

584 ACRES IRRIGATED CROPLAND THOMAS COUNTY, KS



\$5,950/Acre

LEGAL DESCRIPTION

ALL OF 33-9-32, THOMAS COUNTY, KANSAS

GENERAL INFORMATION

FSA Information:

Cropland Acres: **584 Acres**
 Total Base Acres: **584 Acres**
 Wheat Base / Yield: 183.6 / 44
 Corn Base / Yield: 365 / 126
 Grain Sorghum Base / Yield: 35.4 / 90

Crops & FSA Payments: The tenant shall retain all of the growing crops and all of the FSA payments. Cash Lease Payment shall be paid or pro-rated if necessary to Buyer. Call Agent for details.

Tenant is paying for all the pivot repairs and maintenance. Good solid rate of return to a buyer from the cash lease.

Water Right Info: (2) Wells #9330; (2) Wells #20784. For more information contact listing agents or our view website.

Irrigation Equipment: (3) Valley electric sprinkler systems with generators, (4) irrigation wells with natural gas engines.

Minerals: 1/2 of the seller's interest shall go to the buyer.

Possession: Day of Closing, subject to cash lease with Haremza Farms. Tenant in place; cash rent paid out March 1st.

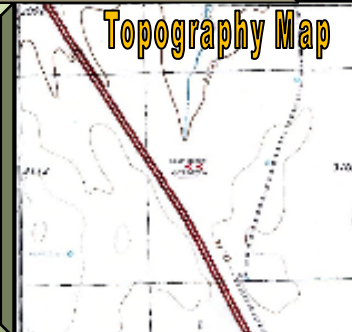
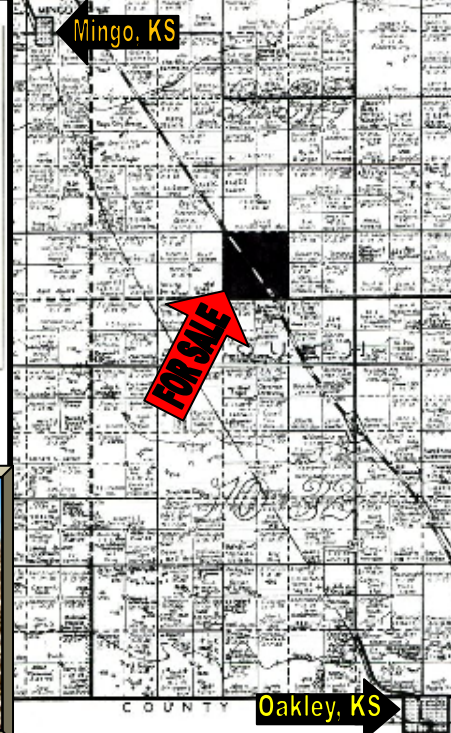
2009 Taxes: \$3,272.69

Driving Directions: 2 1/2 miles East and 3 miles South of Mingo, Kansas, or 6 miles North and 1 mile West of Oakley, Kansas.

This land is owned by a licensed real estate agent.



Color	Field Description	Moisture	Drainage	Soil	Water Table	Depth	Notes
Blue	Good to Excellent	10-15%	10-15%	1	1		
Green	Good to Excellent	15-20%	15-20%	2	2		
Yellow	Good to Excellent	20-25%	20-25%	3	3		
Red	Good to Excellent	25-30%	25-30%	4	4		
Black	Good to Excellent	30-35%	30-35%	5	5		



STOCK REALTY & AUCTION CO.
 Land Brokers and Auctioneers

Residential Services

390 N. FRANKLIN, SUITE 100
 COLBY, KS 67701

OFFICE: 785-460-7653 (SOLD) FAX: 785-460-7658

MOLLY J. OLIVER, RESIDENTIAL SPECIALIST

www.stockrealtyandauction.com mollyo@stockrealtyandauction.com



Residential
 785-462-6133



Information was obtained from sources deemed reliable, but Broker makes no guarantee as to accuracy. All prospective buyers urged to fully inspect property and rely on their own conclusions.