

LAND FOR SALE

Brown County Cropland



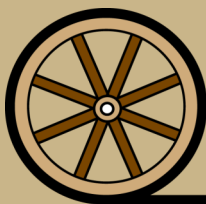
- Location:** Excellent access just south of US#36 and 1.5 miles south of Fairview, Kansas on US#75 then 1/8 mile west on 220 Street bordering the north side of the property.
- Description:** N1/2NE1/4 Section 4-T3S-R15E of the 6th PM in Brown County, **Kansas.**
- Acres/Taxes:** 75.9 tax assessed acres; taxes \$2,741
- Soils:** Very nice cropland soils are 58% Class II Wymore silty clay loam, 1-3% slope; balance Class III Wymore and Mayberry Clay loam, 3-7% slope.
- FSA Info:** 75.48 property acres: 75.48 cropland acres with 35.83 acres Corn Base @ 122 bu PLC yield and 36.27 acres Soybean Base @ 48 bu PLC yield. (72.1 total Base Acres)
- Buildings:** Property does not include any building improvements.
- Comments:** Very nice non-irrigated cropland with excellent soil types. Excellent access on 220 Street just off US Highway 75. Historic precipitation 37 to 41 inches (KSU 1981-2010).
- Price:** \$465,000 Cash
- Contact:** **John Childears, Listing Agent**
308/539-4450
john@agriaffiliates.com



John Childears,
Listing Agent

Appraisals - Management - Real Estate Sales by Private Treaty or Auction

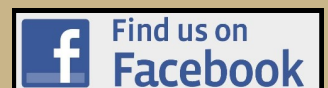
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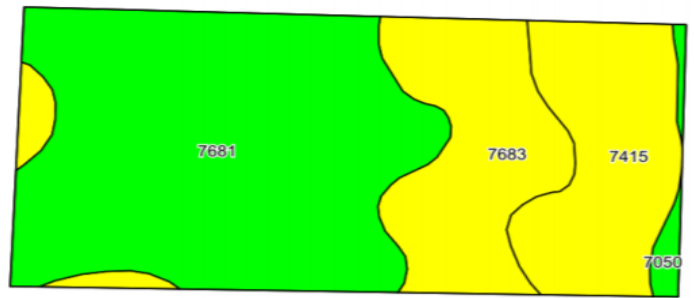
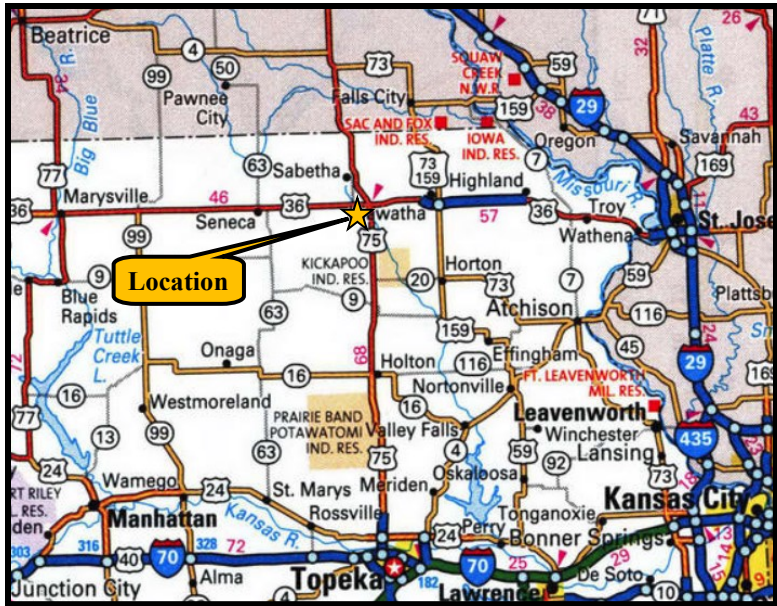


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7681	Wymore silty clay loam, 1 to 3 percent slopes	41.89	56.0%		IIe
7683	Wymore silty clay loam, 3 to 6 percent slopes	16.96	22.7%		IIle
7415	Mayberry clay loam, 3 to 7 percent slopes	14.66	19.6%		IIle
7050	Kennebec silt loam, occasionally flooded	1.27	1.7%		IIlw

