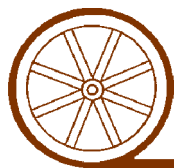


LAND FOR SALE

SMITH COUNTY KANSAS RECREATIONAL FARM

- LOCATION:** 3 miles west and 3 miles south of Smith Center, Kansas. (Access provided by M Road from the south)
- LEGAL DESCRIPTION:** NW1/4 NW1/4 Section 7-T4S-R13W; and NE1/4 NE1/4 Section 12-T4S-R14W of the 6th P.M., Smith County, Kansas
- PROPERTY DESCRIPTION:** Smith County records indicate a total of 76.9 acres. The farm consists of very productive dry cropland, along with heavily wooded grassland that is bisected by Beaver Creek. Farm has excellent agricultural and recreational amenity.
- FARM SERVICE AGENCY INFORMATION:** Total Cropland - 30.4 acres
Government Base Acres - Corn 15.05 acres with PLC yield of 101 bu/acre
Wheat 15.05 acres with PLC yield of 36 bu/acre
- SOILS:** Cropland soils consist primarily of Class I McCook silt loam, with a lesser amount of Class II Roxbury silt loam. Wooded grassland soils consist of Roxbury loam, and silt loams, along with Wakeen and Holdrege silt loams, with slopes of 3-20%.
- REAL ESTATE TAXES:** 2016 Real Estate Tax - \$548.52
- LIST PRICE:** \$140,000.00
- COMMENTS:** Do not miss this opportunity to own an excellent recreational property which also offers agricultural income.
- CONTACT:** Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com

