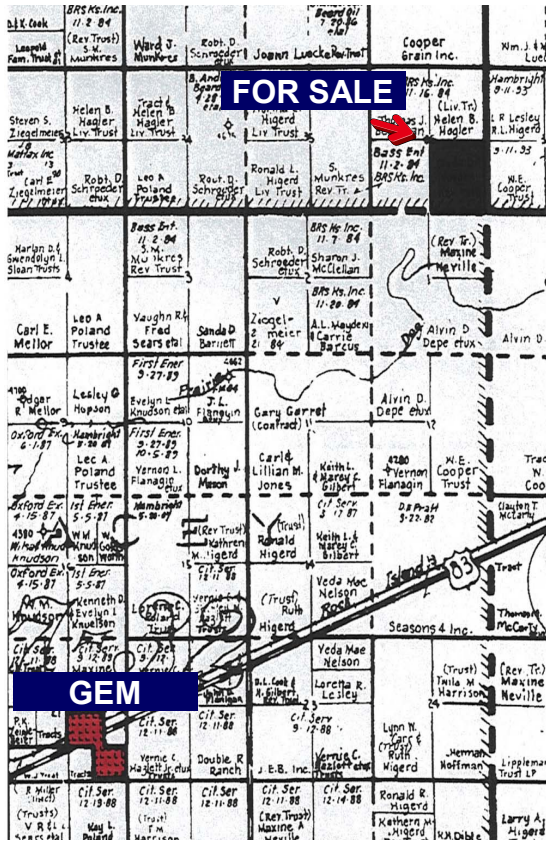


LAND FOR SALE

160 ACRES IRRIGATED

SE/4 of Section 36-6-32, Thomas County, KS



FSA Information:

Irrigated Acres 120.00
Dryland Acres 40.61
Wheat Base/Yield 34.8/40
Corn Base/Yield 115.9/175
Grain Sorg. Base/Yield 2.1/89

\$704,000

\$4,400/Acre

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

Water Rights: The Buyer shall receive all of the Water Rights under Water Right Certificate # 26,557, not to exceed 700 GPM with 230 AF of appropriation.

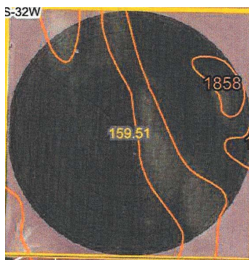
Crops: The Tenant, Hagler Farm, Inc., shall receive all of the 2020 crops on this property. Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations.

Possession: This land is being sold subject to a cash lease agreement with Hagler Farm, Inc. through November 15, 2020. The Buyer shall receive all of the 2020 cash lease payments.

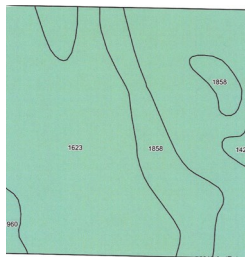
Land Location: 4 miles North & 3 1/2 miles East of Gem, KS.

2019 Taxes: \$5,827.82

Aerial Map



Soils Map



Agents Note: This is an outstanding irrigated quarter in a great location. The Water Rights are not subject to the LEMA restrictions for irrigation use. The irrigation sprinkler, generator and engine are owned by the tenant and are not included in this sale.
Call Rock for more details!

"Western Hospitality"

1055 S. Range Ave.
 Colby, KS 67701

HomeLand
 REALTY AUCTION

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"The Land Man"



Rock L. Bedore
 785-443-1653
 (Cell)