

Cheyenne County, Kansas Pivot Irrigated Farm

Cheyenne05 Tract 2



Tract 2 is located 11 miles west of St. Francis, KS and one mile south on County Road 3, only 2 miles from the Colorado border. This beautiful 155.26 acre irrigated tract has 120.08 irrigated acres, with only 27.86 acres in dryland corners that are currently planted to wheat. The southeast corner of the tract currently has 7.32 acres enrolled in CRP producing \$248 annually, with the contract set to expire in 2024.

Total Property Acres - 155.26 +/-

Irrigated Acres - 120.08± Dryland Acres - 27.86±

Legal Description

NE4 LESS ROW 03-04-42

Price - \$639,332.80

Property Taxes
\$4,021.74



Directions: Travel 11 miles west from St. Francis on Highway 36. Turn south on County Road 3 and drive 1 mile. The property will begin at the intersection of County Road M and County Road 3 and will be located on the south side of County Road M.

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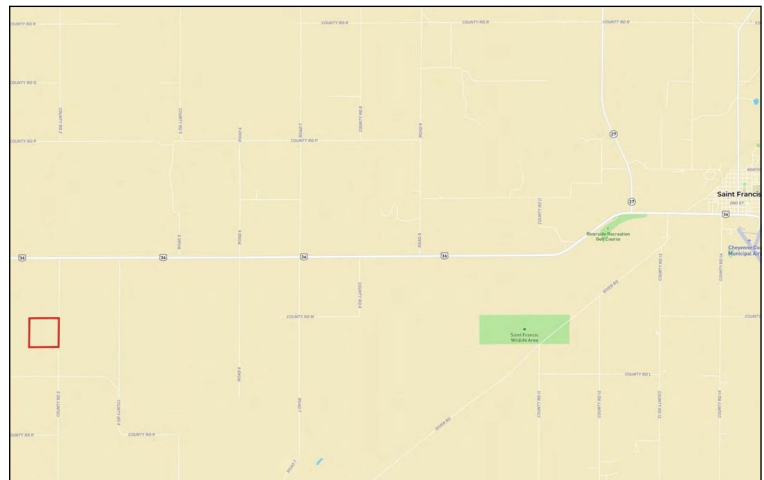
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Irrigation Information

The farm has a 2011 7000 series Valley pivot (#10872011) in great condition, and is nozzled at 375 GPM. Water well (#15601) consists of two wells and is authorized for a total of 300 AF.



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