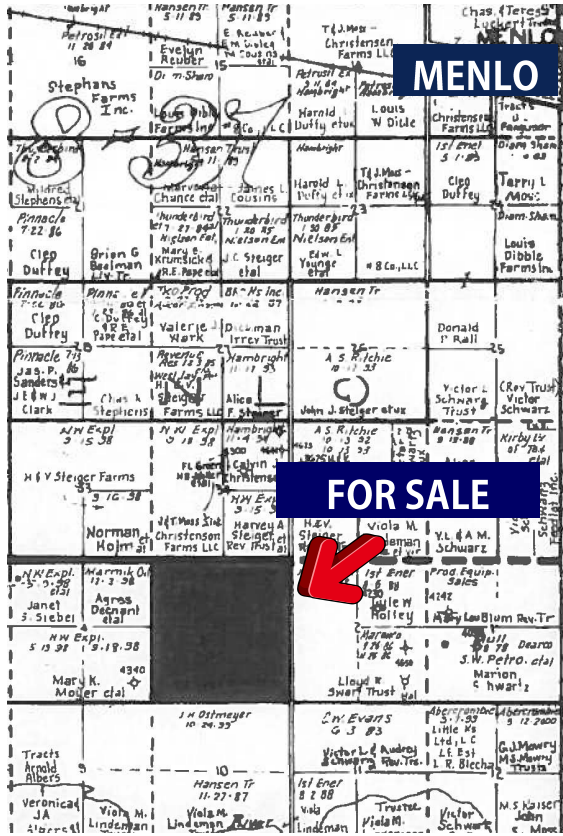


LAND FOR SALE

640 ACRES CROPLAND

All of Section 3-9-31, Thomas County, KS



FSA Information:

Cropland Acres 629.83
Wheat Base/Yield 258.79/40
Corn Base/Yield 316.81/133

\$1,440,000

PRICE REDUCED!

\$2,250/Acre

Minerals: The Buyer shall receive all the Seller's interest in the Mineral Rights on this property.

Crops: The Buyer shall receive all of the 2018 growing wheat crop on this property. (Approx. 210 Acres planted)

Possession: The Buyer shall receive possession of this property on the date of closing.

Land Location: 1 1/2 miles South, 1 mile West, and 2 miles South of Menlo, KS.

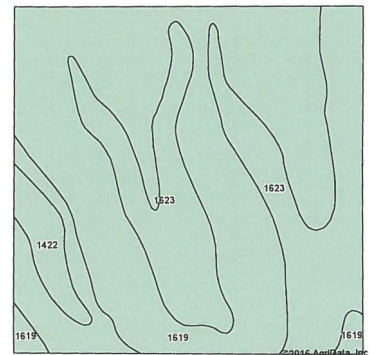
2017 Taxes: \$5,784.06

Agents Note: This is a prime dryland farm in a great location. The land is predominantly Keith Silt Loam soil and is highly productive. This farm offers good access with roads on three sides and is close to market. Don't miss this opportunity.

Call Rock for more details!



Aerial Map



Soils Map



www.HomeLandRE.com

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"The Land Man"



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