

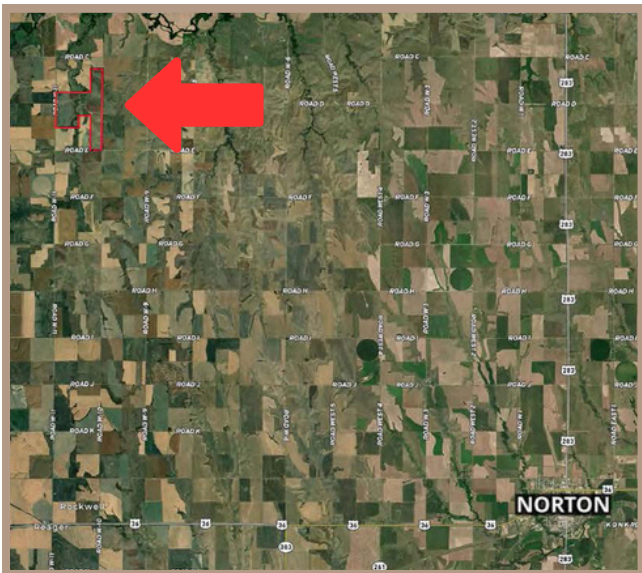


# LAND FOR SALE

**589 +/- ACRES | NORTON COUNTY, KS**

**DRYLAND, RANCH, OR RECREATION**

**OFFERED AT \$1,500,000**



## PROPERTY DIRECTIONS -

From Norton, KS, travel west on US Hwy 36 for approximately 11 miles, turning north on County Road W11. Continue north for 8.5 miles, the property will begin on the east side of the road. Signs will be posted.

Located in Norton County, Kansas, this pristine farm boasts premium soils, lush grasses, and excellent hunting opportunities. The property is only 2.25 miles from the Kansas/Nebraska border with County Roads W11 & W10 providing easy access. The pastures feature well-maintained fencing, ponds, and two new solar wells for ample water supply. The farmland includes rolling upland and fertile bottom ground. It is currently planted to milo and leased for the 2025 crop season. Rock Branch Creek runs through the center of the property, enhancing wildlife habitat for Whitetail and Mule Deer, turkeys, quail, and pheasants. Year-round water supply, stable food sources, and little pressure makes this property ideal for growing trophy animals. With pristine grass, high quality farmland, and over .75 miles of Rock Branch Creek, you do not want to miss out on this great Kansas farm!



## CLAYTON ESSLINGER

FARM & RANCH SPECIALIST

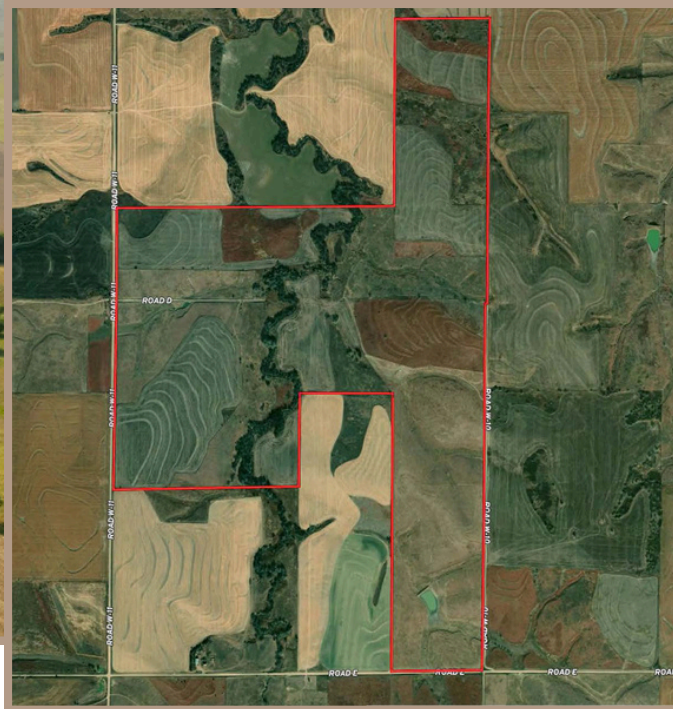
NORTON, KANSAS

(785) 202-2066

CLAYTON.ESSLINGER@AGWESTLAND.COM







**LEGAL DESCRIPTION** - NW4, NW4NE4 & E2E2 LESS RD R/W SECTION 24, TOWNSHIP 01, RANGE 25; S2S2, NE4SE4 & SE4NE4 LESS RD R/W SECTION 13, TOWNSHIP 01, RANGE 25

**TOTAL ACRES** - 589 +/-

Dryland Acres - 339.27 +/-

Grassland Acres - 249.30 +/-

**FSA INFORMATION** - Total Cropland Acres - 339.27

Wheat - 91.44 Base Acres - 49 PLC Yield

Corn - 50.66 Base Acres - 92 PLC Yield

Total Base Acres - 142.1

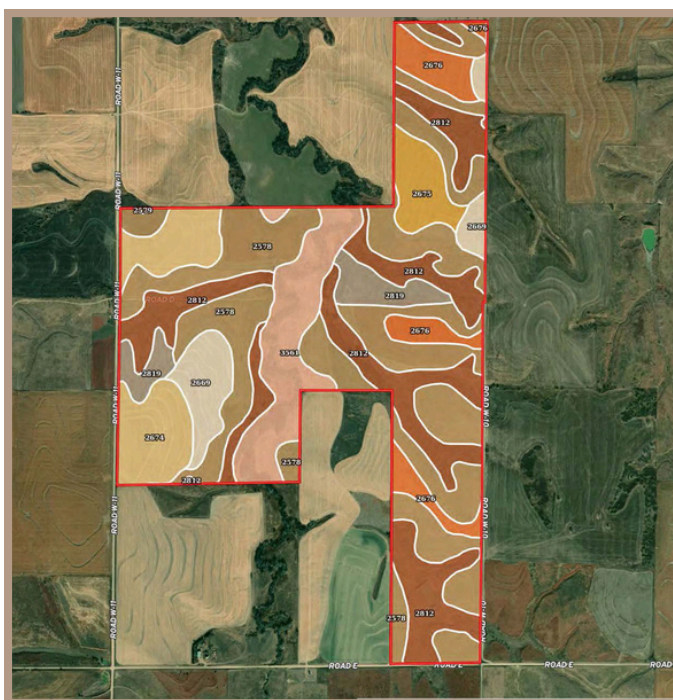
**PROPERTY TAXES** - \$2,934.10

**CATTLE EQUIPMENT** - 2 solar stock wells and tire stock tanks in good condition

**FENCE** - 4-wire barbed wire in good condition

\*Currently planted to milo & leased for the 2025 season. Buyer will assume Seller's 1/3 - 2/3 crop share agreement.

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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	223.99	38.1	0	63	4e
2812	Uly silt loam, 10 to 20 percent slopes	131.52	22.37	0	66	6e
3561	Hobbs silt loam, occasionally flooded	60.27	10.25	0	79	2w
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	55.17	9.38	0	76	2e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	38.05	6.13	0	68	3e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	32.33	5.5	0	69	2e
2819	Uly silt loam, 6 to 11 percent slopes	25.83	4.39	0	74	4e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	22.58	3.84	0	75	3e
2579	Coly and Uly silt loams, 10 to 20 percent slopes, eroded	0.18	0.03	0	58	6e
TOTALS		587.92(*)	100%	-	68.11	3.85

(\*) 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.

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