OFFERED AT
$550,000

AgWest
LAND BROKERS

HOME & 56.5 ACRES OF GRASS - $330,000
100 ACRES OF CROPLAND - $220,000

156.50 +/- ACRES

COMBINATION
FARM
GREELEY COUNTY, KS

ALEC HORTON
Farm & Ranch Specialist
Leoti, Kansas
Alec.Horton@AgWestLand.com
620-214-2417

New to the market is this beautiful home, located just 15 minutes from Tribune, Kansas. Completely remodeled in 2023, it features a 14KW Generac backup generator capable of powering the entire house and other buildings, automatically activating during a power outage. A 1000-gallon propane tank fuels the Generac generator, furnace, tankless hot water heater, and stove. This home excels in energy efficiency for heating and cooling, with double-pane windows that allow for plenty of natural light. Additional highlights include a whole-house water filtration system, a whole-home humidifier, R30 insulation in the roof, and R15 insulation in the walls. Solid core doors and floors, along with interior wall insulation enhance sound control. The property operates on a septic tank and utilizes a well that supplies water to the farm, feeding into a 3850-gallon tank for ample water supply to both the house and shed. Both the well and tank were installed in 2023. All Samsung appliances, purchased in 2023, are included with the home. This property is offered as a combination farm, available for sale as a whole, or the cropland can be purchased separately from the grass and farmstead. Contact me to arrange a showing of this beautiful home and its acreage!

PO BOX 1098, HOLDREGE, NE 68949 | 866-995-8067 | AGWESTLAND.COM

PROPERTY DETAILS
Total Acres - 156.50 +
Dryland Acres - 100.00 +
Grassland Acres - 56.50 +

PROPERTY TAXES - $ 577.68

LEGAL DESCRIPTION
The Northeast Quarter of Section Thirty (30), Township Seventeen (17) South, Range Forty-One (41) West

HOUSE INFORMATION
- Farmstead home with Stucco exterior.
- 3 Bedrooms, 2 Bathrooms, 1,000 sq. ft.

IMPROVEMENTS
- 40 x 100 Round Top Shed
- Old Barn
- Original Concrete Shop

WELL INFORMATION
Well drilled in 2023, 4 gpm, 42' static level, 42' pumping level, 60' well depth.
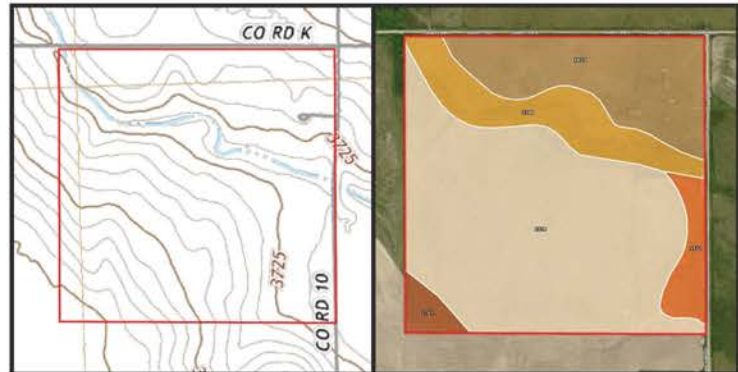
FSA INFORMATION
Total Cropland Acres - 125.69 +/-
Wheat - 24.8 Base Acres - 27 PLC Yield
Total Base Acres - 24.8

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

PROPERTY DIRECTIONS
From the intersection of Highway 96 & 27 in Tribune, travel 4 miles north to Road M and turn left. Travel 4 miles west to Road 11 and turn right. Go north a mile to Road L and turn left. Travel west 1 mile to Road 10 and turn north. Travel 1 mile north to Road K. Turn left and travel west for 2 miles. Turn south on County Road 9 and the property will be on your right.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1579	Colby silt loam, 3 to 6 percent slopes	91.78	58.75	0	53	4e
1857	Ulysses silt loam, 1 to 3 percent slopes	32.12	20.56	0	64	3e
1580	Colby silt loam, 6 to 15 percent slopes	20.95	13.41	0	47	6e
1422	Goshen silt loam, rarely flooded	7.45	4.77	0	56	3c
1761	Richfield silt loam, 0 to 1 percent slopes	3.92	2.51	0	65	3c
TOTALS		156.2 2(*)	100%	-	54.9	3.99

(*) 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.