

995.29 ACRES M/L



CROPLAND - RECREATION - PASTURE

Bourbon County

K A N S A S



COMBINATION FARMLAND
AVAILABLE

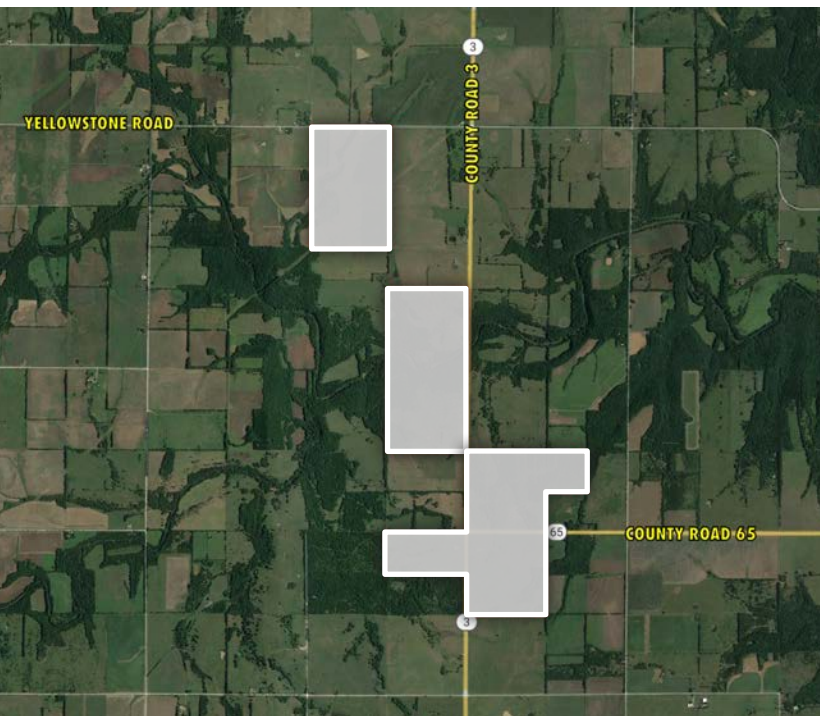
LISTING #16370

STEVE BRUERE 515.222.1347
STEVE@PEOPLESCOMPANY.COM



PROPERTY EXECUTIVE SUMMARY

Bourbon County, KS



995.29 ACRES M/L
COMBINATION
FARMLAND

PRICE \$4,000,000

PROPERTY

Peoples Company is proud to offer an excellent opportunity to purchase a unique combination farm in southeast Kansas. This farm consists of 995.29 acres m/l with approximately 220 FSA tillable acres carrying an NCCPI of 62.5. The remainder of the farm consists of quality pasture and excellent recreational land. The farm is located 8 miles southwest of Blue Mound, Kansas in Franklin Township.

Seller may be willing to consider offers on smaller portions of the farm depending on pricing and terms. Contact agent for details.

COUNTY ROAD 3, BRONSON, KANSAS 66716

FARM DETAILS

FSA Cropland Acres: 220
NCCPI: 62.5
Est. Net Taxes: \$3,363.70
need to check about how the
large parcel is split

