

# LAND FOR SALE

## GRAHAM COUNTY KANSAS PIVOT IRRIGATED FARM

### LOCATION:

6 miles north and 9 1/2 miles west of Hill City via a gravel road.  
(Located on the corner of W Road and 170th Ave)

### LEGAL DESCRIPTION:

NW1/4 Section 17-T7S-R24W of the 6th P.M., Graham County, Kansas

### PROPERTY DESCRIPTION:

Graham County records indicate a total of 154.00 acres. Farm consists of productive pivot irrigated cropland with dry crop corners and grass.

### FARM SERVICE AGENCY

#### INFORMATION:

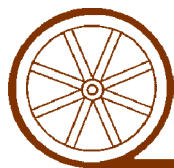
Total Cropland 137.1 acres  
Government Base Acres - Wheat, 71.5 acres with PLC yield of 43 bu/acre  
Corn, 65.3 acres with PLC yield of 129 bu/acre  
Grain Sorghum, 0.2 acres with PLC yield of 43 bu/acre

### IRRIGATION INFORMATION:

Well Registration # and/or Water Right #	A31857
Completion Date	4/24/1978
Original Well Depth	220'
Total Acres Authorized	120
Authorized Quantity	240 acre feet
Authorized Rate	775 GPM
Pump - Western Land Roller	

(The 100 hp electric motor and pivot irrigation system is tenant owned and does not sell with property.)

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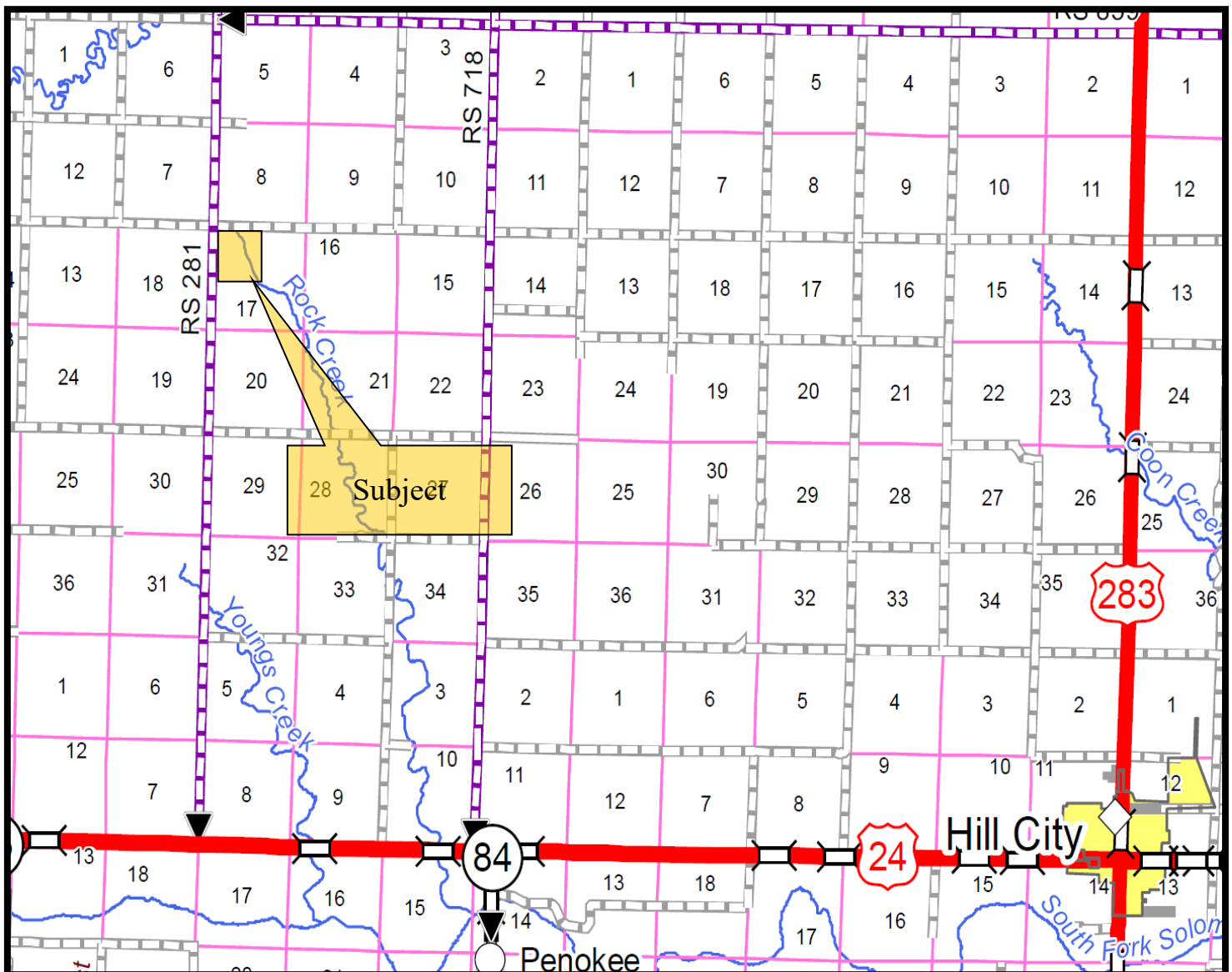
**SOILS:** Soils consist primarily of Class II and III Holdrege and Coly silt loams, with slopes of 1-6% with lesser amounts of Class IV and VI Penden-Uly Complex and Coly silt loams.

