

WAKARUSA VALLEY FARM LAND FOR SALE

1246 North 1200 Road
91± ACRES > Lawrence, Kansas



Property Summary

The property consists of 91± acres of excellent Wakarusa River Bottom land. The majority of the land is Class I & Class III soils of Wabash silty clay and Reading silt loam. The entire property falls within the 100-year floodplain or flood way. It is currently farmed with traditional rotation of corn and soybean.



Site Summary

- > Location: 1 mile west of Lawrence on Highway 59 on Douglas County Road 458
- > Water: Rural water
- > Possession: upon closing, subject to tenant's rights
- > Sale Price: ~~\$550,000.00~~ **\$500,000**

Soil Description

- > Reading silt loam, rarely flooded: 56.63 A
- > Wabash silty clay, occasionally flooded: 24.80 A
- > Kennebec silt loam, frequently flooded: 6.48 A
- > Kennebec silt loam, occasionally flooded: 3.09 A

Broker's Note:

This is an extremely fertile row-crop farm to add to your operation with good access to major highways to move your crop.

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