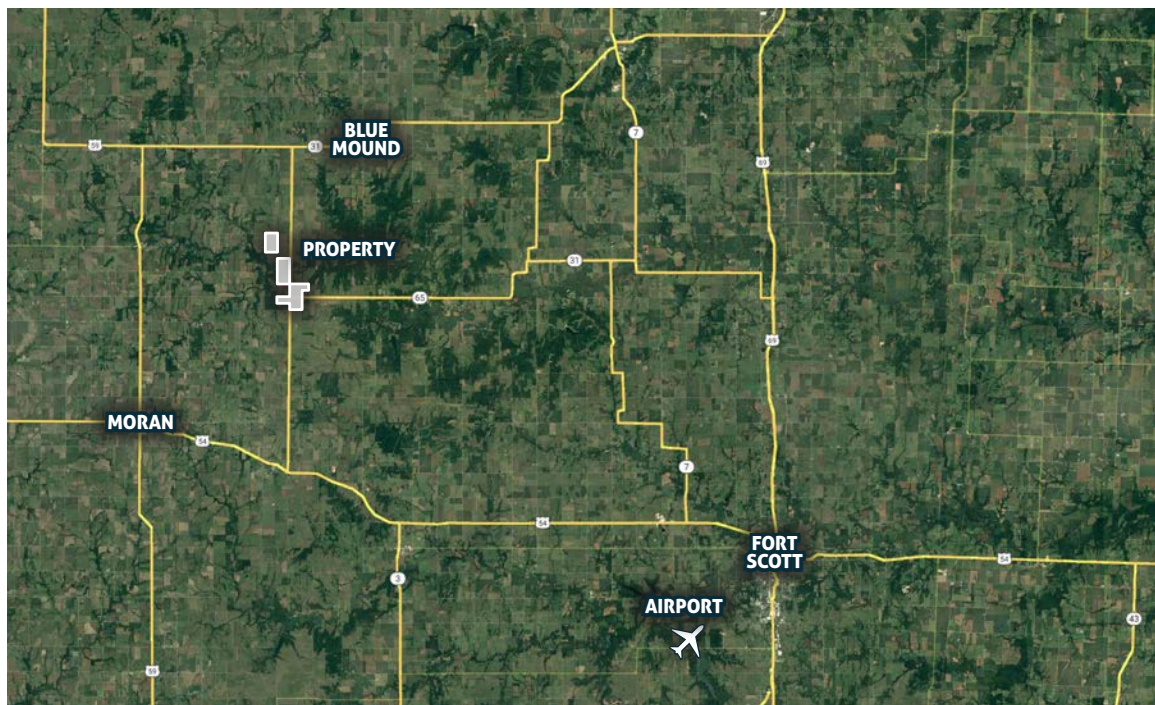
DIRECTIONS

From Blue Mound, KS: Head west on KS-31 for 2.9 miles. Then, turn left onto KS-3S and continue straight for 5.0 miles. The farms will be located on the left and right.

AIRPORT

Fort Scott Municipal Airport (FSK) - Located 4 miles southwest of Fort Scott, KS.

4403 x 75 ft. runway
Phone: 620-223-5490



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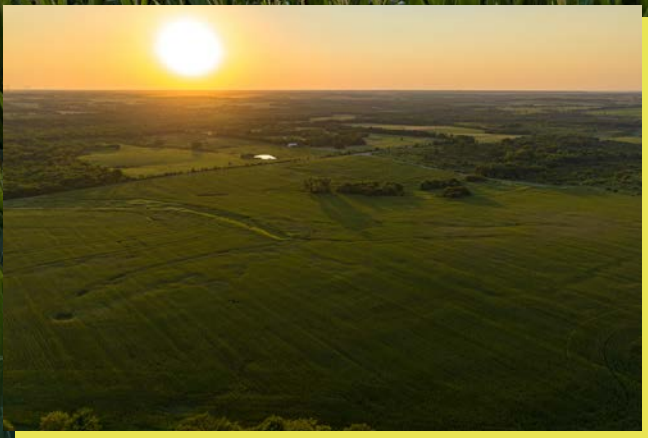
220 cropland acres m/l

CROPLAND

This offering contains approximately 220 FSA tillable acres that provide significant income opportunities to the landowner. Primary soils on the cropland acres include Wagstaff silty clay loam, Bates loam, and Dennis silt loam with over 50% of the tillable acres consisting of high quality Class II soils.

The cropland has historically been rented on a crop share basis and all cropland acres will be available for the 2023 crop season.

Code	Soil Description	Acres	% of field	Legend	CSR2
8951	Wagstaff silty clay loam	89.82	43.2%		52
8621	Bates loam	60.12	28.9%		65
8679	Dennis silt loam	52.42	25.2%		80
8623	Bates loam	4.08	2.0%		63
8991	Zaar silty clay	0.90	0.4%		48
8957	Wagstaff-Shidler complex	0.69	0.3%		40
Weighted Average					63





245 recreation acres m/l

RECREATION

This offering includes unparalleled recreational opportunities. The property includes excellent habitat and food sources making this farm home to all types of wildlife including deer, turkey, and many varieties of game birds.

Contact agent for hunting lease details.



