

LAND AUCTION



320 AC± | 1 TRACT | NORTON CO, KS

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/9/22 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: SLEEP INN & SUITES
201 EAST HOLME | NORTON, KS 67654

PRODUCTIVE CROPLAND & HUNTING IN NORTON COUNTY, KS - This excellent half section of NW Kansas ag land provides outstanding tillable acres as well as exceptional hunting habitat to enjoy on your own or to generate additional income from your investment. With its prime location right on the Graham/Norton County line, this farm features over 289 acres of tillable cropland acres currently generating a good rental return for the landowner as well as great hunting opportunities.

The 289 +/- acres of cropland are fertile Class II silt loam soils that produce excellent yields and will be selling with open tenancy for the 2022 farming season. This is a tremendous opportunity for both the land investor and farm operator alike!

The 30+ acres of waterways on the property are loaded with trees, thickets, and tall grass through the center of the farm. This habitat holds a very good population of deer and upland birds. There is excellent deer sign through the bottom and several upland birds were observed in recent weeks. With Bow Creek just across the road to the south, this farm will have consistent wildlife activity throughout the fall months.

If you are searching for an excellent tillable land investment with good hunting habitat, contact listing agents Adam Hann and Mitch Keeley for more details on this outstanding option!



TRACT 1: 320 +/- ACRES

Tract #: 1

Deeded acres: 320+/- acres

FSA Farmland Acres: 289.17+/- acres

DCP Cropland Acres: 288.6 DCP acres

Soil Types: Holdredge silt loam 1-3% slopes, Coly and Uly silt loams 6-10% slope

Soil PI/NCCPI/CSR2: 74.3 NCCPI

Base acres and Yield: Wheat Base Acres 123.65/PLC Yield 41, Grain Sorghum Base Acres 133.75/PLC Yield 57

CRP Acres/payment: No CRP

Taxes: TBD

Lease Status: Open Tenancy for 2022 crop year

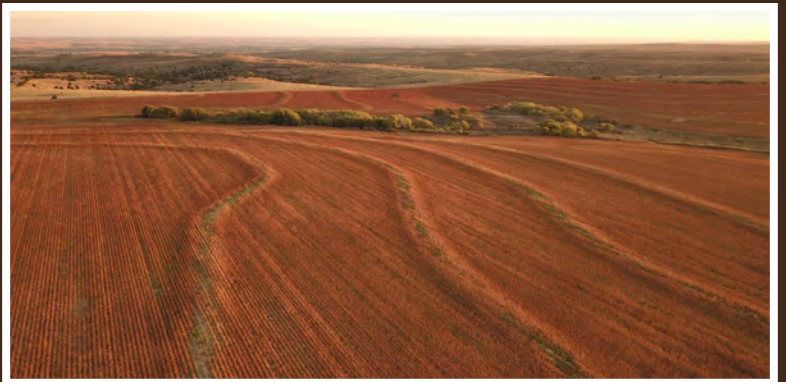
Possession: Immediate possession

Survey needed?: No survey needed

Brief Legal: W ½ S34 T5N R22W

PIDs: 228-34-0-00-00-002.00-0

Lat/Lon: 39.5763, -99.794



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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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