

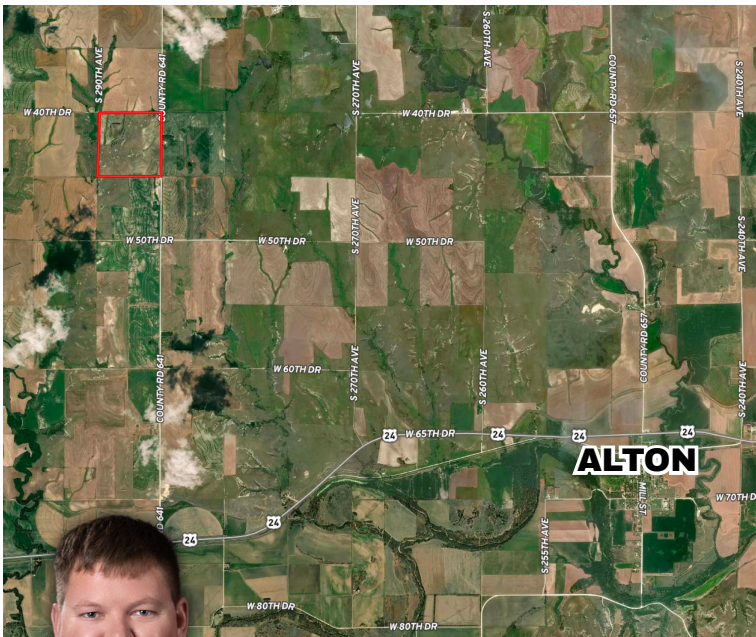


FOR SALE

**154.25 +/- ACRE
COMBINATION FARM
OSBORNE COUNTY, KS**

NICE TRACT FEATURING BOTH
DRYLAND FARM GROUND AS WELL
AS PASTURES TO GRAZE.

TRAVEL WEST OF ALTON ON HIGHWAY 24
FOR 4 MILES. TURN NORTH ON 641 AVENUE
AND GO 3 MILES. THE PROPERTY IS ON THE
WEST SIDE OF THE ROAD.



ROSS POYSER
FARM & RANCH SPECIALIST
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**PRICE REDUCED
\$240,000**



TOTAL ACRES (PER ASSESSOR) - 154.25 ±

DRYLAND ACRES - 71.89 ±

GRASS ACRES - 82.36 ±

LEGAL DESCRIPTION

NORTHWEST 1/4 OF 29-6S-15W

PROPERTY TAXES

\$ 933.54

**OPEN FOR THE 2025 GROWING
AND GRAZING SEASON**

Features 71.89+/- acres of tillable ground consisting of Harney-Mento complex and Wakeen-Mento complex soils. This tract also provides 82.36+/- acres of pasture that provide great grazing opportunities and consistently has many Whitetail deer traversing the property. Once purchase agreement has been signed and earnest money has been deposited, the buyer will have full access and use of the grassland acres. The current wheat crop will be harvested by the seller and access and use to cropland acres will be available after harvest.

FSA INFORMATION

TOTAL CROPLAND ACRES - 71.89

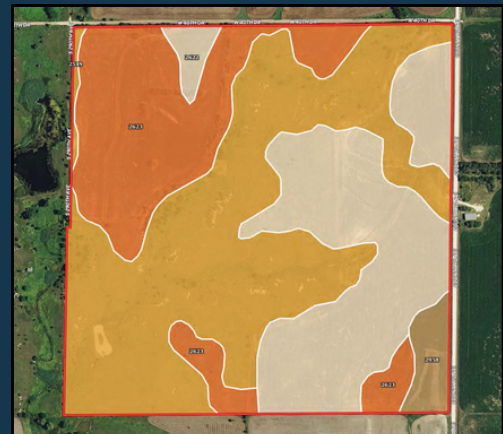
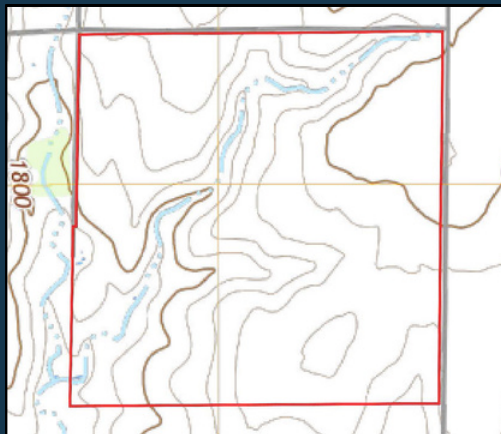
WHEAT - 30.14 BASE ACRES - 37 PLC YIELD

GRAIN SORGHUM - 7.8 BASE ACRES - 45 PLC YIELD

SUNFLOWERS - 0.04 BASE ACRES - 1,069 PLC YIELD

SOYBEANS - 16.5 BASE ACRES - 19 PLC YIELD

TOTAL BASE ACRES - 54.48



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