

Pasture/Dryland Farm

Graham County, Kansas



Graham07



Situated in Northern Graham County, KS along the Norton County line, the Spring Creek Ranch is selling 1,230.58+/- acres of their south ranch. Here is a rare opportunity to purchase this large ranch estate, selling in two tracts or combined as one. If you are looking to add large acres to your ranch or land investment portfolio, look no further than these two large tracts from Spring Creek Ranch.

Total Acres - 1,230.58 +/-

Tract 1 Acres - 707.07 +/- | 206.07 Tillable Base Acres & 501 Grass Acres

Tract 2 Acres - 523.51 +/- | 523.51 Total Grass Acres

Legal Descriptions

Tract 1 - S07, T06, R24, ACRES 547.07, W2 NE4, NW4 & S2 LESS A TR BEG 2264 W OF SE COR SE4 TH N 878 TH E 784 TH SELY 1015 TH W 1319 TO POB ALSO LESS RD R/W; S12, T06, R25, ACRES 160, NE4

Tract 2 - S04, T06, R25, ACRES 322.74, W2 NE4, NW4 & W2 SW4; S05, T06, R25, ACRES 84.75, N2 NE4 LESS RD R/W; S05, T06, R25, ACRES 116.02, E2 SE4 & SE4 NE4

Property Taxes - \$3,034.82

Tract 1: \$1,738.00 Tract 2: \$1,296.82

Price - \$1,497,595.00

Tract 1 - \$895,558.50 Tract 2 - \$602,036.50



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TRACT 1 is located approximately 4.5 miles South of Lenora, KS, running along Goddard and CC Road. This property is composed of 707.07+/- acres of large, rolling grass hills and deep, canyon-like draws. As you tour the property, several white rock outcroppings sweep along the hillsides before dropping off into the valleys below. This terrain provides excellent habitat for the local mule deer, whitetail, and upland game that travel throughout the property. On this ranch is one submersible well piped to three stock tanks, with one tank just off CC Road and the other two located in the center of the property. There is a capped well in the northwest corner of the property, giving the chance for an additional well if needed. With this tract comes 206.07+/- tillable base acres located on the central and eastern hilltops. These soils consist entirely of Class II & III Holdrege and Uly silt loam soils, providing an excellent opportunity to add tillable acres to this tract.

Directions

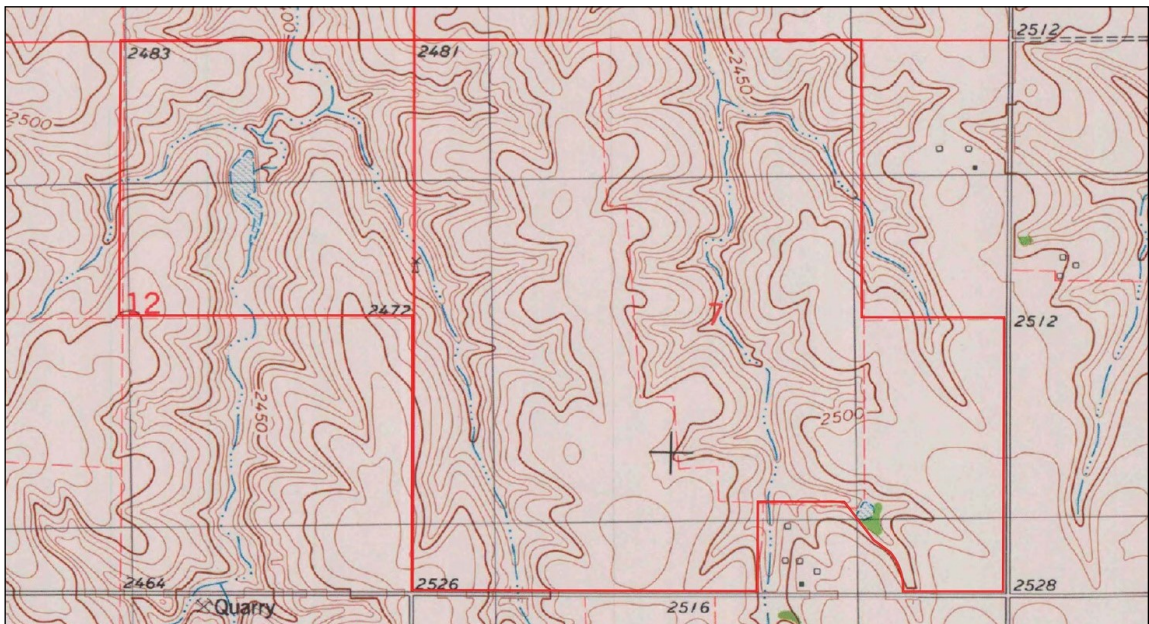
Tract1: From Lenora, KS drive south of town on S Lenora Road. Once you cross the county line, the road will transition into Goddard Road. Keep driving approximately 4.5 miles south of Lenora to the intersection of Goddard Road and CC Road. The property will be on the northwest corner of the intersection, and it runs along CC Road and Goddard Road.



