



# TEEL RANCH

## SHERIDAN COUNTY, KS

**2,497.08 +/- Acres**  
**OFFERED AT \$5,000,000**

The Teel Ranch offers a great opportunity to purchase, 2,500+/- acres of native grass and productive cropland nestled in the High Plains of western Kansas. Sitting on the Graham/Sheridan County line, this historic ranch took the sellers decades to piece together into the large contiguous tract it is today.

As you drive towards the ranch, the well-maintained 100th Avenue divides the ranch between the two counties, giving easy access from Highway 9 to the north.



### CLAYTON ESSLINGER

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Norton, Kansas

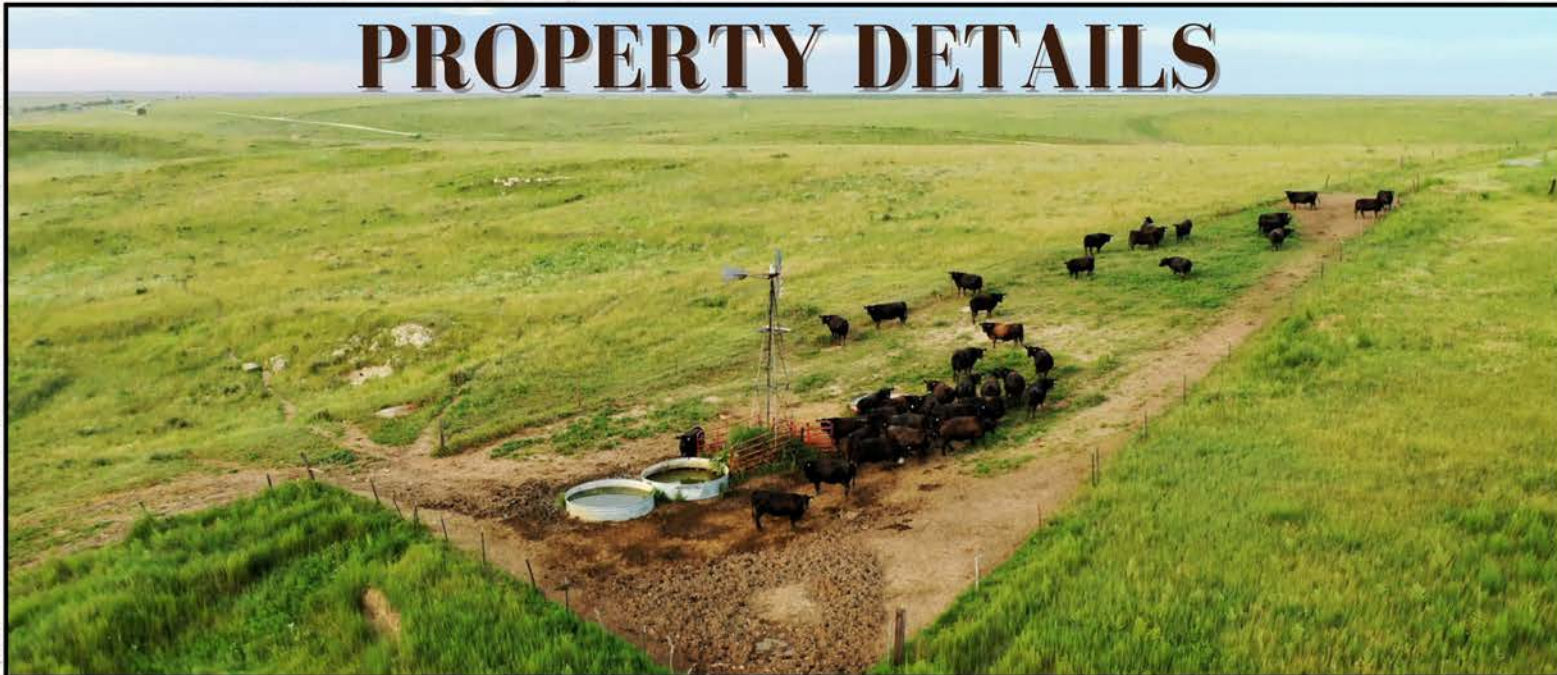
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# PROPERTY DETAILS



