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# LAND FOR SALE

74.80± Acres, Trego County, Kansas

OFFERED AT  
**\$220,000**

## Highlights:

- High quality cropland
- All owned mineral interest to sell
- Blacktop road access



For additional information, please contact:  
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# Property Information

## Directions to Property:

From the I-70 exit 127 in Wakeeney, Kansas, travel 12 miles south to the intersection of Highway 283 and U Road. This property sits east of Highway 283 and north of U road.

## Legal Description:

S2SW4 Section 9-14S-23W

## Property Description:

High quality crop land with a long history of good stewardship. All mineral interest owned by seller to transfer to buyer. Ideal property to increase your farming acres or for investment.

## Farm Data:

Cropland	73.29 acres
Non-crop	<u>1.51 acres</u>
Total	74.80 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	5.89 acres	36 bushels
Grain Sorghum	5.96 acres	89 bushels

**2025 Taxes:** \$220.58

**Price:** \$220,000

## Agent Comments:

Farm is to be sold using a land contract only. Terms are 25% down payment, 7.5% interest with balance to be paid over the next four years using an amortized balance. First payment is due the following January 1st after closing date.

## Property Location Map



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2519	Armo loam, 3 to 7 percent slopes	32.37	43.25	0	57	3e
2518	Armo loam, 1 to 3 percent slopes	28.12	37.57	0	58	2e
2747	Penden clay loam, 3 to 7 percent slopes	6.64	8.87	0	63	3e
3765	Humbarger loam, channeled	5.86	7.83	0	41	5w
2521	Armo loam, 7 to 15 percent slopes	1.72	2.3	0	54	6e
2574	Carlson silt loam, 1 to 3 percent slopes	0.14	0.19	0	70	2e
TOTALS		74.85(*)	100%	-	56.62	2.85



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.



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