

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

356.74± Acres, Phillips County, Kansas

Highlights:

- Productive cropland
- Hunting potential
- Good access



For additional information, please contact:
Monty Smith, AFM, Agent | (785) 623-6701
MSmith@FarmersNational.com



Richard Boyles, CGA, Agent | (785) 639-6285
RBoyles@FarmersNational.com

Property Information

Legal Descriptions:

- **Tract 1:** N2SW4 & SE4SW4 Sec. 19-5-18
- **Tract 2:** NE4 Sec. 36-5-19
- **Tract 3:** E2SE4 Sec. 34-5-19

Property Description:

Productive cropland with a majority of the soils being class II, hunting and pastureland.

FSA Information:

• Tract 1:

	Base	Yield
Wheat	31.89 acres	38 bushels
Corn	23.79 acres	90 bushels
Sorghum	10.73 acres	71 bushels
Soybeans	10.05 acres	26 bushels

• Tract 2:

	Base	Yield
Wheat	50.98 acres	38 bushels
Corn	38.02 acres	90 bushels
Sorghum	17.14 acres	71 bushels
Soybeans	16.08 acres	26 bushels

• Tract 3:

	Base	Yield
Wheat	11.31 acres	38 bushels
Corn	8.44 acres	90 bushels
Sorghum	3.81 acres	71 bushels
Soybeans	3.57 acres	26 bushels

Farm Data:

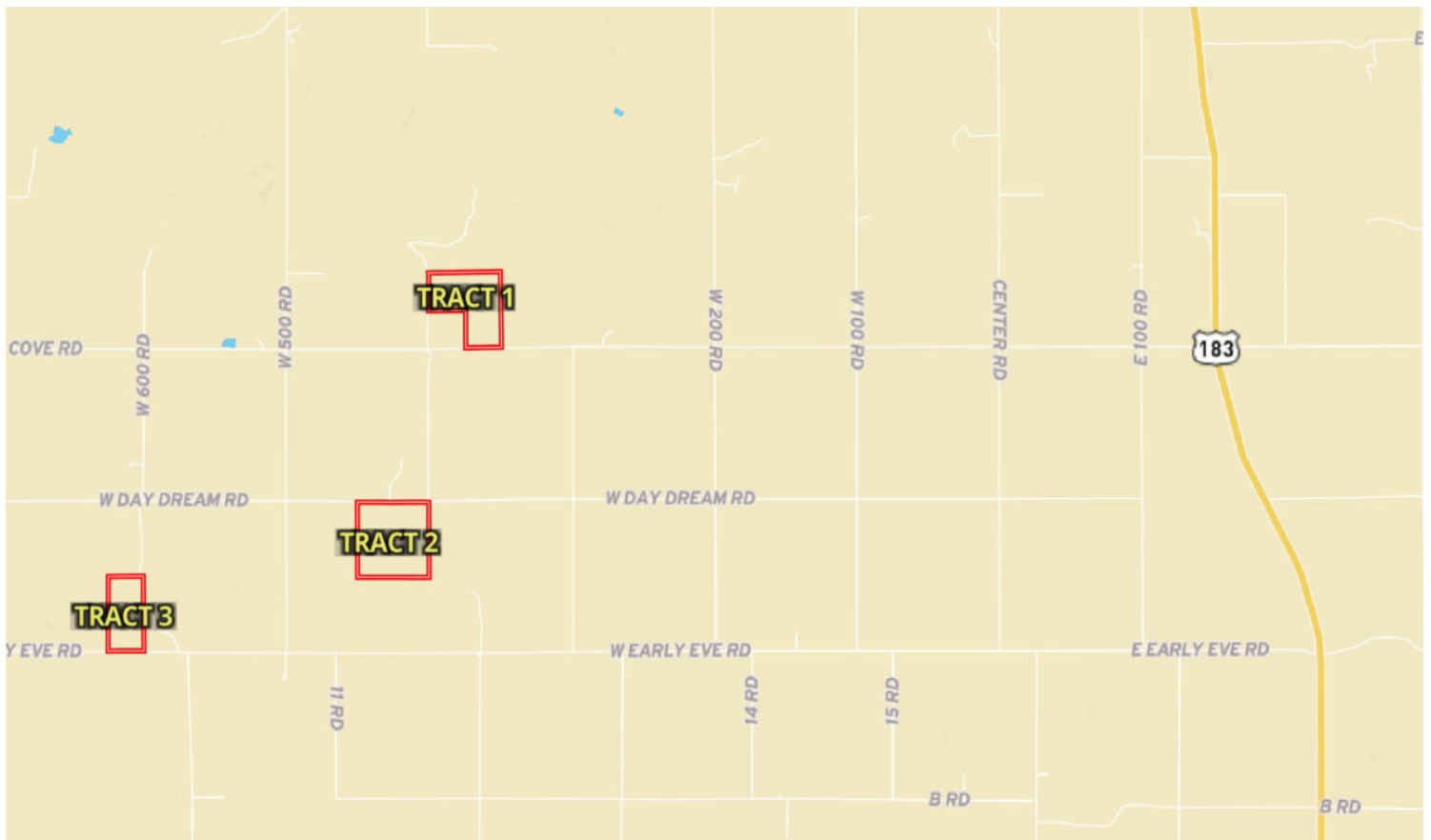
• Tract 1:	
Cropland	98.02 acres
Non-crop	<u>22.43 acres</u>
Total	120.45 acres
• Tract 2:	
Cropland	156.75 acres
Other	<u>2.83 acres</u>
Total	159.58 acres
• Tract 3:	
Cropland	34.76 acres
Other	<u>42.69 acres</u>
Total	77.45 acres

Taxes:

- **Tract 1:** \$1,085.50
- **Tract 2:** \$1,723.52
- **Tract 3:** \$344.60



Property Location Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	58.96	49.04	0	76	2e
2819	Uly silt loam, 6 to 11 percent slopes	25.74	21.41	0	74	4e
2828	Uly-Penden complex, 6 to 20 percent slopes	21.0	17.47	0	64	6e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	14.54	12.09	0	67	4e
TOTALS		120.24(*)	100%	-	72.39	3.37

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	101.83	64.32	0	76	2e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	54.99	34.73	0	67	4e
2236	Roxbury silt loam, occasionally flooded	1.3	0.82	0	79	2w
2828	Uly-Penden complex, 6 to 20 percent slopes	0.22	0.14	0	64	6e
TOTALS		158.34(*)	100%	-	72.89	2.7

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2234	Roxbury silt loam, channeled, frequently flooded	26.21	33.67	0	49	5w
2817	Uly silt loam, 3 to 6 percent slopes	24.45	31.41	0	76	3e
2828	Uly-Penden complex, 6 to 20 percent slopes	21.68	27.85	0	64	6e
3755	Hord silt loam, rarely flooded	2.82	3.62	0	78	2c
2819	Uly silt loam, 6 to 11 percent slopes	1.8	2.31	0	74	4e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	0.89	1.14	0	67	4e
TOTALS		77.85(*)	100%	-	63.49	4.51





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