**REAL ESTATE TAXES:** 2016 Real Estate Tax - \$1,620.16

**LIST PRICE:** \$570,000 CASH

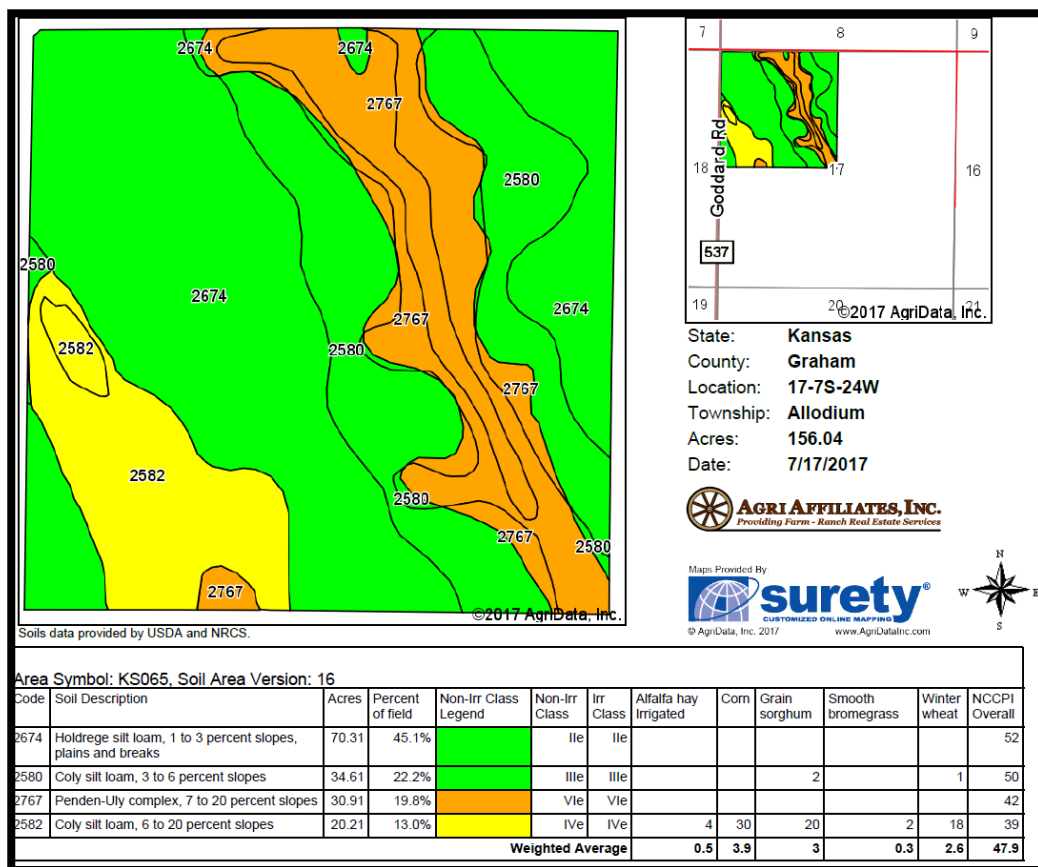
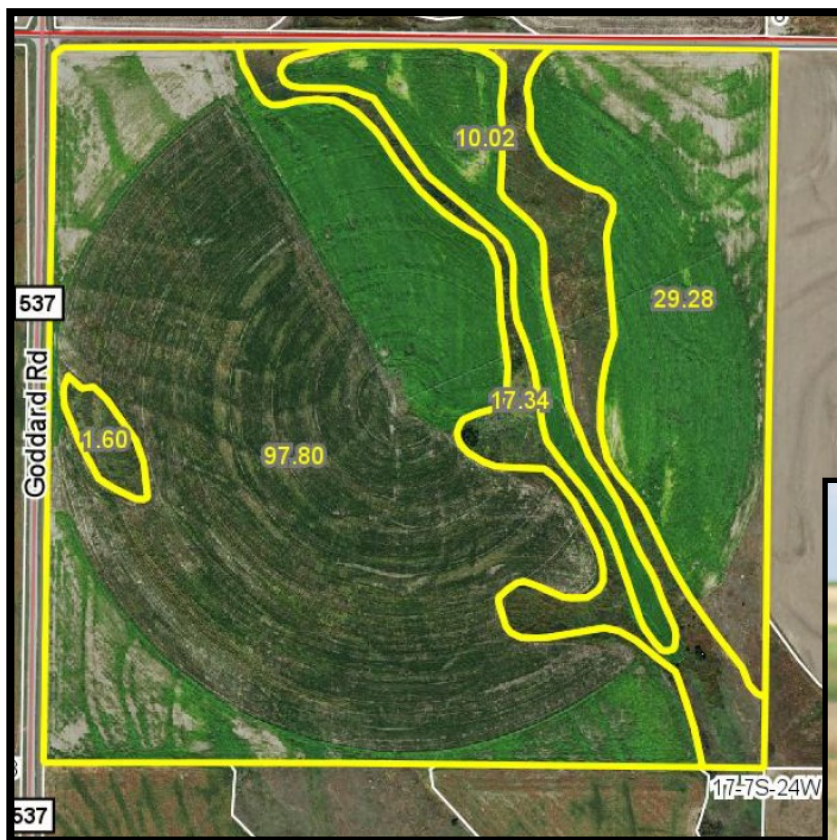
**COMMENTS:** Don't miss this opportunity to own a productive pivot irrigated Graham County, Kansas farm.

**CONTACT:** Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com



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