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LAND FOR SALE

76.72± Acres, Smith County, Kansas

OFFERED AT
\$270,000

Highlights:

- Diverse property with pasture and cropland acres
- Recreation potential with functional pond and adequate tree cover
- Four miles west of Highway 281 with good county road access

For additional information, please contact:



Derek Freel, Agent | (785) 407-0453
DFreel@FarmersNational.com

Vaughn Stull, Agent | (785) 614-1266
VStull@FarmersNational.com



Property Information

Directions to Property:

Property is located 12 miles southwest of Red Cloud, Nebraska, sitting two miles south of the Kansas, Nebraska border.

Legal Description:

N1/2 of NE1/4 Sec 13-T1S-R12W

Property Description:

This unique mixed-use property offers something for everyone. Whether you are a local operator, investor, or looking for a recreational piece, this property has it all. Located four miles west of Highway 281 and two miles south of the Nebraska border, this property has great access off Womer Road and County Road 1261. This farm consists of 76.72 +/- taxable acres in the N1/2 of NE1/4 of Section 13-Township 1S-Range 12W. The landmix of the property includes 33.50 acres of cropland and 41.16 acres of pasture.

The cropland located on the eastern side of the farm consists of majority holdredge silt loam. These crop acres have well-maintained terraces and waterways to ensure proper drainage. As you move to the west side of the farm there are just over 40 acres of well-

maintained, high quality rangeland. A pond located in the middle of the pasture offers a water supply suited for grazing livestock. There is also a great recreational opportunity with pond and trees in the pasture area.

Don't miss this excellent opportunity to expand your operation or portfolio!

Farm Data:

Cropland	33.50 acres
Pasture	41.16 acres
Playa	<u>0.50 acres</u>
Total	75.16 acres

FSA Information:

	Base	Yield
Wheat	14.13 acres	36 bushels
Corn	7.55 acres	100 bushels
Grain Sorghum	3.18 acres	61 bushels
Soybeans	2.68 acres	40 bushels

2024 Taxes: \$550.36

Price: \$270,000



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



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2734	Nuckolls silt loam, 7 to 12 percent slopes	25.7	33.54	0	75	4e
2740	Nuckolls-Tobin silt loams, 0 to 30 percent slopes	17.96	23.44	0	70	6e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	14.93	19.48	0	75	3e
2234	Roxbury silt loam, channeled, frequently flooded	9.3	12.14	0	49	5w
2235	Roxbury silt loam, frequently flooded	4.82	6.29	0	68	3w
2738	Nuckolls-Holdrege silt loams, 3 to 7 percent slopes	3.92	5.12	0	77	3e
TOTALS		76.63(*)	100%	-	70.33	4.28



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Location Map



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