

Combination Farm

Graham County, KS



Here is an incredible opportunity to purchase a diverse farm located just south of Penokee, Kansas along the intersection of County Road K and 170th Ave. Roughly 109 +/- tillable acres consisting of fertile Class II & III soils stretch over this property and are able to produce corn, wheat, milo, and a variety of forage and cover crops. The remaining 125.63 +/- acres are rolling grasslands with a deep river bed cutting through the middle of the property. This tract is surrounded by a four-wire barbed wire fence in good condition and is cross fenced down the center of the property allowing for easy cattle rotation. With a submersible well located at the old farmstead, this incredible property is ready for cattle this spring. Deep draws, thickets, evergreens, and lush grasses offer great wildlife habitat for the areas upland game, whitetail, and mule deer population that frequent the property. This farm also has 19.90 +/- acres enrolled in the Conservation Reserve Program and is contracted for \$38.10/acre, with the contract set to expire 9/30/2022.

Property Acres - 234.65 +/-

Dryland Acres - 109.02 +/- Grassland Acres - 125.63 +/-

Legal Description: S08, T09, R24, S2 NW4 & SW4 LESS RD R/W

Property Taxes - \$1,596.93

Annual CRP Payment - \$758.00 CRP Expiration - 9/30/2022

Price- \$280,000.00

Directions: From Hill City, KS drive west on Highway 9 for approximately 6 miles. Turn south and drive through Penokee until you reach County Rd. O Terr. Continue west on O Terr and River Road for 2 miles turning south on County Rd. 180th Ave. for roughly 4.5 miles. Turn west on County Rd. K for half a mile and the property will be located on the north side of the road.

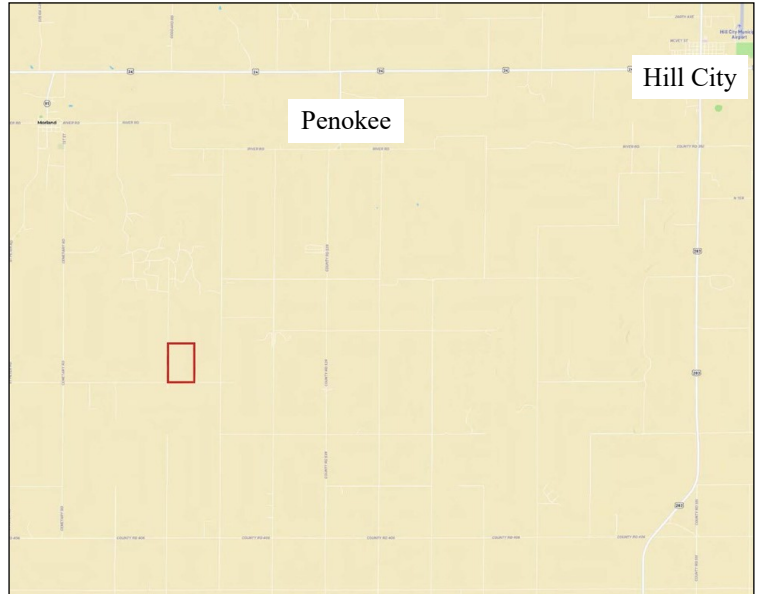


Clayton Esslinger | Farm & Ranch Specialist
785.202.2066 | Clayton.Esslinger@AgWestLand.com

AgWest Land Brokers, LLC | 415 W. 4th Ave. PO Box 1098
Holdrege, NE 68949 | 866-995-8067

AgWestLand.com





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