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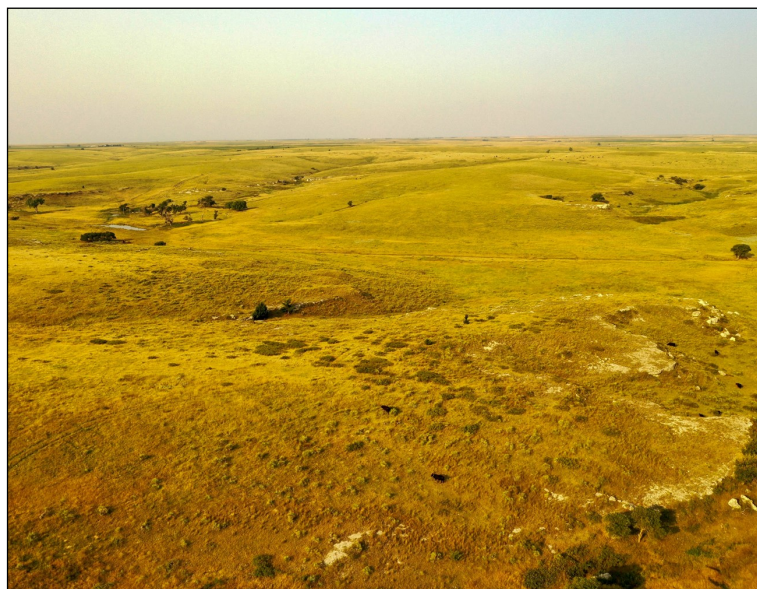
MAPS



TRACT 2 is located roughly two miles south of New Almelo, KS, with the pasture entrance just off County Road W12 on the south side of the curve. As you drive into the entrance of this 523.51+/- acre pasture, you will notice the picturesque view of the valley as the elevation slowly rises up to the peak of an enormous hill overlooking the entire property. Down in the valley, a submersible well with two stock tanks sits in the center off a well-built pipe and woven wire corral setup, with electricity present at the corral. In the center of the pasture sits a solar well filling two additional stock tanks, providing an abundance of water sources for your live-stock. This incredible setup offers an outstanding opportunity to expand your cow herd, having easy access from a well-graveled road.

Directions

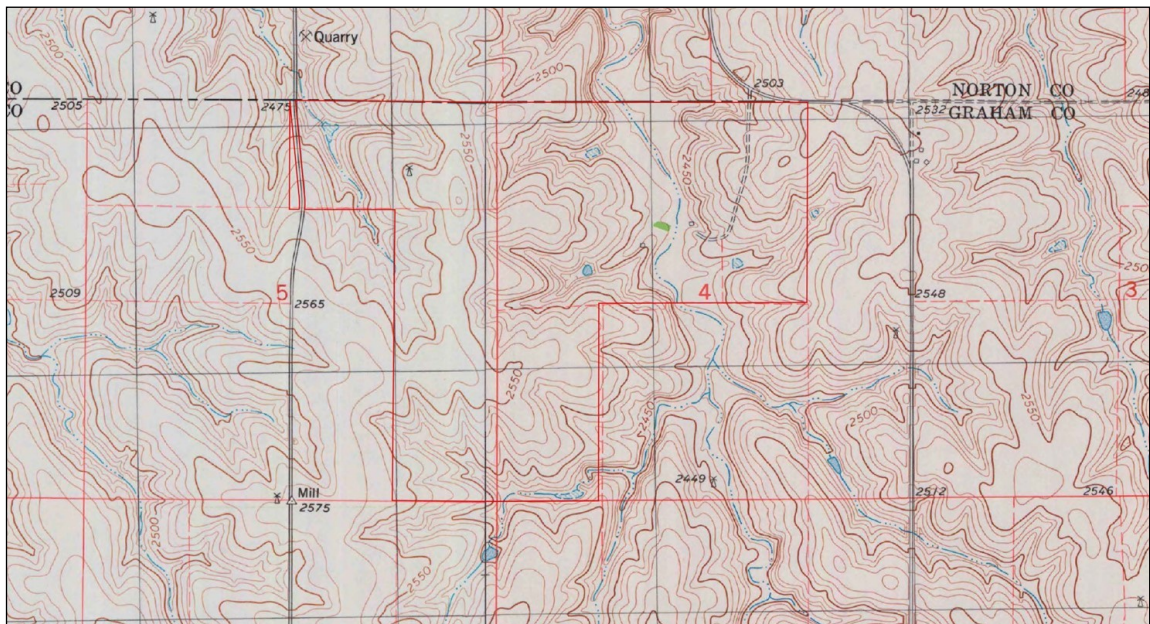
Tract2: Drive south of New Almelo, KS approximately 2 miles on County Road W12. At the first turn, the property's drive will be on the south side of the road.

