

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

**LOT 1 - Dryland Farm**



**Description**

***Tract 1 – 62.4 +/- Acres***

Tract 1 consists of 62.4 +/- acres (according to survey). It is located on the north side of the railroad and is accessed through an easement from US Hwy 36. Majority of Tract 1 consists of premium Holdrege silt loam soils and offers a near level landscape. We do not see many farms of this caliber come onto the market! This property is currently wheat stubble.

**Legal Description** – S2 NE4 & N2 SE4 LESS RD R/W SECTION 05, TOWNSHIP 03, RANGE 23 (Full legal description to come from survey)

**Property Taxes** (estimated) – \$601.87

**FSA Information (combined tracts)**

Total Cropland Acres – 135.06

Corn – 39.04 Base Acres – 67 PLC Yield

Wheat – 78.06 Base Acres – 43 PLC Yield

Total Base Acres – 117.1

\*Fence along multiple sides of each tract is in good condition

\*Verbal lease for the 2025 crop season

**Quantity:** 1



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