



FOR SALE

WICHITA COUNTY, KS

**319.44 +/- ACRES
DRYLAND FARM**

OFFERED AT: \$1,150,000



AgWest Land Brokers is proud to offer this prime piece of cropland, which boasts Richfield, Ulysess, and Goshen Silt Loam Soils on the majority of the acres, with a small part of Pleasant Clay Soil. This half section has great access off a county road on the south border, and a very nice trail road on the east side. This piece has some rolling to it, but all in all is a very nice piece of highly-productive crop ground. This tract is currently under a 1 year crop share lease that will expire February 28, 2025. The seller's share of the 2024 crops will transfer to the buyer. The buyer will be responsible for reimbursing the seller for any cost they have incurred from the 2024 cropping season so far.

DIRECTIONS

Travel west of Leoti, Kansas 5 Miles to County Rd 7. Turn south on County Rd 7 and travel 12 miles to County Rd BB. Turn west on County Rd BB for one mile. You have reached the southeast corner of the property.



ALEC HORTON

FARM & RANCH SPECIALIST

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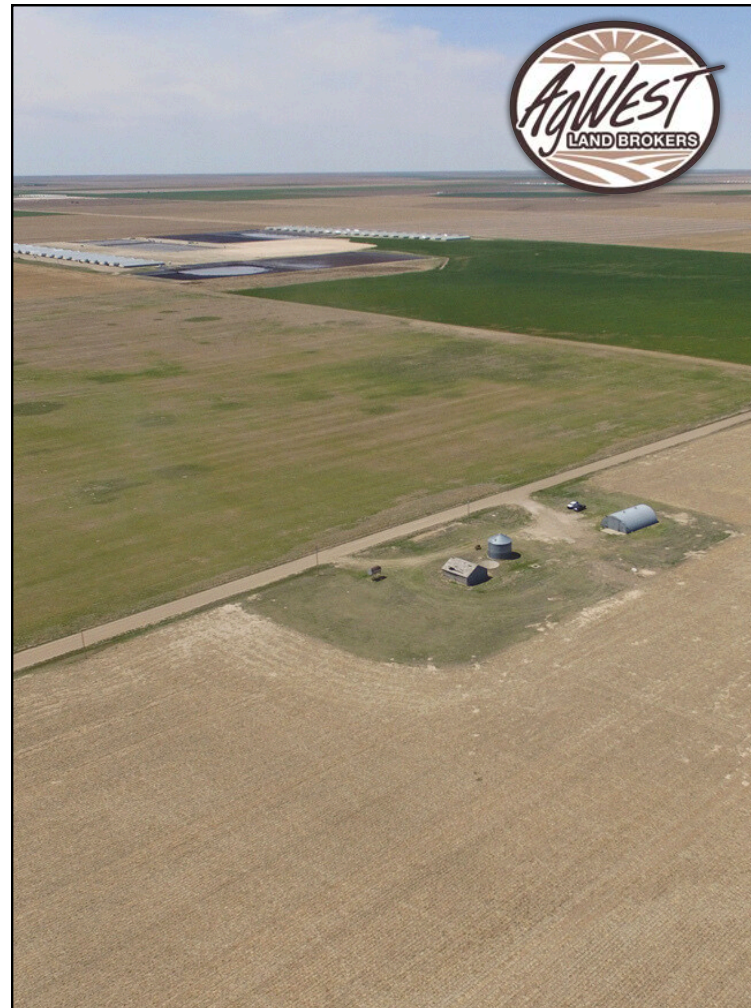
WICHITA06

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PROPERTY DETAILS

Dryland Acres

319.44 ±



Property Taxes - \$ 2,229.86

Legal Description

East Half Section 14, Township 20 South, Range 38 West

FSA Information

- Total Cropland Acres: 317.44
- Wheat - 152.12 Base Acres - 41 PLC Yield
- Grain Sorghum - 42.06 Base Acres - 76 PLC Yield
- Total Base Acres - 194.18

Included Equipment

- 2,500 gallon diesel tank in good condition
- Round Top Shed in good condition

Grain bin owned by tenant. Not included in sale.

All Mineral Rights Owned by Seller, if any, to Convey to Buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	94.74	29.67	0	65	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	84.38	26.43	0	64	2c
1857	Ulysses silt loam, 1 to 3 percent slopes	75.12	23.53	0	64	3e
1422	Goshen silt loam, rarely flooded	47.74	14.95	0	56	3c
1741	Pleasant silty clay loam, ponded	17.29	5.42	0	7	4w
TOTALS		319.27(*)	100%	-	60.01	2.79

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