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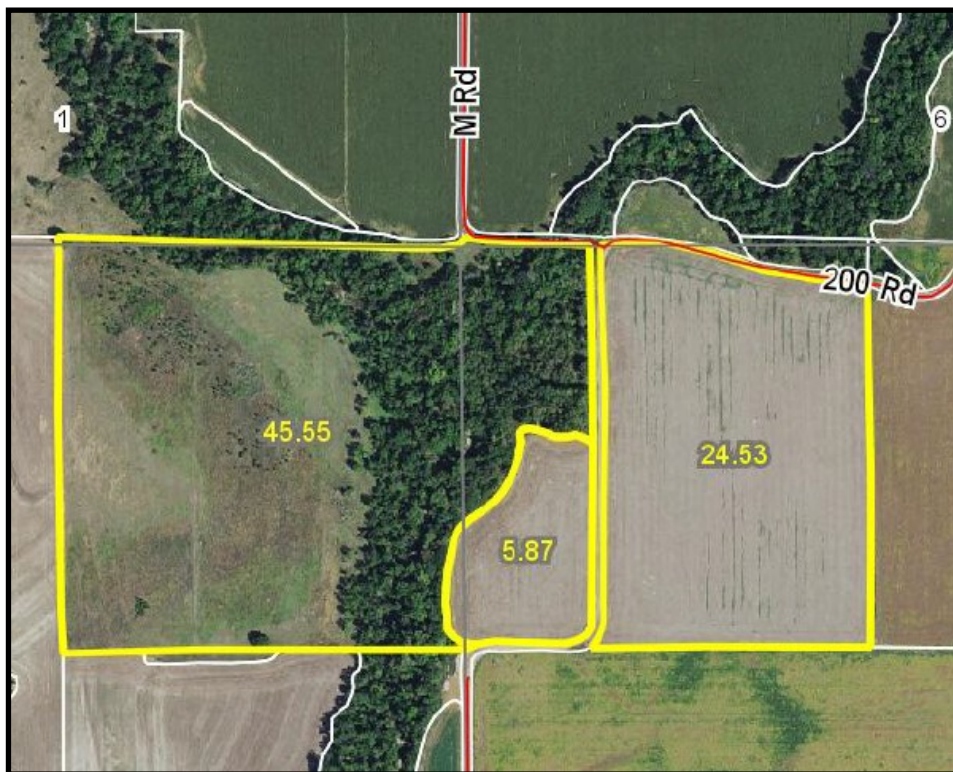
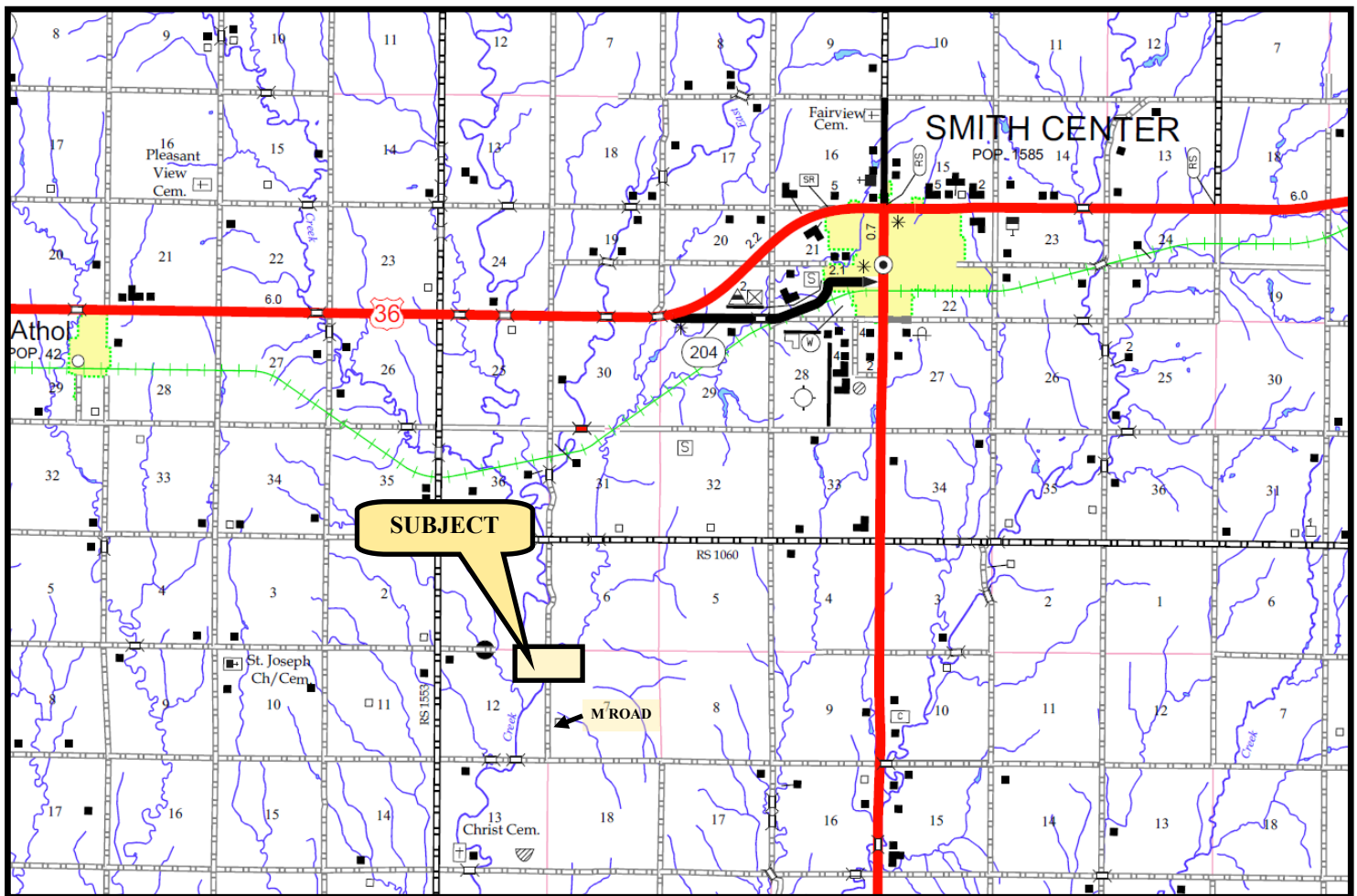
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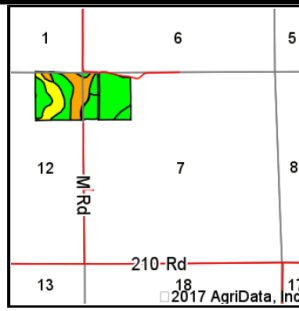
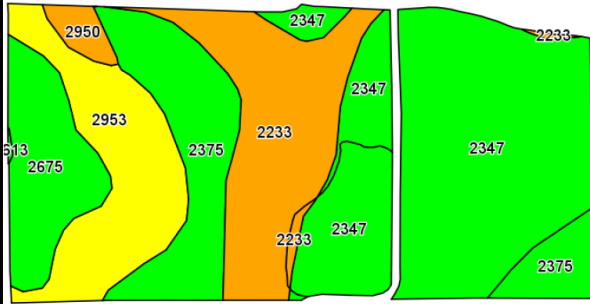
Fax (308) 236-9776

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





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State: **Kansas**
 County: **Smith**
 Location: **7-4S-13W**
 Township: **Banner**
 Acres: **75.95**
 Date: **5/3/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: KS183, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grain sorghum	Smooth bromegrass	Winter wheat
2347	McCook silt loam, rarely flooded	31.10	40.9%		Iw	Iw			
2233	Roxbury loam, channeled	13.58	17.9%		Vw		40	4	30
2375	Roxbury silt loam, rarely flooded	11.93	15.7%		Ile	I			
2953	Wakeen silt loam, 3 to 7 percent slopes	10.91	14.4%		IVe	IVe			
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	7.24	9.5%		Ille	Ille			
2950	Wakeen complex, 5 to 20 percent slopes	1.19	1.6%		Vle	Vle			
Weighted Average							7.2	0.7	5.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



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