

Cheyenne County, Kansas

Pivot Irrigated & Dryland Farm



Cheyenne05



Don't miss out on this great opportunity to purchase a high-quality irrigated and dryland farm along Highway 36 in Cheyenne County, Kansas. These two tracts are composed of some of the best soils in the county, consisting of Class II & III Ulysses and Keith silt loam soils spread over 90% of the farm. The Sellers and Tenant have taken great care of these properties, offering a perfect opportunity to expand your farm and investment portfolio.

Total Property Acres - 470.67 +/-

Tract 1 Acres - 315.41± Irrigated Acres - 122.93± Dryland Acres - 192.48±

Tract 2 Acres - 155.26± Irrigated Acres - 120.08± Dryland Acres - 27.86±

Legal Description

N2 LESS ROW 31-03-41 & NE4 LESS ROW 03-04-42

Price- \$1,622,120.80 Tract 1 - \$982,788 Tract 2 - \$639,332.80

Property Taxes

Tract 1 - \$4,402.76

Tract 2 - \$4,021.74

Directions: Tract 1: From St. Francis, KS, travel 8 miles west on Highway 36. The property runs along the south side of Highway 36 with County Road 6 running along the east side of the property. **Tract 2:** Travel 11 miles west from St. Francis, KS on Highway 36. Turn south on County Road 3 and drive 1 mile. The property will begin at the intersection of County Road M and County Road 3 and will be located on the Southwest side of the intersection.

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Irrigation Information

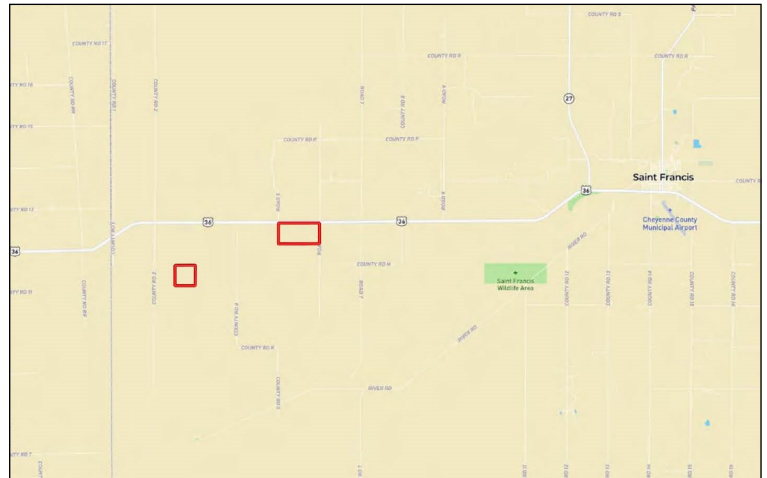
Two 7-tower Valley center pivots included in the sale, with one on each tract.

Tract 1

A 2012 8000 series high profile Valley Center Pivot in excellent condition (#10924203) spans the 122.93 irrigated acres of the half section, with the remaining 192.48 acres comprised of pivot corners and a flush dryland quarter in the Northwest quarter of section 31. This half section contains 2 water rights for irrigation (#6740 & #9132), and is authorized for 121 AF and 214 AF Limited.

Tract 2

The farm has a 2011 7000 series Valley Center Pivot (#10872011) in great condition, and is nozzled at 375 GPM. Water right (#15601) consists of two wells and is authorized for a total of 300 AF. This beautiful 155.26 acre irrigated tract has 120.08 irrigated acres, with only 27.86 acres in dryland corners, and are currently planted to wheat. The Southeast corner of the tract currently has 7.32 acres enrolled in CRP producing \$248 annually, with the contract set to expire in 2024.



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