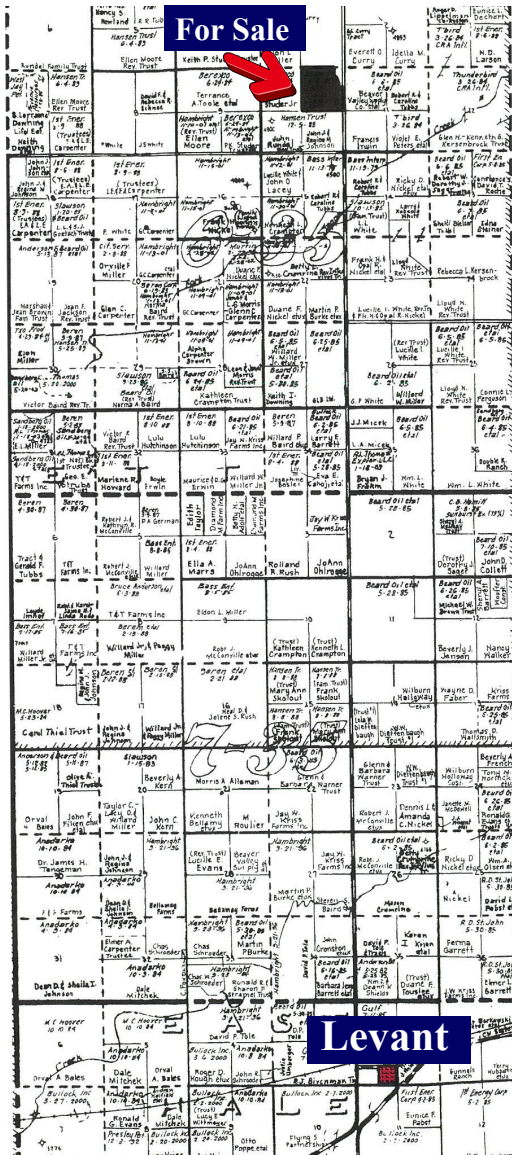


# LAND FOR SALE

## 137 Acres Prime Irrigated Cropland

Tract in NE/4 of Section 10-6-35, Thomas County, KS



### FSA Information:

|                       |           |
|-----------------------|-----------|
| Cropland Acres        | 136.92    |
| Wheat Base/Yield      | 20.33/42  |
| Corn Base/Yield       | 96.95/121 |
| Grain Sorg Base/Yield | 18.37/51  |
| Soybean Base/Yield    | 0.10/29   |

**\$822,000**

**\$6,000/Acre**

**Crops:** The Seller shall receive all of the Landlord's 25% share of the 2023 growing crops on this property. Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations.

**Water Rights:** The Buyer shall receive all of the Water Rights under Water Right Certificate # 25,181 at closing.

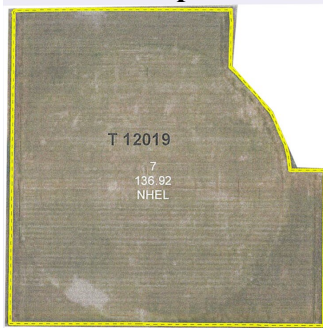
**Minerals:** The Buyer shall receive all of the Seller's interest in the Mineral Rights on this property at closing.

**Possession:** The Buyer shall receive possession of this property on January 1, 2024, per an existing agreement with SPH Farm.

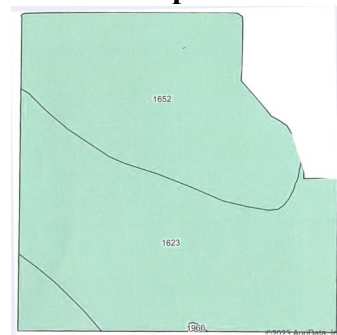
**Location:** 11 1/2 miles North of Levant, KS.

**2022 Taxes:** \$2,632.23

Aerial Map



Soils Map



**Agents Note:** This property has a newly drilled water well on electricity with the sprinkler nozzled at 300 GPM. Call Rock for a tour today!

**"The Land Man"**



**Rock L. Bedore**  
785-443-1653

**"Western Hospitality"**

1055 S. Range Ave.  
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