

LAND FOR SALE

312.77+/- Acres • Pawnee County, Kansas
Offered at \$792,000

Highlights:

- Productive crop land with Class II and III soils
- Mature trees with live water offering habitat for birds and deer
- Fenced native pasture with good water



L-2200168

For additional information, please contact:

Monty Smith, AFM/Agent
Salina, Kansas

Phone: (785) 623-6701

MSmith@FarmersNational.com

www.FarmersNational.com/MontySmith



Matt Foos, AFM/Agent
Spearville, Kansas

Business: (620) 385-2151

Cell: (620) 255-1811

MFoos@FarmersNational.com

www.FarmersNational.com/MattFoos



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Property Information

Property Location: From the intersection of Highways 183 and 156, go seven miles north on 183 to V Road. Go west on V Road three miles to the southeast corner of the property.

Legal Description: E2 Section 24-20S-19W, Pawnee County, Kansas.

Property Description: Tract offers 262 acres of productive cropland, 37 acres of fenced pasture, and a farmyard with a quonset hut with electricity. Live water from the Cocklebur Creek with mature trees provide a picturesque view and habitat for pheasant, quail and deer.

Improvements: 30 x 50 quonset hut with established electricity, windmill water.

Farm Data:

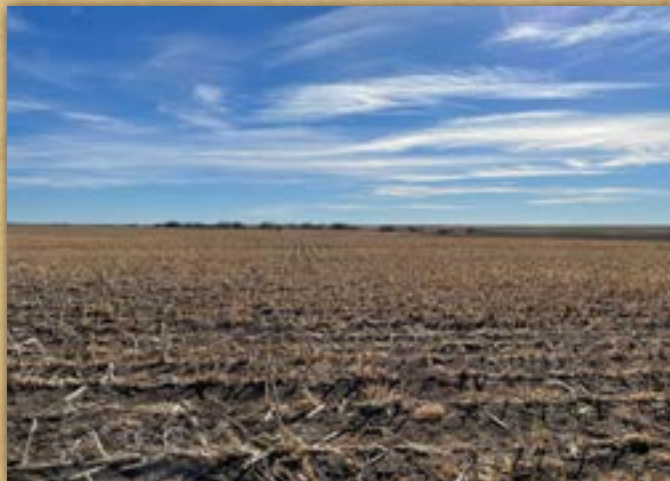
Cropland	261.68 acres
Pasture	36.52 acres
Non-crop	5.96 acres
Grass	<u>8.61 acres</u>
Total	312.77 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	194.5 acres	37 bushels
Grain Sorghum	59.9 acres	59 bushels

2021 Taxes: \$2,619.88

Price: \$792,000.00



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	149.89	47.85	0	70	2e
2630	Harney-Uly complex, 3 to 6 percent slopes, eroded	106.56	34.02	0	63	3e
2235	Roxbury silt loam, frequently flooded	42.98	13.72	0	66	3w
2612	Harney silt loam, 0 to 1 percent slopes	8.0	2.55	0	71	2c
2817	Uly silt loam, 3 to 6 percent slopes	5.83	1.86	0	77	3e
TOTALS		313.26(*)	100%	-	67.23	2.5



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Property Location Map

