

**Sale Name:** Sheridan County, KS Dryland Farms

**LOT 1 - Dryland Farm**



**Description**

**Tract 1 – 195.46 +/- Acres (Per Assessor)**

- Dryland Acres – 108.21 +/-
- Grassland Acres – 87.25 +/-

Here is a great combination property with 122.23+/- acres of tillable dry land and 73.31+/- acres of lush grass. The 4-wire barbed wire fence surrounding the property is in good condition. This pasture also has an excellent source of water with a submersible well near the center of the pasture. For added storage, Tract 1 has two utility sheds on the property, with easy access from County Road Z. The cropland features a gentle change in topography across the tillable acres and is composed of mostly Class II & III soils.

**Real Estate Taxes** – \$1,124.84

**Legal Description** – Section 36, Township 06 South, Range 26 West, Northeast 1/4 & Northeast 1/4 Southwest 1/4 Less Road R/W

**FSA Information**

- Total Cropland Acres: 122.23
- Wheat – 42.79 Base Acres – 38 PLC Yield
- Corn -33.77 Base Acres – 143 PLC Yield
- Grain Sorghum – 10.83 Base Acres – 51 PLC Yield
- Total Base Acres – 87.39

**Quantity: 1**



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