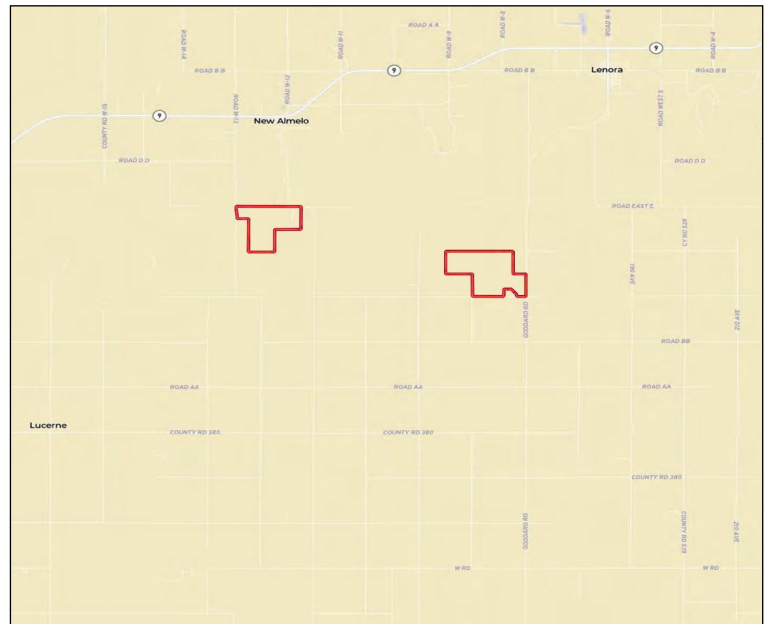
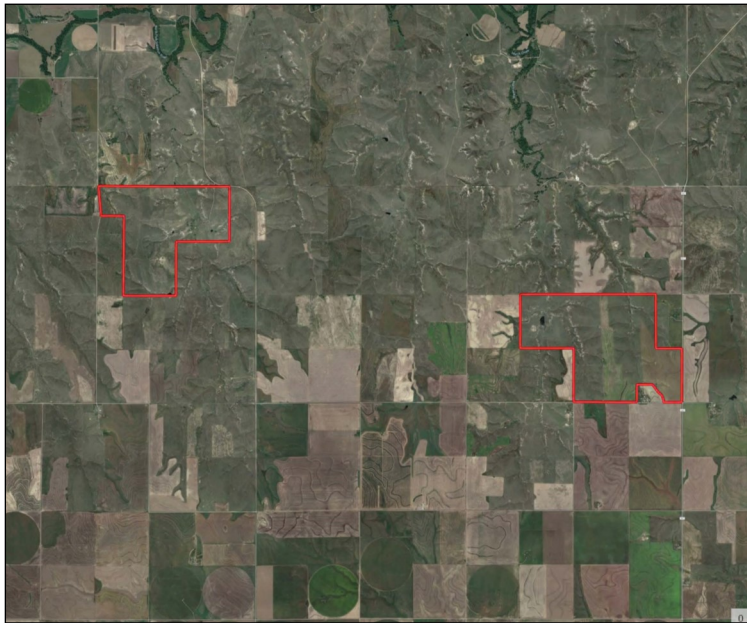


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MAPS





FARM | RECREATIONAL | RANCH | INVESTMENT



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“Land is the most permanent estate and the most likely to increase in value.”

George Washington

AgWest Land Brokers is the real estate arm of AgWest Commodities. AgWest Commodities has been helping producers make profitable decisions and reduce stress in marketing for over 20 years. Committed to our clients' goals, AgWest has expanded across the Midwest serving our clientele one customized plan at a time. It became apparent that creating a real estate branch of the business, which specializes in farm and ranch real estate, would bring even more needed services to our client base.

AgWest Land Brokers was formed to continue serving and building long-term relationships with landowners. AgWest Land Brokers assists landowners in buying and selling land. We provide the same professionalism and customer service you have come to expect from AgWest Commodities. Real estate agents at AgWest Land Brokers have experience in farm and ranch real estate, successfully bringing buyers and sellers together for years.

AgWest Land Brokers has aligned with other land brokers across the Midwest and High Plains to provide the experience and knowledge needed to offer the very best land brokerage services. We understand land. We are the trusted, local land brokers that know the land market. If you are looking to sell or buy land, let us put our experience to work for you in reaching your goals.



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