

Sale Name: Wallace & Wichita County, KS Dryland Farms

LOT 2 - Dryland Farm



Description

Tract 2

This half section boasts Richfield, Ulysess, and Goshen Silt Loam Soils on the majority of the acres, with a small part of Pleasant Clay Soil. It has great access off a county road on the south border, and a very nice trail road on the east side. This piece has some rolling to it, but all in all is a very nice piece of highly-productive crop ground. This tract is currently under a 1 year crop share lease that will expire February 28, 2025. The seller's share of the 2024 crops will transfer to the buyer. The buyer will be responsible for reimbursing the seller for any cost they have incurred from the 2024 cropping season so far.

Total Acres (Per Assessor) – 319.44 +/-

Real Estate Taxes – \$ 2,229.86

Legal Description – East Half Section 14, Township 20 South, Range 38 West

FSA Information –

Total Cropland Acres: 317.44

Wheat – 152.12 Base Acres – 41 PLC Yield

Grain Sorghum – 42.06 Base Acres – 76 PLC Yield

Total Base Acres: 194.18

Driving Directions – Travel west of Leoti, Kansas 5 Miles to County Rd 7. Turn south on County Rd 7 and travel 12 miles to County Rd BB. Turn west on County Rd BB for one mile. You have reached the southeast corner of the property.

All mineral rights owned by Seller, if any, will convey to Buyer(s).

Included Equipment

- 5,000 gallon diesel tank in good condition
- Working residential water well, with water line running to round top shed
- Round top shed in good condition with power and working lights
- Wood barn: 31' x 36' with 10' x 10' opening

Grain bin owned by tenant. Not included in sale. Buyer may work with tenant directly to purchase.

Quantity: 1



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