

LAND FOR SALE

SMITH COUNTY, KANSAS FARM

Location: Located on the Nebraska/Kansas border, farm is approximately 7 miles south of Bloomington, Nebraska, and 1 mile west on 10 Road. (corner of B Road and 10 Road)

Legal Description: NW1/4 Section 5-T1S-R15W of the 6th P.M., Smith County, Kansas

Property Description: Smith County, Kansas Assessor indicates a total of 145.2 acres. Farm consists of approximately 18.7 acres of dry cropland with the balance in pasture.

Livestock Water: Provided by an electric stock well and pond.

Soils: Soils of the cropland consist of Class I, III, and IV Hord silt loam, Penden loam, and Nuckolls silt loams, while soils of the pasture consist primarily of Campus-Canlon complex and Penden loam, with slopes of 3-30%.

Real Estate Taxes: 2011 Real Estate Tax - \$209.42

List Price: **\$210,000.00** **Cash**

Comments: This is a well maintained productive farm located in a strong farming community. Buyer will receive full possession of both cropland and pasture for the 2012 farming & grazing season.

Contact: Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com



Offered Exclusively By:

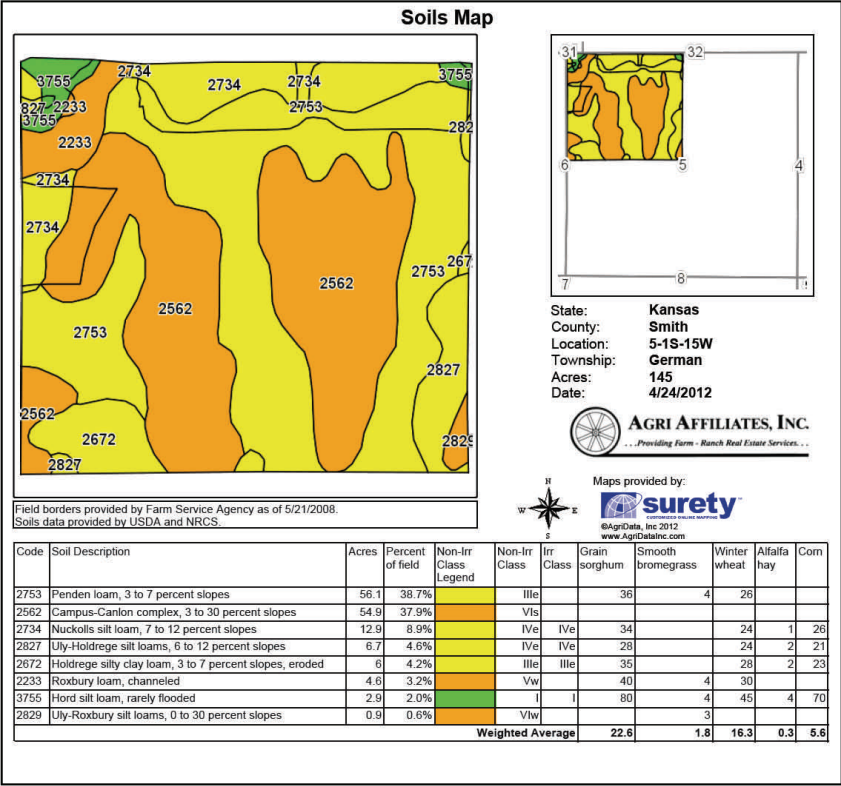
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SMITH COUNTY, KANSAS FARM LOCATION MAP

