



RUPP|STEVEN

ReeceNichols South Central Kansas

FOR SALE

Location: SE/c of W 55th St S & West St, Haysville, KS

115.60 ± ACRES OF PRIME FARMLAND



Price: \$1,381,560 (\$12,000 per acre)

Land Size: 115.13 ± Acres

Soils & Use: All cropland, currently farmed with a mix of wheat and soybeans

FSA Info:

- 115.90 acres of farmland and cropland
- 84 base acres (Wheat - 69.32 | Soybeans - 14.68)
- PLC Yields: Wheat - 42 | Soybeans - 28

Zoning: SF-20

Floodplain: A portion of the Property is in the floodway

Mineral Rights: Seller's mineral interest transfers with the sale.

2024 Taxes: \$801.85

Schools: USD 261 - Haysville

Possession: At closing, subject to the current tenant rights.

Highlights:

- Strong agricultural utility with active production history
- Level terrain with excellent access & visibility
- Ideally positioned with road frontage
- Potential for expanding farming operations, land for long-term investment or future development land



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

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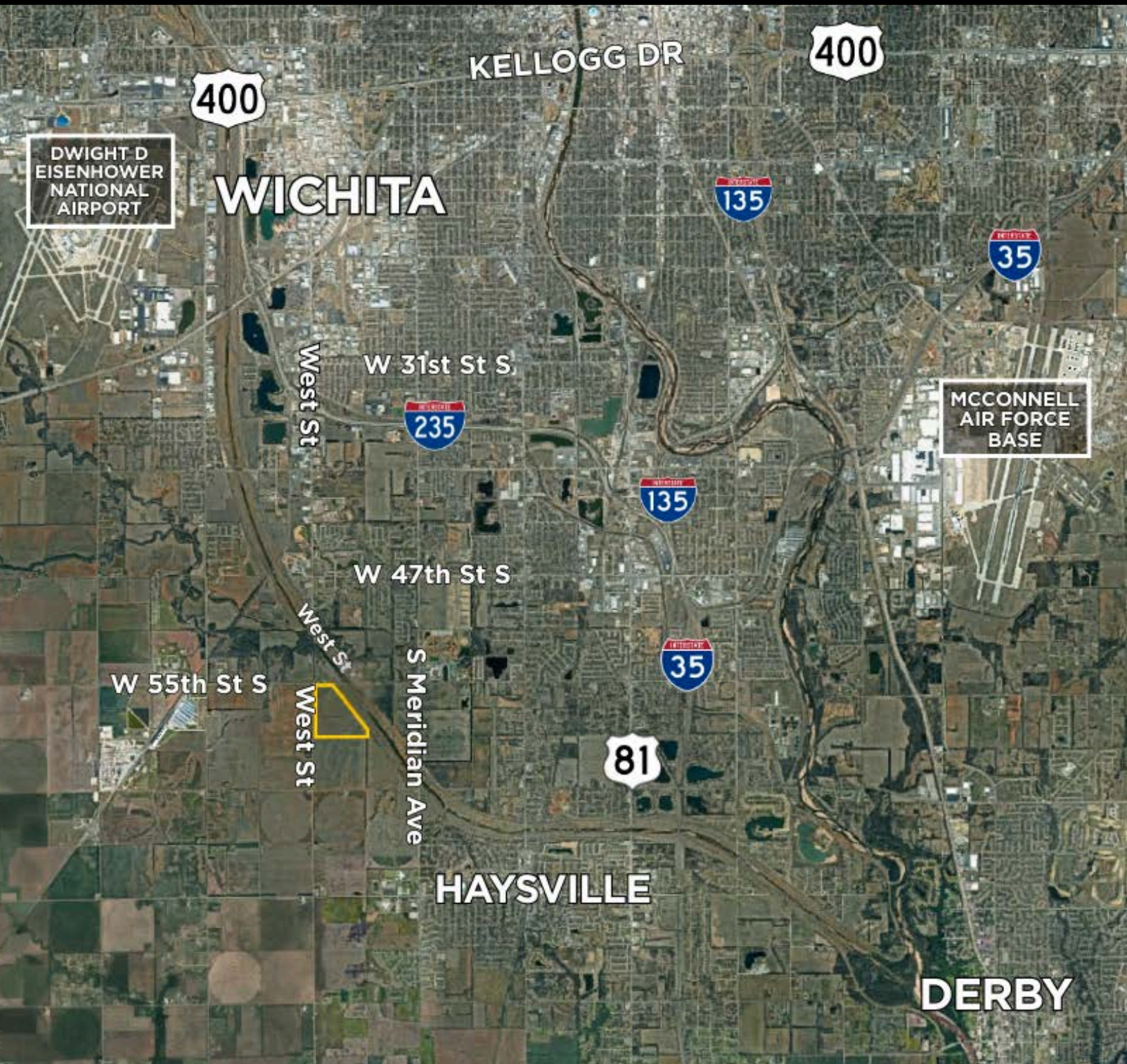
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