DEER SEASON

Regular firearm: 11/30/2022-12/11/2022

Muzzleloader: 9/12/2022-9/25/2022

Archery: 9/12/2022-12/31/2022

DOVE SEASON

9/1/2022-11/29/2022

SPRING TURKEY SEASON

Archery: 4/3/2023-4/11/2023

Firearm: 4/12/2023-5/31/2023

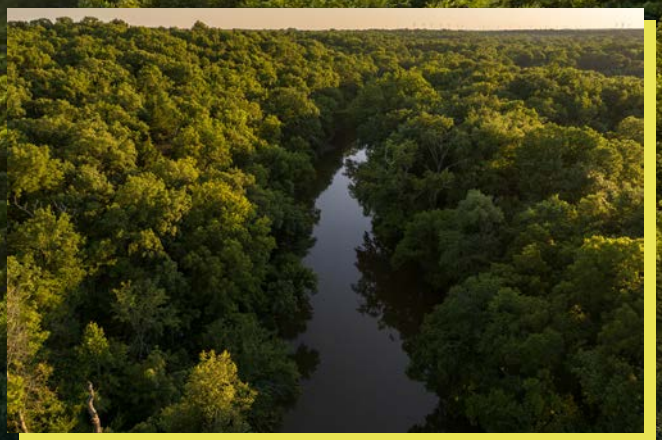
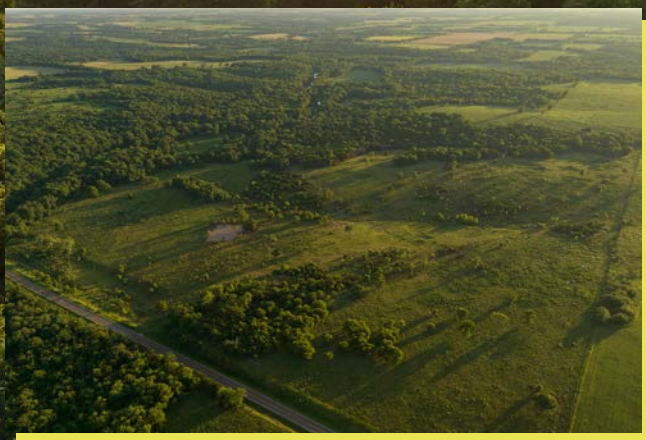
DUCK SEASON

11/5/2022-1/1/2023

1/14/2023-1/29/2023

PHEASANT & QUAIL SEASON

11/12/2022-1/31/2023





530 pasture acres m/l

PASTURE

This offering contains approximately 530 acres of quality pastureland. All fences have been actively maintained with many fencing improvements made in the past couple of years. Each paddock contains ample water supply provided from ponds and creeks as well as shelter provided from numerous timber draws.

All pasture leases expire in the early spring of 2023. Please contact agent for more details.



12119 Stratford Drive, Suite B
Clive, IA 50325



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Bourbon County

KANSAS

TERMS & CONDITIONS

Notice: The Buyer understands the Offering Memorandum contains selected information pertaining to the Property and does not purport to contain all the data a prospective buyer may desire. The Buyer agrees to conduct, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the Property to verify the accuracy and completeness of any and all information obtained from the Offering Memorandum. The Buyer hereby acknowledges that the Seller, nor any person acting on the Seller's behalf, has made any representations or warranties, expressed or implied, as to the accuracy or completeness of this information or their contents, or the suitability of the information contained therein for any purpose. At any time, this information is subject to, among other things, corrections or errors and omissions, addition or deletion of terms, and/or change of terms. Each potential Buyer shall be liable for any property damage and/or personal injuries (including death) caused by or arising from any such inspection or investigations by them or their agents or consultants. The Seller reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the terms, conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Real Estate Sale and Purchase Agreement is fully executed by the Seller and the Buyer. The Seller also reserves the right to accept backup offers until the close of escrow and have the sale of the Property subject to the Seller affecting a 1031 tax exchange for a suitable property. This information has been obtained from sources believed reliable. The

Seller and Peoples Company may supplement, revise, or add Property information up to the time the Property sells. Potential Buyers should continue to monitor peoplescompany.com to ensure the Buyer is aware of the most up-to-date information.

Offering: The farm will be offered as one unit. Seller, at its sole discretion, may consider selling smaller portions of the farm. Contact agent for details.

Offer Submittal: Offers for the property shall be submitted Peoples Company

Peoples Company
Attn: Steve Bruere
12119 Stratford Drive, Suite B
Clive, IA 50325

steve@peoplescompany.com
515-222-1347

Farm Program information: Farm Program Information is provided by the Linn & Bourbon County Farm Service Agencies. The figures stated in the marketing materials are the best estimates of the Seller and Peoples Company. Farm Program Information is subject to change when the farm is reconstituted by the Linn & Bourbon County Farm Service Agencies.

Mineral Rights: All mineral rights will be retained by the seller.

