

# LAND FOR SALE

## Cheyenne CRP Rangeland



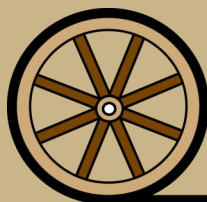
- Location:** Excellent access 8 miles south of Benkleman, Nebraska on Kansas #161. Three controlled access points directly off of the highway to both CRP and rangeland.
- Description:** N1/2 Section 35-T1S-R38W of the 6th PM in Cheyenne County, Kansas.
- Acres/Taxes:** 317.4 tax assessed acres; 2017 taxes payable in 2018 are \$748.30 total.
- Soils:** Rangeland soils are Colby silt loam, 6-15% slope. CRP soils Colby silt loam Class IV and Ulysses silt loam Class III.
- FSA Info:** 319.6 property acres: 120.2 acres CRP contract #1296 @ \$4,057/year to 2020, payable to Owner.
- Buildings:** Property does not include any buildings.
- Comments:** Combination CRP and rangeland with excellent access off Kansas #161, just 5 miles south of the Nebraska border. CRP in very good condition. Rangeland in two tracts: 153 acres on west fully fenced with water from a dam; 43 acres on east fenced except for north boundary, no water site. Fencing very useable, in average condition. Livestock water for range previously obtained from neighboring property to the north.
- Price:** \$205,000 Cash    **Excellent pheasant & deer hunting opportunities**
- Contact:**                      **John Childears, Listing Agent**  
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**John Childears,**  
*Listing Agent*

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