

LAND FOR SALE

55 +/- Acres Marshall County Kansas

Marysville Property.

Tract Legal Description:

S35, T2, R11, ACRES 55.77, Tract in SE/4, LESS R/W

2024 Property Taxes: \$1,637.12

FSA Information:

DCP Cropland Acres = 67.47

Base Acres = Soybeans 47.35, Corn 16.89, Oats

2.25 PLC Yield = Soybeans 32, Corn 129, Oats

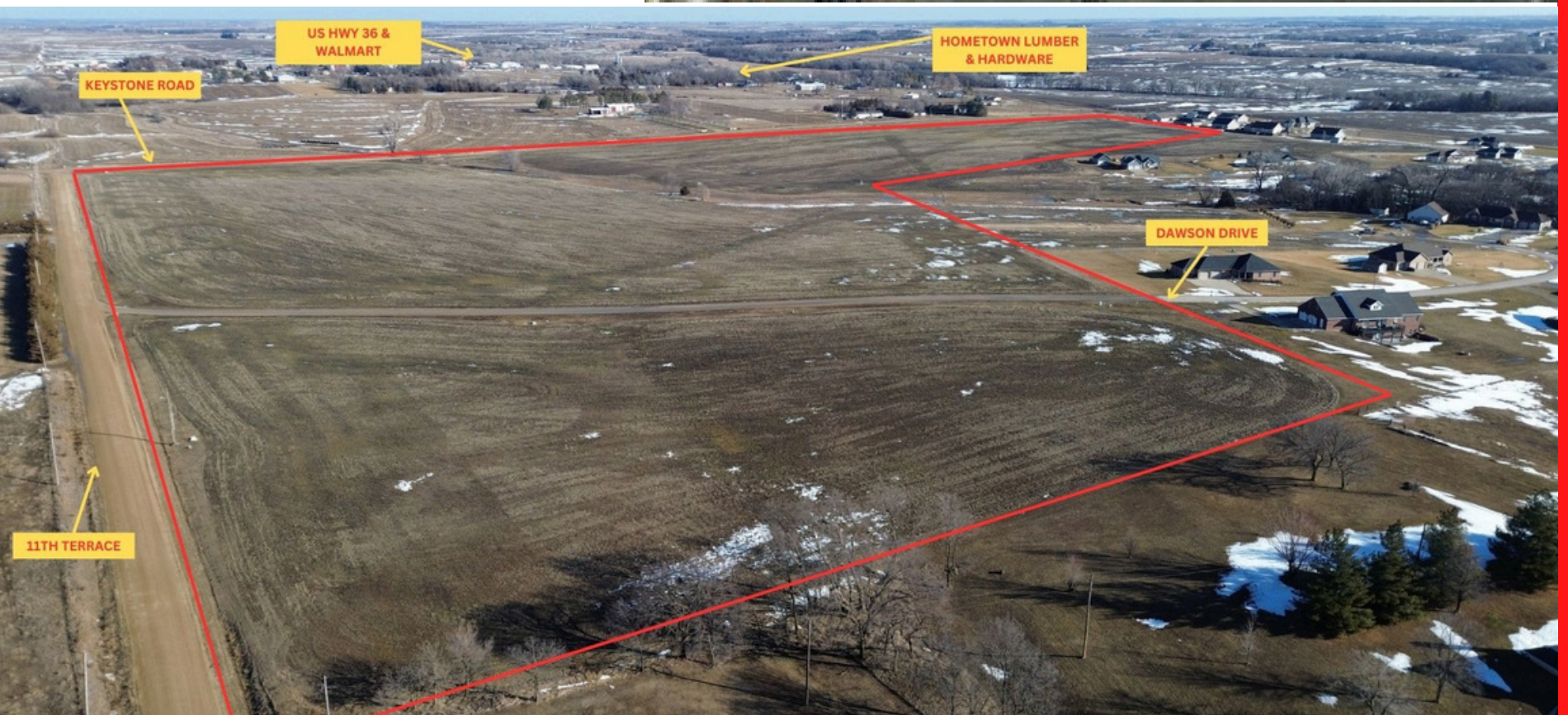
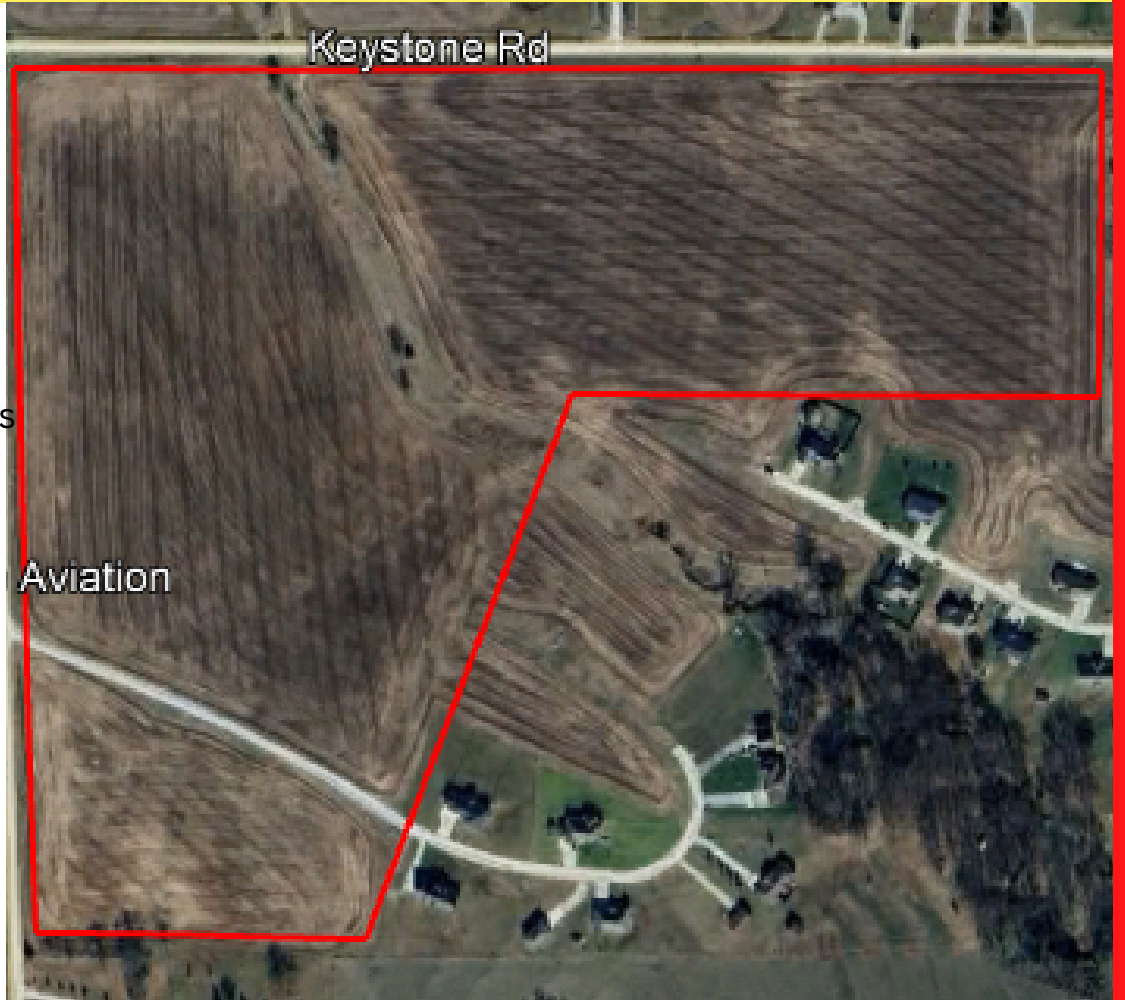
42.

FSA Map includes acres not being included in sale. See Website for details.

Property Location:

From US 36, go South on 12th Rd to Keystone Rd Turn West onto Keystone & Property is on South side of Keystone Rd.

LIST PRICE: \$550,000



Agent Notes: This 55-acre tract has approximately 49.79 tillable acres within the city limits of Marysville, just one-half mile south of US Highway 36. Featuring 37.5% Wymore Silty Clay Loam Class II and 31.2 % Wymore Silty Clay Loam Class III soils, this farm is ready to produce! Conveniently located in the Southeast corner of Marysville and just 5.2 miles from Home City Grain, don't miss out on your opportunity to own this well laid out farm!



Seller

Donna Rottinghaus Trust



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www.MidwestLandandHome.com