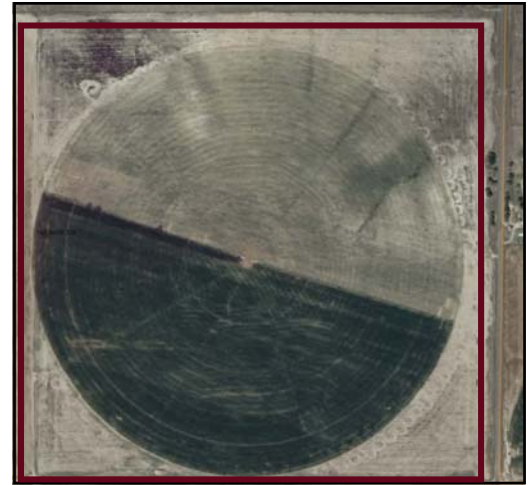


160± Acres Irrigated Land Sherman County, KS



160± ACRES EXCELLENT IRRIGATED CROPLAND with Ulysses Silt Loam and Keith-Ulysses Silt Loam. The property includes a Valley pivot sprinkler and well. This nice circle is located 1 mile south of the I-70/Kanorado exit on Road 3.

SE1/4 Sec. 32, 8-42, Sherman County, KS

160± ACRES:

Irrigation & Well Information:

1994 Valley 8000 pivot with drops; nozzled at 220 GPM; 350 Chevy motor; Well Permit #10355; 155 acre feet

Soil Types:

Ulysses Silt Loam, 3 to 6 Percent Loam
Keith-Ulysses Silt Loam, 0 to 1 Percent Slopes
Ulysses Silt Loam, 1 to 3 Percent Slopes

FSA Bases:

- Wheat - 36.9 acres; 35 bu. yield
- Corn - 69.8 acres; 129 bu. yield
- Sorghum - 0.2 acres; 51 bu. yield



2009 TAXES: \$341.96
LISTED PRICE: \$288,000

Ryan W. Shay, Listing Broker 785-332-2566 office; 785-332-5588 cell



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