

FOR SALE!

114 Acres+/- Oketo, KS

This is a combination farm for cropland and excellent hunting. The farm includes 43 acres of dryland crop ground and 71 acres of grass and timber plus a live stream. This tract represents the perfect hunting property being large enough to provide shelter for wildlife and income production from the crop acres. This is truly a unique property that provides recreation with an income stream.



FSA data for 2018 crop year:

Crop Land: 43.02

DCP /Effective DCP Crop Land:

43.02 CRP: 0.0

	Base Acres	PLC Yield
Wheat	2.65	44
Corn	15.86	100
Soybeans	18.84	32
Total Base Acres: 37.35		

Tract does not contains a wetland.

Selling Price: \$300,000

2018 RE Taxes: \$1,186.77



Contact us today!

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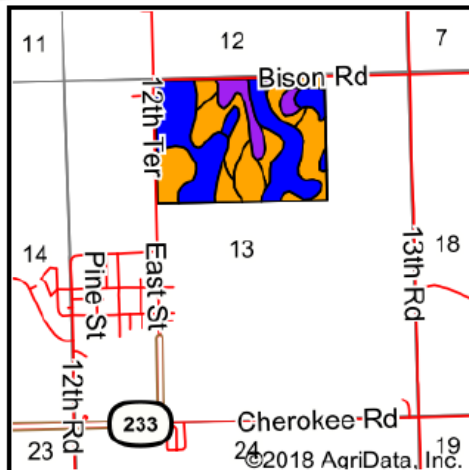
DON KRACKE 402-432-3462
7990 SW 142nd RD DeWitt, NE 68341

don@donaldkracke.com www.donaldkracke.com

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All Information deemed reliable but not guaranteed. Each office is independently owned and operated.

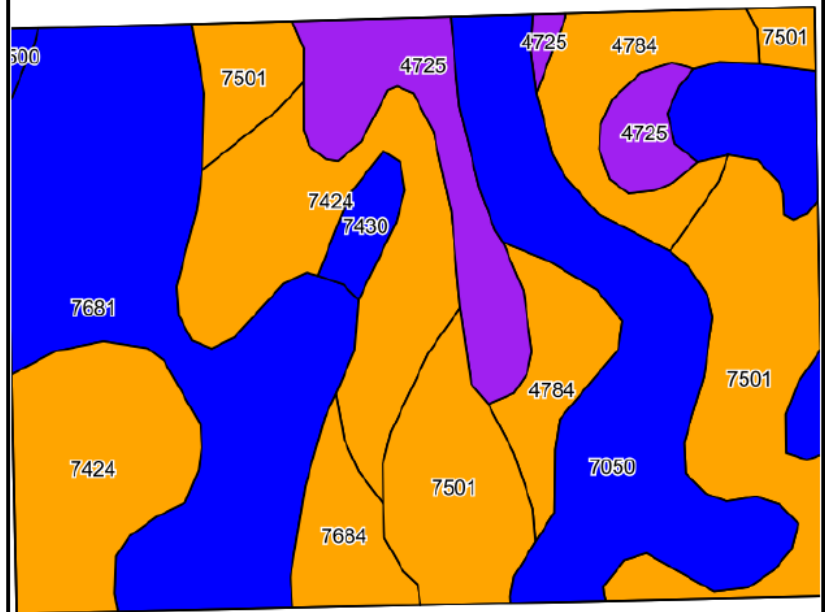
FOR SALE

114 Acres+/- Oketo, KS



State: **Kansas**
County: **Marshall**
Location: **13-1S-7E**
Township: **Oketo**
Acres: **114.48**
Date: **10/16/2018**

SOILS MAP



Soils data provided by USDA and NRCS.

Area Symbol: KS117, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grain sorghum	Winter wheat	Corn	Soybeans	*n NCCPI Soybeans
7681	Wymore silty clay loam, 1 to 3 percent slopes	29.63	25.9%		Ile	Ile					60
7424	Morrill clay loam, 3 to 7 percent slopes, eroded	21.69	18.9%		IIle		60	35			56
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	21.10	18.4%		IIle						35
7050	Kennebec silt loam, occasionally flooded	17.32	15.1%		IIlw				114	38	84
4784	Tully silty clay loam, 3 to 7 percent slopes, eroded	9.79	8.6%		IIle	IIle					49
4725	Kipson-Sogn complex, 5 to 30 percent slopes	9.54	8.3%		VIIs						15
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	3.50	3.1%		IIle	IVe					49
7430	Morrill loam, 1 to 3 percent slopes	1.56	1.4%		Ile		60	35			70
7500	Pawnee clay loam, 1 to 4 percent slopes	0.35	0.3%		Ile	IIle					43
Weighted Average							12.2	7.1	17.2	5.7	*n 53.3

Are you or someone you know looking for a property like this? Donald Kracke is an Accredited Land Consultant ALC working with agricultural clients throughout the United States. We are licensed in Iowa, Kansas, Missouri, Nebraska and South Dakota.

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