

LAND FOR SALE

922 Acres Cropland, CRP & Pasture w/Improvements

All of Section 1-11-43, N2 Section & SW/4 Less Road RW of
Section 6-11-42, All in Wallace County, KS



\$850,000 - \$922/Acre

FSA Information:

Grassland Acres 164.94
Cropland Acres 308.65
CRP Acres 412.52
Wheat Base/Yield 335.9/38

Farmstead, creek bottom, roadways
35.11

CRP Contract: 9/30/2020 @ \$35.18 per acre
Annual payment of \$14,512.00.

Crops: Buyer shall receive the Seller's 1/3 of
the wheat crop for the 2018 crop year.

CRP Payments: The CRP payments for the
2018 crop year shall be prorated to the date of
closing.

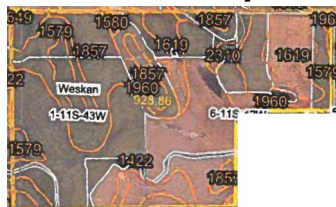
Minerals: Buyer shall receive all of the
Seller's interest in the Mineral Rights.

Possession: This property is being sold sub-
ject to the tenant's rights of Mike Whitmore,
for the 2018 crop year.

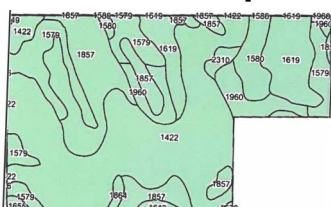
Land Location: 14 miles south of Kanorado,
KS

2017 Taxes: \$3,655.02

Aerial Map



Soils Map



IMPROVEMENTS



Agent Remarks: This farm has been in the Estes family since 1941. 1 1/2 Story farm house with 5 bedrooms, 1 1/2 bath, large country kitchen, living room, dining room, utility room, and enclosed porch. Several out buildings (barn, 2 car garage, other sheds, cellar, and grain bins). This would make a great hunting lodge, with plenty of room to expand. Huntings would include antelope, deer, and pheasants. Three good domestic wells. Call Tom for a tour today!



*"Western
Hospitality"*



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