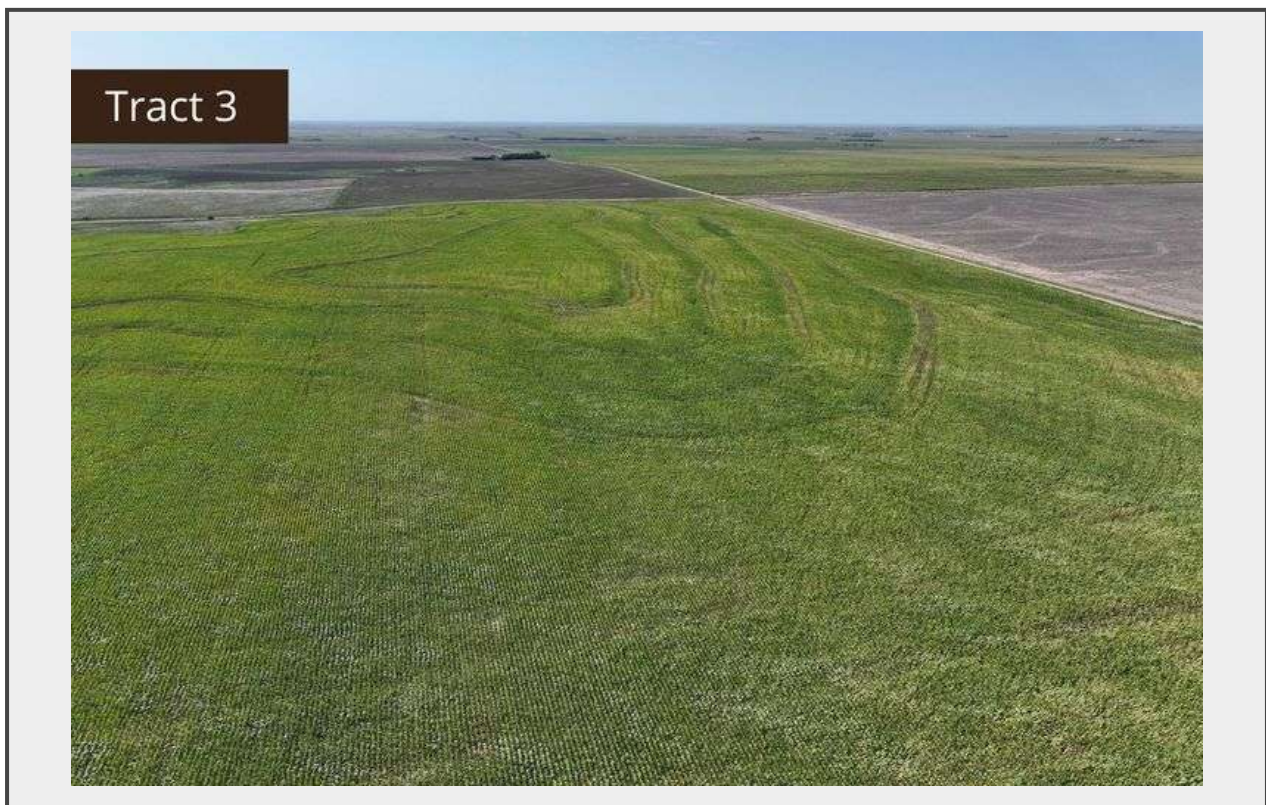


Sale Name: Sheridan County, KS Dryland Farms

LOT 3 - Dryland Farm



Description

Tract 3 – 153.73 +/- Acres (Per Assessor)

- Dryland Acres – 138.88 +/-
- Pasture Acres – 14.85 +/-

Tract 3 is another incredible farm quarter, comprised of mostly tillable acres. With 138.58+/- tillable acres, this property is great for the investor or farmer looking to add to their real estate portfolio. A majority of all tillable acres are Class II & III silt loam soils with mild slope across the topography of the landscape. There are two grass draws on the property offering good upland bird habitat, along with an older windmill in the southeast corner of the farm for a potential water source.

Real Estate Taxes – \$1,106.34

Legal Description – Section 25, Township 06 South, Range 26 West, Southwest 1/4 Less Road R/W

FSA Information

- Total Cropland Acres: 138.58
- Wheat – 48.52 Base Acres – 38 PLC Yield
- Corn -38.29 Base Acres – 143 PLC Yield
- Grain Sorghum – 12.29 Base Acres – 51 PLC Yield
- Total Base Acres – 99.10

Quantity: 1



<https://bid.agwestland.com/>