

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

**LOT 2 - Dryland Farm**



**Description**

**Tract 2 – 74.48 +/- Acres**

Located south of the railroad, Tract 2 has 74.48+/- acres (according to survey) currently drilled to milo. This property consists of a majority Holdrege silt loam soils and has very little slope, with small breaks in the southeast corner of the farm. Like Tract 1, this property has great potential to be developed into a future homesite(s). While still being able to enjoy everything Norton has to offer, you are only steps away from Keith Sebelius Reservoir and the Prairie Dog State Park.

**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) – \$706.83

**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

## PROPERTY LOCATION

Tract 2: From Norton, KS, Travel west on US Hwy 36, turning south onto County Road W1. Follow the curve towards the west to merge onto County Road N, staying on the main gravel road for 1 mile. The property will begin at the intersection of County Road W2 & N. Signs will be posted.

**Quantity:** 1



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