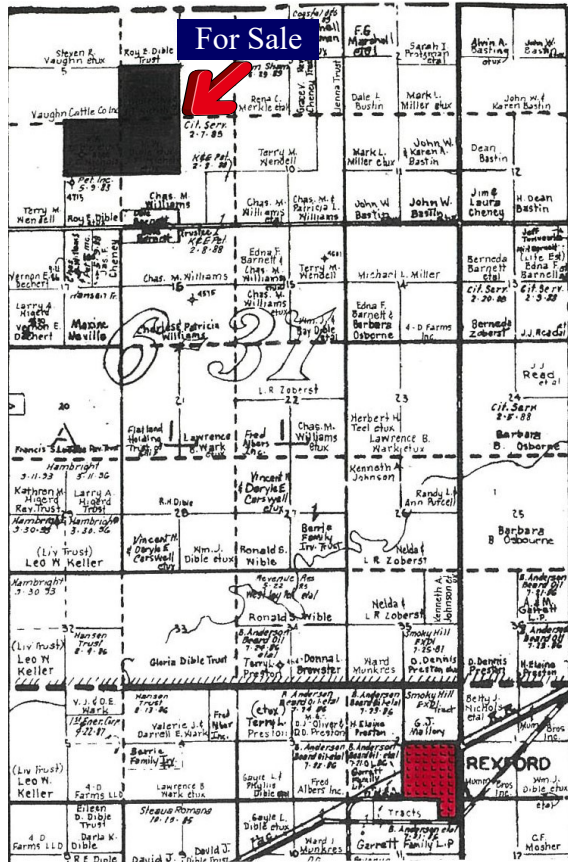


LAND FOR SALE

480 Acres Cropland and Grass

SW/4 of Section 4-6-31, NE/4 of Section 8-6-31, NW/4 of Section 9-6-31,
All in Thomas County, KS.



FSA Information:

Cropland Acres	444.42
Grassland Acres	15.76
Grass Waste Acres	8.06
Wheat Base/Yield	205.33/47
Corn Base/Yield	161.27/133

\$1,260,000
\$2,625/Acre

Crops: The tenant, Chad Steven Focke, shall receive all of the crops grown on this property through the 2026 crop year per an existing cash lease agreement. Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations.

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

Possession: This property is being sold subject to an existing cash lease agreement with the tenant, Chad Steven Focke, through the 2026 crop year ending on January 1, 2027.

Cash Lease: The cash rent on this property is \$20,025.00 per year, payable 1/2 on or before August 30th and 1/2 on or before November 30th of each lease year. The Buyer shall receive all of the cash rent income for the 2023-2026 crop years.

Land Location: 4 1/2 miles North, 2 miles West, 1 mile North, and 1/2 mile West of Rexford, KS.

2022 Taxes: \$4,080.63

SW/4 of 4-6-31

NE/4 of 8-6-31

NW/4 of 9-6-31

Aerial Map

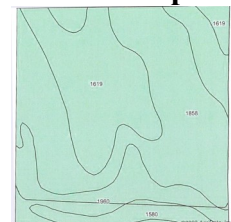
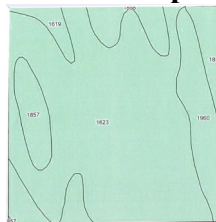
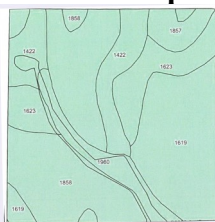
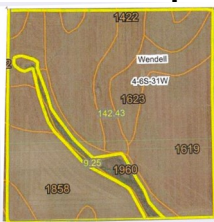
Soils Map

Aerial Map

Soils Map

Aerial Map

Soils Map



Agents Note: Here is a nice dryland farm in a desirable location. This property offers good productive soils and has been well cared for. The current cash lease will be transferred to the new owner of this property at closing. Call Rock for a tour of this land today!

"The Land Man"



Rock L. Bedore
785-443-1653



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rbedore@homelandre.com

"Western Hospitality"