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FOR MORE INFO!



LAND FOR SALE

196.17± Acres, Kiowa County, Kansas

OFFERED AT
\$360,000

Highlights:

- All tillable cropland tract in Kiowa County, Kansas
- Well suited for livestock grazing



For additional information, please contact:
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Property Information

Directions to Property:

From Greensburg, Kansas: 5 miles east on Highway 54, 6.5 miles north on 41st Avenue and 1.25 miles west on C Street.

Legal Description:

SE/4 and SE/4NE/4 of Section 7-27S-17W

Property Description:

Located in northern Kiowa County just northeast of Greensburg, this property includes guaranteed income from a cash rent grazing and forage production lease that runs through October 1, 2027. The buyer will receive the cash rent payments due on October 1, 2025 and October 1, 2026.

Farm Data:

Cropland 196.50 acres
(FSA acres exceed taxable acres.)

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	122.30 acres	26 bushels
Grain Sorghum	19.20 acres	35 bushels
Barley	22.20 acres	37 bushels

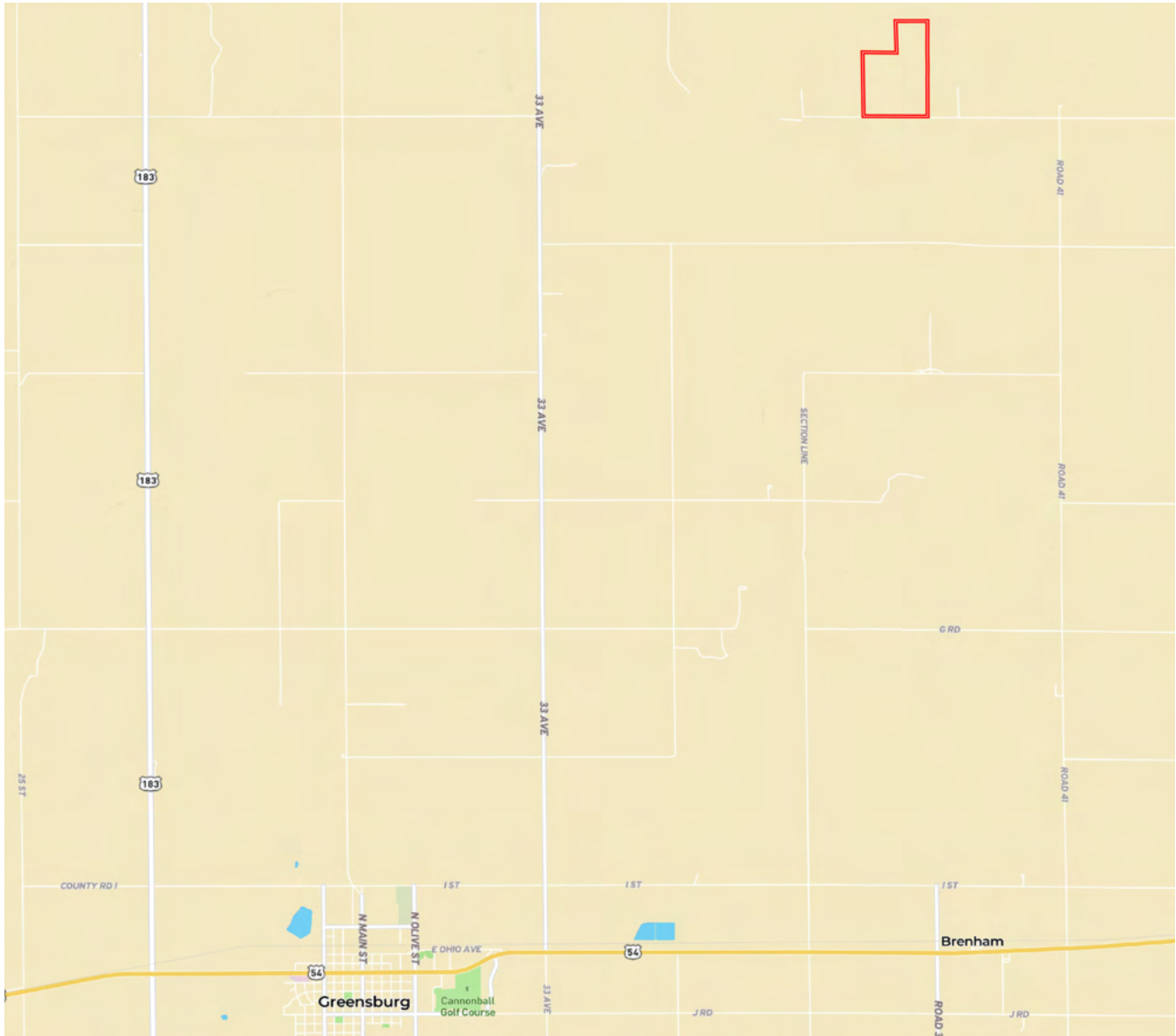
2024 Taxes:

\$263.61

Price:

\$360,000

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.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	64.25	32.77	0	57	2c
5929	Pratt loamy fine sand, 5 to 12 percent slopes	57.25	29.2	0	31	4e
5928	Pratt loamy fine sand, 1 to 5 percent slopes	51.07	26.04	0	32	3e
5863	Attica loamy fine sand, 1 to 3 percent slopes	23.54	12.0	0	47	3e
TOTALS		196.1 1(*)	100%	-	41.7	2.96



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**Real Estate Sales • Farm and Ranch Management • Energy Management
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