



DRYLAND FARM FOR SALE

80.87 +/- ACRES

DRYLAND ACRES - 80.35 +/-
OTHER ACRES - .52 +/-

PROPERTY TAXES - \$391.68

PRICE
\$ 173,870.50



Located in the northeast corner of Graham County, this gently rolling farm provides a secure investment for your land portfolio. With a majority Class II & III silt loam soils spread across 80.35 +/- tillable acres, the cropland is well suited for raising high-yielding crops. This farm has established base acres of wheat and grain sorghum and is currently drilled to wheat for this summer. The tenant has a 3-year lease on the cropland, offering an excellent fixed-income stream for this property. This productive farm checks all of the boxes for a great investment property.



PROPERTY DIRECTIONS

Traveling from Nicodemus, Kansas, drive 3 miles west on US Highway 24, turning north on County Road 360th Avenue. Continue driving for 7 miles, turning east onto Y Road. Drive for 2 miles, turning north at the T-Intersection of Y Road and 380th Avenue. Continue north for 1 mile. The property will be located on the east side of the road. Signs will be posted.

CLAYTON ESSLINGER

FARM & RANCH SPECIALIST

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PROPERTY INFORMATION

LEGAL DESCRIPTION

Section 26, Township 06, Range 21, Acres 80.87, S2 SW4 Less RD R/W

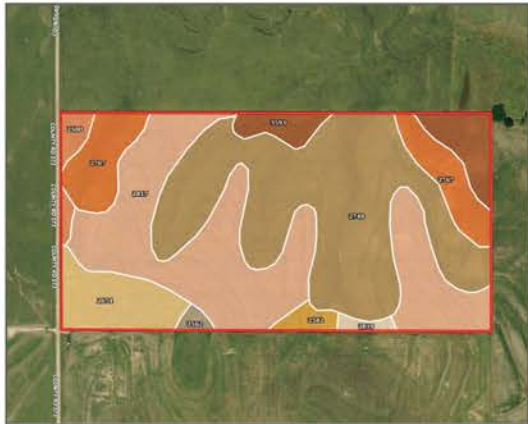
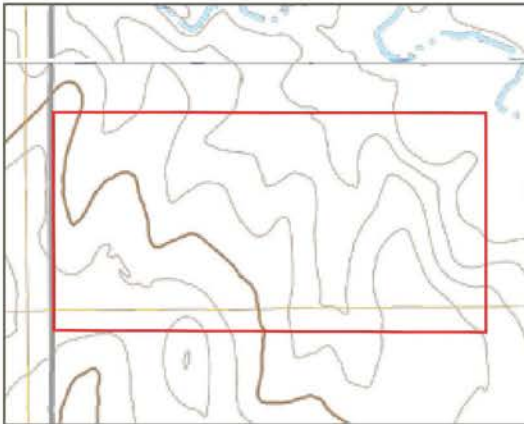
FSA INFORMATION

Total Cropland Acres: 79.26 +/-
Wheat – 58.1 Base Acres – 38 PLC Yield
Grain Sorghum – 1.5 Base Acres – 91 PLC Yield
Total Base Acres – 59.6

OTHER DETAILS

- Current lease on the property expires February 28th, 2028.
- The lease rate is \$65/acre.
- There is a 4-wire barbed wire fence running along the north and east boundaries in good condition.

*All mineral rights owned by seller, if any, to convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2748	Penden clay loam, 3 to 7 percent slopes, eroded	30.92	38.26	0	56	3e
2817	Uly silt loam, 3 to 6 percent slopes	26.98	33.39	0	76	3e
2767	Penden-Uly complex, 7 to 20 percent slopes	8.21	10.16	0	63	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	5.8	7.18	0	76	2e
3593	Humbarger loam, occasionally flooded	5.09	6.3	0	72	2w
2580	Coly silt loam, 3 to 6 percent slopes	1.55	1.92	0	71	3e
2582	Coly silt loam, 6 to 20 percent slopes	1.11	1.37	0	59	4e
2819	Uly silt loam, 6 to 11 percent slopes	0.61	0.75	0	74	4e
2562	Campus-Canlon complex, 3 to 30 percent slopes	0.55	0.68	0	34	6e
TOTALS		80.82(*)	100%	-	66.15	3.21

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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