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LAND FOR SALE

154.28± Acres, Marion County, Kansas

OFFERED AT
\$640,000

Highlights:

- Quality cropland with proven soil types
- Scenic setting with potential for recreational use
- Convenient access in Northern Marion County



For additional information, please contact:
Van Schmidt, Agent/Auctioneer
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Property Information

Directions to Property:

Northwest of Hillsboro approximately eight miles. Property is two miles west of Highway 15 on 250th Street.

Legal Description:

S01, T19, R01, ACRES 154.28, E/2 NW/4 & S/2 NE/4 LESS ROW SECTION 01 TOWNSHIP 19 RANGE 01.

Property Description:

154± Acres | Northern Marion County, Kansas

This diversified tract offers a rare combination of productive cropland and recreational potential in a prime location. The property features 154± acres with a strong soil profile, including: 66.85 acres of Irwin Silty Clay Loam, 43.10 acres of Clime Silty Clay Loam and 40.06 acres of Verdigris Silt Loam. These soils provide excellent conditions for row crop production and long-term agricultural value. Beyond farming, the property's layout and natural features create opportunities for hunting, wildlife habitat, and outdoor recreation. With its mix of fertile farmland and wildlife-friendly areas, this property is perfect for the buyer seeking both income and outdoor enjoyment.

Farm Data:

Cropland	65.81 acres
Pasture	87.03 acres
Other	<u>1.44 acres</u>
Total	154.28 acres

Improvements:

Property has a 40x60 steel building that was permitted in February of 2006. There is also a water well north of the building.

2025 Taxes:

\$1,664.28

Price:

\$640,000



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.

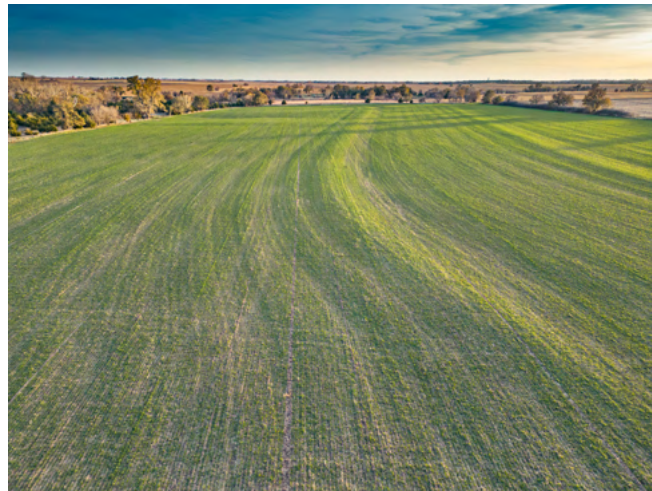
Aerial Map



Soils Map



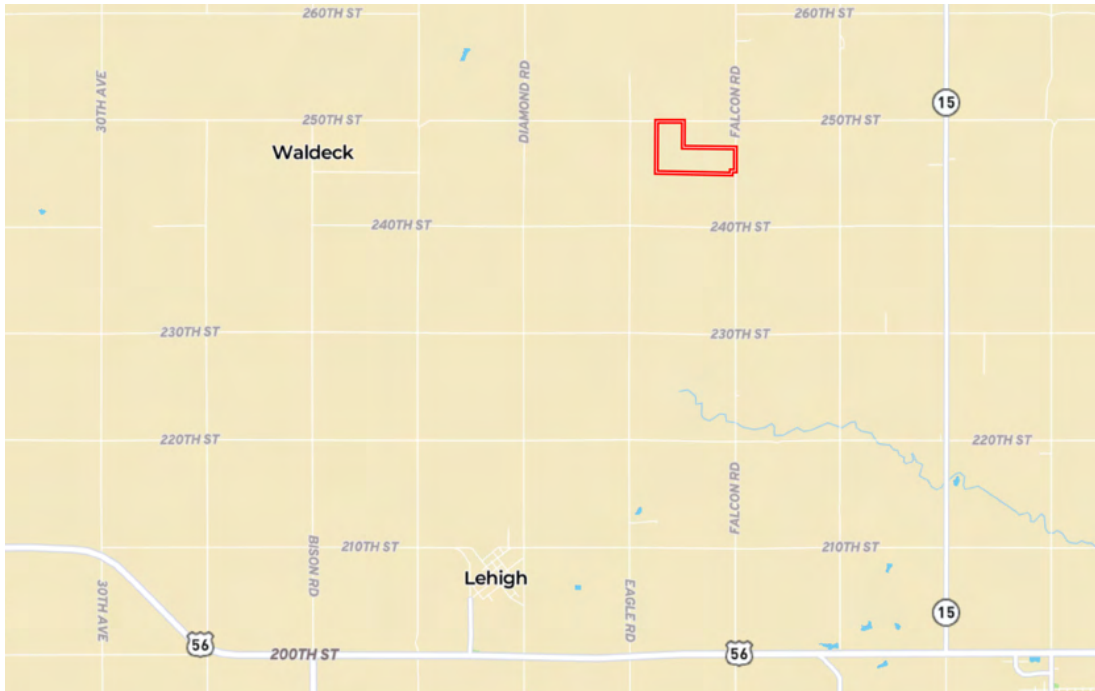
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4671	Irwin silty clay loam, 1 to 3 percent slopes	66.85	43.37	0	57	3s
4540	Clime silty clay loam, 1 to 3 percent slopes	43.1	27.96	0	41	3e
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	40.06	25.99	0	46	5w
3491	Wells loam, 1 to 3 percent slopes	4.07	2.64	0	68	2e
4555	Clime silty clay loam, 3 to 7 percent slopes	0.06	0.04	0	43	3e
TOTALS		154.14(*)	100%	-	49.95	3.49



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Location Map



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