



# DRYLAND FARM WITH RECREATIONAL ACRES NORTON COUNTY, KS

**157.08 +/- ACRES  
OFFERED AT - \$392,700**

This beautiful farm is comprised of 134 +/- tillable acres with 21 +/- acres of native grassland and wildlife habitat. The gentle rolling landscape consists of fertile Class II soils, suitable for growing corn, wheat, and soybeans.

**Property Directions** - From Lenora, KS, travel north on County Road W6 for approximately 3.5 miles. Turn east on County Road X for 1.25 miles. The property is located on the north side of the road. Signs will be posted.



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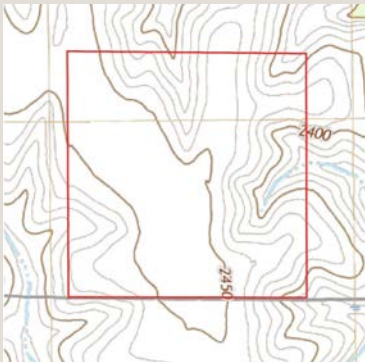




# PROPERTY DETAILS



Part of the grassland was previously farmed with existing terraces across the southeast corner of the property, and has the potential to be reverted back to farm ground. The deep draw coming off of the East Elk Creek provides great habitat for whitetail deer and turkey, with heavy deer traffic in the trees coming off the creek on to the farm. This property has a solar well in the northeast corner of the farm, which provides ample water for livestock and local wildlife. Don't miss out on this great Norton County property! Signs will be posted.



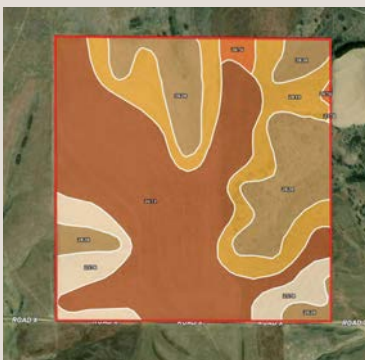
**Legal Description** - East 1/2 Southwest 1/4 & West 1/2 Southeast 1/4  
Section 25, Township 04 South, Range 24 West

**Real Estate Taxes** - \$1,049.32

All mineral rights owned by the seller, if any, will convey to the buyer

**Total Acres: 157.08 +/-**  
Dryland Acres - 134.89 +/-  
Grassland Acres - 21.89 +/-  
Other Acres - 0.30 +/-

**FSA Information** -  
Total Cropland Acres: 135.95  
Wheat - 31.29 Base Acres - 38 PLC Yield  
Corn - 46.44 Base Acres - 92 PLC Yield  
Soybeans - 15.27 Base Acres - 30 PLC Yield  
Total Base Acres - 93



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	73.96	47.02	0	76	2e
2828	Uly-Penden complex, 6 to 20 percent slopes	36.65	23.3	0	64	6e
2819	Uly silt loam, 6 to 11 percent slopes	30.08	19.12	0	74	4e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	14.37	9.13	0	63	4e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	2.26	1.44	0	68	3e
TOTALS		157.32(*)	100%	-	71.52	3.51

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