Perfect for running stockers or continuing as a cow/calf operation, the ranch will comfortably run 200 pairs during the 5 month summer grazing period. The grass is divided into 9 total pastures with the west half of the ranch subdivided into 6 pastures allowing for easy rotational grazing. There are three submersible wells on the ranch that feed water to 12 stock tanks along with several ponds scattered around the property. The stock tanks have been placed evenly throughout each pasture to offer an easy source of water for your cattle. This incredible property is comprised of 513.46+/- acres of highly productive crop land, consisting of a majority Class II & III soils. The tillable acres can be used to raise additional feed for the ranch or as a variety of cash grain crops the region produces. There is a large herd of mule deer that call this ranch home, this herd has been properly managed and offers a great opportunity to harvest a trophy Kansas mule deer. Located at the heart of the ranch, the main ranch house and a large 80'x40' shop sit off the side of the road and is move in ready for the new owners. Don't miss out on your chance to own a large contiguous ranch in the Kansas High Plains. Signs will be posted.



## **MINERAL RIGHTS**

*Minerals are negotiable*

## **REAL ESTATE TAXES**

\$14,372.63

## **FSA INFORMATION**

Total Cropland Acres: 515.86  
Wheat - 296.89 Base Acres - 34 PLC Yield  
Corn - 216.17 Base Acres - 105 PLC Yield  
Total Base Acres: 513.06



## **RANCH DETAILS**

-5 bed 3 bathroom modular style brick home built in 1982 (1,513 SF) w/ a detached 2 car garage (dirt floor).

-80'x40' Curvet shop south of the main ranch house in good condition. The shop features a full concrete floor and large sliding doors on each end.

-Several pens situated beside the old barn are still in use and are in fair condition.

-Several miles of new four-wire barbed wire fence surround the ranch, with the remaining older fence in good condition.

-3 submersible wells in good condition are piped to 12 separate stock tanks around the ranch.



## **CURRENT LEASES**

*There is a lease in place for 2023. The current tenant is paying \$65/acre for all cropland, and \$30/acre for the grass. The seller is to also receive 25% of this years wheat crop.*

*There is a two year oil and gas lease in place for the following tracts: East Half (E/2) & Southwest Quarter (SW/4), Section 7, Township 6 South, Range 25 West, 480 Acres Less Rd R/W, Graham County, KS*

## **LEGAL DESCRIPTIONS**

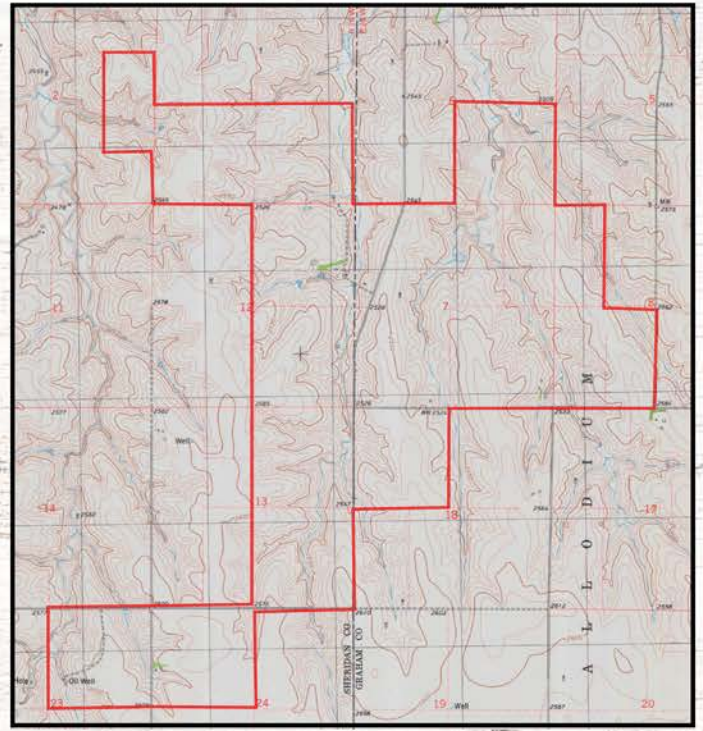
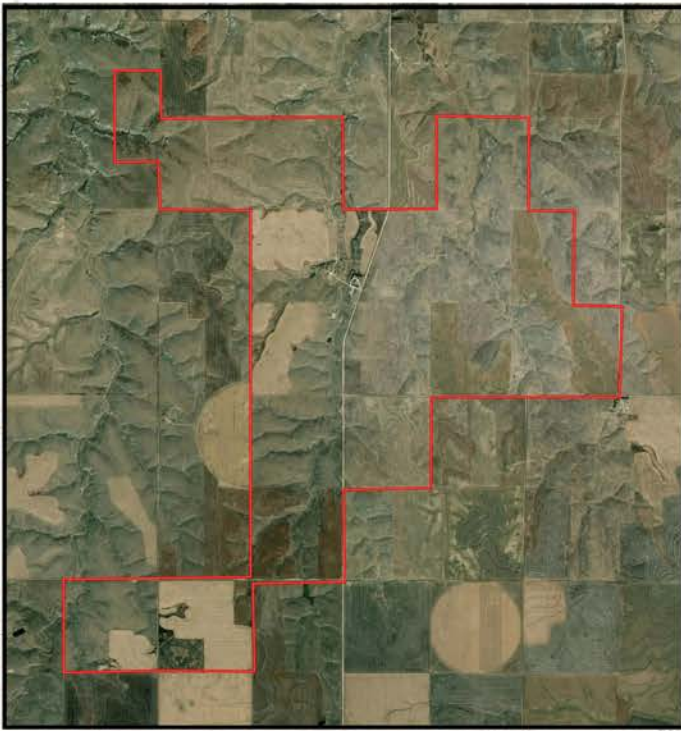
### **Township 6 South – Range 25 West of the 6th P.M.**

