

# LAND FOR SALE

## 560 ACRES CROPLAND & GRASS

All of Section 30-9-30, Less the S/2 of the SW/4, Sheridan County, KS



### FSA Information:

Cropland Acres 260.80  
Grassland Acres 287.33  
Wheat Base/Yield 46.80/37  
Corn Base/Yield 93.70/127  
Gr. Sorg. Base/Yield 73.40/74

**\$630,000**  
**PRICE REDUCED!**  
**\$1,125/Acre**

**Crops & FSA Payments:** There are currently no growing crops on this property. The Buyer shall receive all of the FSA payments associated with the 2017 crop year.

**Minerals:** The Seller shall reserve 1/2 of the Mineral Rights on this property for a period of 20 years, fully-participating in leases, bonuses, delayed rentals, and royalties.

**Possession:** Date of closing.

**Land Location:** 7 miles South of Menlo, KS.

**2016 Taxes:** \$1,790.36

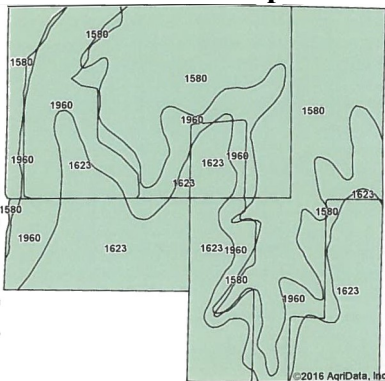
**Agents Note:** This is a nice combination farm that offers land for the farmer and the cattleman. It has great access with roads on three sides and good hunting potential for the outdoorsman.

Call Rock for a tour of this land today!

Aerial Map



Soils Map



[www.HomeLandRE.com](http://www.HomeLandRE.com)

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