

# LAND FOR SALE

## 480 ACRES GRASS & CROP LAND w/Improvements

S/2 of Section 16-9-29 & NW/4 of Section 21-9-29, All in Sheridan County, KS

**SEGUIN**



**FOR SALE**

**FSA Information:**  
Grassland Acres  
420.73

Cropland Acres  
51.70

Wheat Base/Yield 7.40/42

Corn Base/Yield 7.11/143

Grain Sorg. Base/Yield 14.79/64

**\$625,000**

**\$1,302/Acre**

**Crops:** There are currently no growing crops on this property. Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations.

**Minerals:** The Sellers shall reserve 1/2 interest in the Mineral Rights on this property for a period of 10 years, Non-participating in leases, bonuses, and delayed rentals.

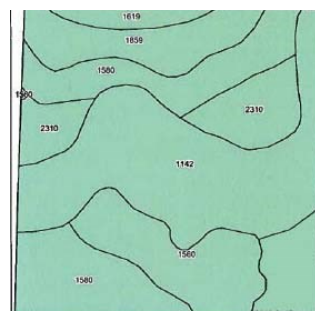
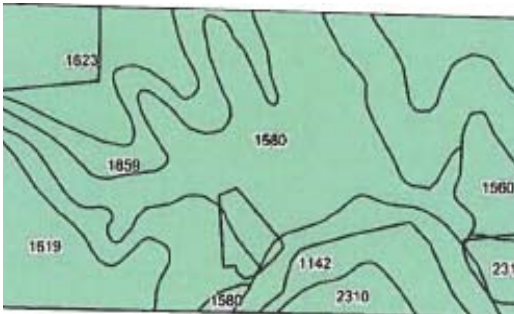
**Possession:** The Buyer shall receive possession of this property on the date of closing.

**Land Location:** 3 miles South, 2 miles East and 1 1/2 miles South of Seguin, KS.

**2019 Taxes:** \$2,050.58

**Agent Remarks:**

Here is a young cattleman's dream! This property offers many options for livestock and country living. The Improvements are located near the center of the property with a beautiful setting! Call Rock Today!



*"The Land Man"*



Rock L. Bedore  
785-443-1653

**HomeLand**  
REALTY AUCTION

1055 S. Range Ave. - Colby, KS 67701  
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*"Western Hospitality"*