

LAND FOR SALE

Baptiste Farm *Ness County, Kansas*



- Location:** 4 miles north of Ness City, Kansas, bordering east side of US #283. County Road #170 along the south boundary.
- Legal Description:** S1/2SW1/4 Section 5-T18S-R23W, Ness County, Kansas; except highway right of way.
- Acres:** Taxed as 77 cropland acres
- Taxes:** Estimated 2013 taxes \$242.75
- Land Use:** 77 acres FSA cropland
- Soils:** 100% Class II Harney silt loam, level to gently undulating
- Minerals:** All owned oil, gas & mineral rights will pass to Seller at Closing.
- Price:** \$200,000
- Comments:** Outstanding location, access, terrain and soils; excellent productivity for non-irrigated cropland.
- Contact:** John Childears,
Broker and Seller's Agent
308/534-9240 or 308/539-4450



Offered Exclusively By:



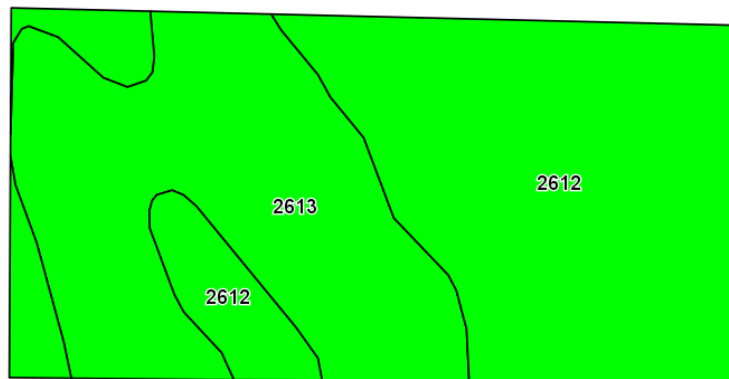
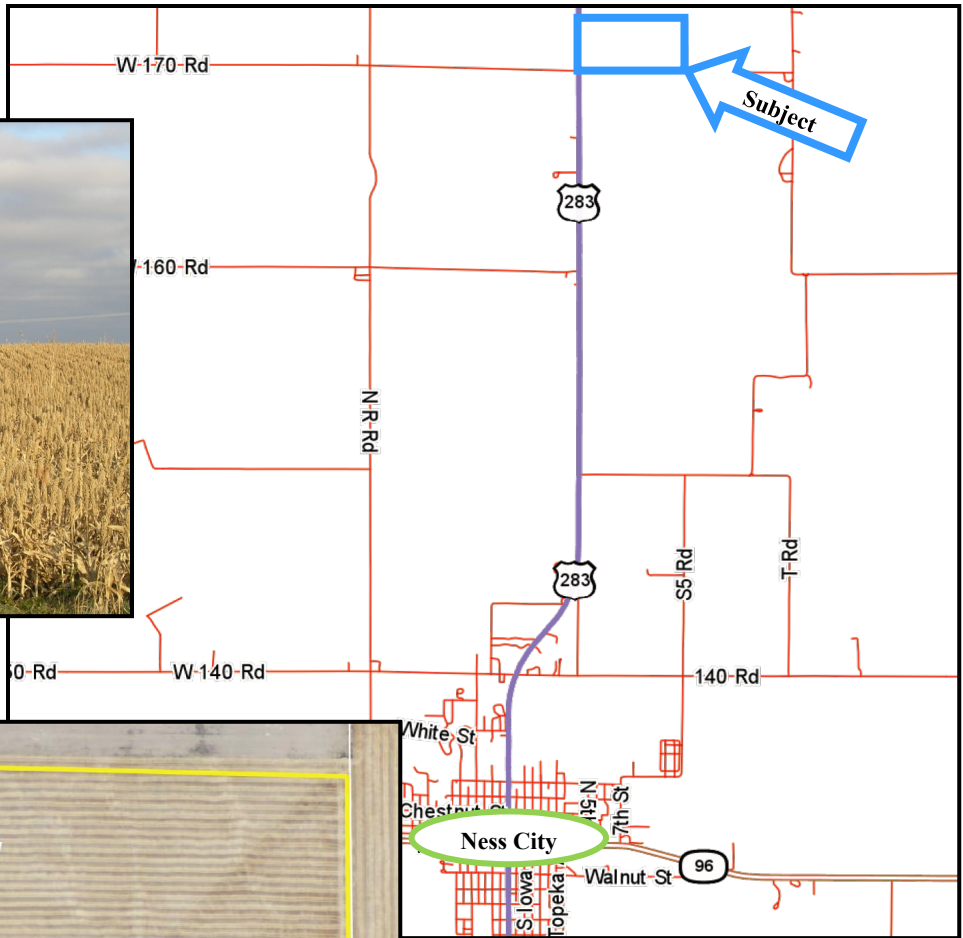
AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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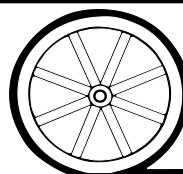
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
2612	Harney silt loam, 0 to 1 percent slopes	45.14	58.6%		IIc	I
2613	Harney silt loam, 1 to 3 percent slopes	31.95	41.4%		Ile	Ile

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