- Section 6, Acres 158.64, Southeast 4
- Section 8, Acres 236.41, Southwest 4 & West 2 Northwest 4 Less Road R/W
- Section 7, Acres 152.3, Northwest 4 Less Road R/W
- Section 7, Acres 241.86, Southeast 4 & East 2 Northeast 4 Less Road R/W
- Section 18, Acres 145.31, Northwest 4 Less RD R/W
- Section 7, Acres 81.45, West 2 Northeast 4
- Section 7, Acres 145.76, Southwest 4

### **Township 6 South – Range 26 West of the 6th P.M.**

- Section 24, 6th Principal Meridian, Acres 156, Northwest 4 Less Road R/W
- Section 23, Acres 154, Northeast 4 Less Road R/W
- Section 13, 6th, Acres 309.08, E2 Less Road R/W
- Section 1, Acres 160.7, Southeast 4
- Section 1, Acres 158.3, Southwest 4
- Section 12, Acres 317, East 2 Less Road R/W
- Section 2, Acres 79, Southeast 4 Northeast 4 & Northeast 4 Southeast 4





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CFI	NOCPI	CAP
2767	Penden-Uly complex, 7 to 20 percent slopes	879.57	34.58	0	64	6e
2617	Uly silt loam, 3 to 6 percent slopes	421.12	16.56	0	77	3e
1859	Ulysses silt loam, 3 to 6 percent slopes	232.55	9.14	0	49	3e
2760	Penden-Canyon loams, 7 to 30 percent slopes	232.14	9.13	0	46	6e
2580	Colby silt loam, 3 to 6 percent slopes	142.25	5.59	0	73	3e
1623	Keith silt loam, 1 to 3 percent slopes, south	133.65	5.25	0	68	2e
2582	Colby silt loam, 6 to 20 percent slopes	115.16	4.53	0	61	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	85.23	3.35	0	78	2e
2628	Uly-Penden complex, 6 to 20 percent slopes	85.19	3.35	0	65	6e
2768	Penden-Ulysses complex, 7 to 15 percent slopes	59.61	2.34	0	62	6e
1580	Colby silt loam, 6 to 15 percent slopes	56.51	2.22	0	48	6e
2562	Campus-Canyon complex, 3 to 30 percent slopes	43.12	1.7	0	33	6e
3765	Humbarger loam, channelled	35.75	1.41	0	41	5w
2236	Roxbury silt loam, occasionally flooded	21.64	0.85	0	78	2w
TOTALS		2543.49(*)	100%	-	63.08	4.58

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## PROPERTY LOCATION

From New Almelo, KS travel west on Hwy 9 for approximately 1 mile, turn south on County Road W13. Continue south for 1 mile, turn west on County Road DD for 1.5 miles. Again turn south on 100th Ave. for approx. 2 miles. The ranch begins on the east and west sides of the road, continuing for 2 miles. To view the two south tracts, turn west at County Road 130N and drive for half a mile. Signs are posted.

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