

# LAND FOR SALE

## 160 Acres Native Grass & Cropland

NW/4 of Section 15-9-41, Sherman County, KS



### FSA Information:

**Native Grass**  
110.48  
**Cropland Acres**  
44.17

**\$165,000**  
**\$1,031/Acre**

**Minerals:** Seller interest in Mineral Rights are believed to be intact and will go to the Buyer.

**Possession:** Date of closing.

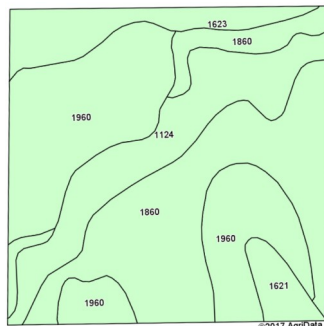
**Land Location:** 9 miles West and 4 miles South of Goodland, KS.

**2016 Taxes:** Approx. \$1244.04

Aerial Map



Soils Map



**Agents Note:** This Native Grass has a creek through the west side of the property and is seasonal. Pasture has a 3 wire fence and has stock water that is supplied by a tank and well on the neighboring grass. This grass is level with some rolling. The cropland has good soil and is level.

**Call Tom today!**



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*“Western Hospitality”*

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