1:** \$1,273.38
- **Tract 2:** \$267.54

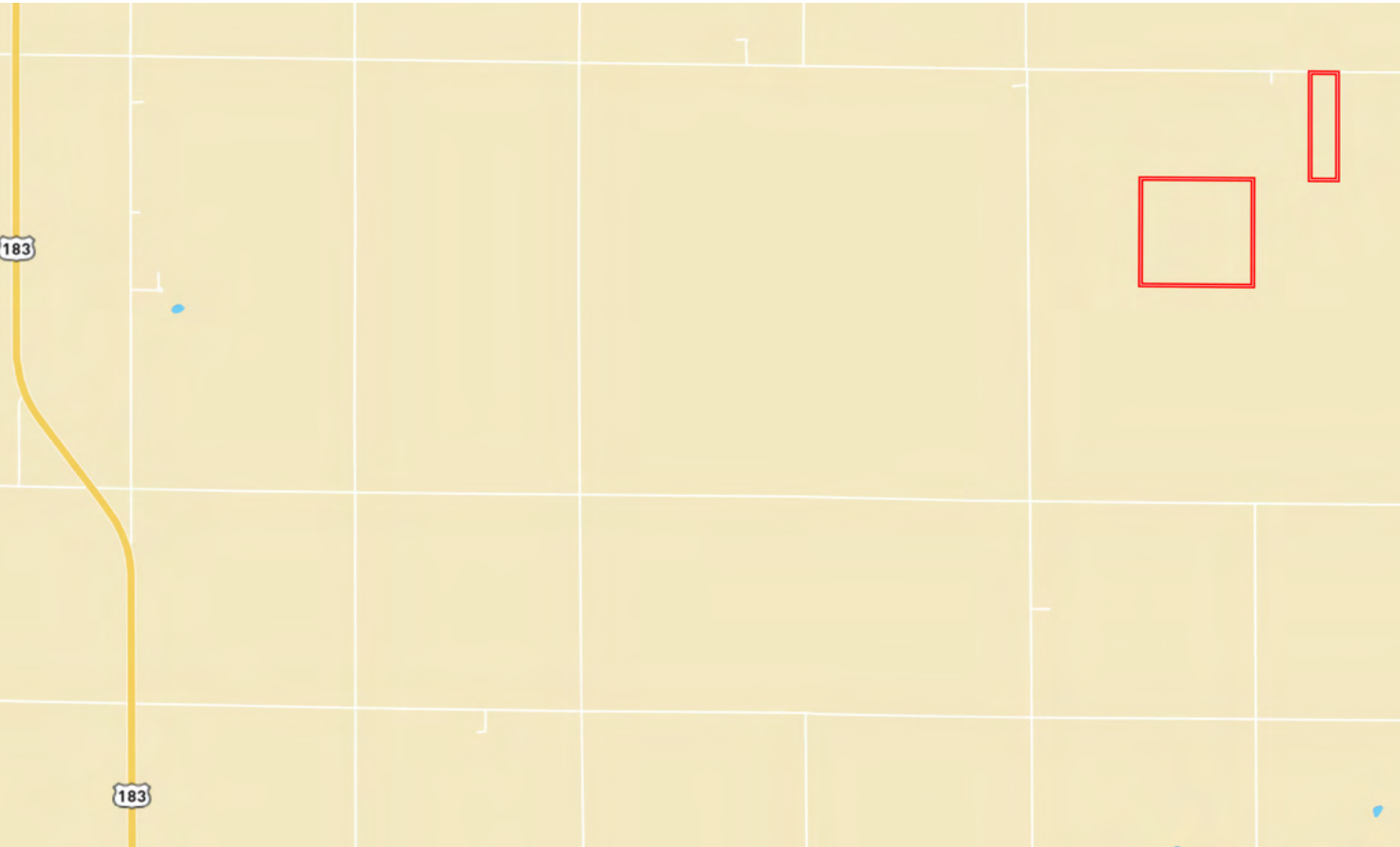
Farm Data:

• Tract 1:	
Cropland	155.76 acres
Non-crop	<u>3.24 acres</u>
Total	159.00 acres
• Tract 2:	
Cropland	38.37 acres
Non-crop	<u>0.63 acres</u>
Total	39.00 acres

Reduced Price:

- **Tract 1:** \$368,000
- **Tract 2:** \$92,000

Property 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.

Tract 1



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	157.33	99.04	0	69	2e
2592	Corinth silty clay loam, 3 to 7 percent slopes	1.53	0.96	0	43	4e
TOTALS		158.86(*)	100%	-	68.75	2.02

Tract 2



Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	35.29	90.56	0	69	2e
2592	Corinth silty clay loam, 3 to 7 percent slopes	3.68	9.44	0	43	4e
TOTALS		38.97(*)	100%	-	66.54	2.19