

LAND FOR SALE
144 acres +/-, Mitchell County, KS

Rare opportunity to purchase prime hunting ground with high percentage of tillable acres



Legal Description: Northeast Quarter lying south of the Solomon River of Section 36, Township 7 South, Range 7 West of the 6th PM, Mitchell County, KS.

Directions: For approx. 2 miles wind on 350th Rd to the fork. Take the fork to the right on Lucy Trail. Follow Lucy Trail until the "t". Property is straight ahead. For entry, turn south on 340th to the next ¼ mile and turn west on Libby Trail. Travel ½ mile to the implements to enter parcel.

Description: This parcel contains 144 acres +/- consisting of 120 acres +/- tillable, 30 ft draw, middle of the Solomon River is the south boundary line and creek to the east. Currently 82 acres +/- planted to beans and 26 acres +/- of summer fallow. Soil types are Class II Harney silt loam (36.6%), Class III Tully silty clay loam (25.4%), Class VI Nibson soils (17.7%), Class II Hord silt loam (7.7%) with the remaining balance as Class II Roxbury silt loam (4.2%), Class IV Wakeen silt loam (3.6%), Class I Detroit silty clay loam (3.1%), and water (1.5%).

Yield: 2018 Beans – 58, 2018 Corn – Crop insurance claim, 2017 Wheat – 67.

Minerals: Seller's mineral interest will be conveyed to the Buyer.

Taxes: \$1,983.92 estimated 2019 taxes.

Terms: Seller would like to serve as tenant. Cash rent on 120 acres. Buyer and Seller will split title insurance and taxes.

Listed for: \$435,000

Gene Francis
Broker & Auctioneer
316.641.3120/gene@genefrancis.com

Lori Rogge
Broker & Auctioneer
785.556.7162/lori@genefrancis.com