

LAND FOR SALE

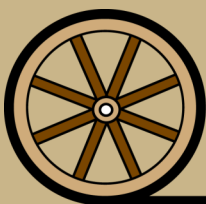
BEAVER CREEK FARM & REC



- Location:** From Traer, Kansas, go 3 miles west on County Road 314-2/Z LN to Rd. 100; turn left then go 1 mile south to Y LN; turn left and travel east 1/4 mile to the northern border of the property.
- Legal Description:** NE1/4NW1/4 Sec. 5-T2S-R30W of the 6th P.M., Decatur County, Kansas.
- Acres/Taxes:** 35.09 acres; 2020 taxes payable in 2021 approximately \$235.18
- Price:** **\$120,000.00**
- FSA Info:** Cropland 27.2 acres Gov't wheat base 5.20; PLC yield 43
- Soils:** 70.4% Class I & II soils - McCook & Bridgeport silt loams; 29.5% Class III
- Comments:** This property has an abundance of wildlife including both mule and whitetail deer as well as turkey and upland game. Property has numerous sites for food plots.
- Contact:** **Brian Reynolds - 308.380.5734 - breynolds@agriaffiliates.com**
Adam Pavelka



Brian Reynolds
Listing Agent



Offered Exclusively By:

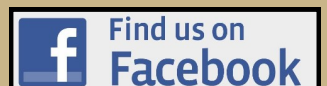
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Providing Farm - Ranch Real Estate Services

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MULE DEER - WHITETAIL DEER - TURKEY - UPLAND GAME

