

LAND FOR SALE

Graham County, KS Cropland Offered at \$650,000

Property Description: This stunning Graham County farm consists of dryland and CRP acres and is ideal for any farmer or investor. The farm is split into two tracts, with the ability to buy the entirety of the farm. This amazing property sits on top of a large, gently sloping hilltop with a flat draw running up the middle. With high-quality Class II & III soils, you can expect this property to produce great yields year after year. The CRP is laced around the field edges and is set to expire in 2022 and 2026, with the tenant retaining half of all current CRP payments. This CRP can provide great long term returns and is surrounded by fields providing the perfect habitat for upland game. All mineral rights are to be transferred with the property.

Total Acres: 476 +/- Acres

Tract 1 : 316 +/- Acres

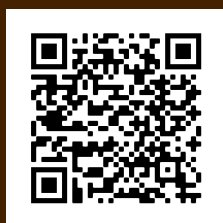
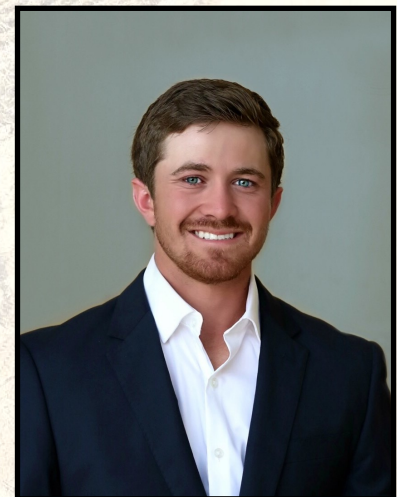
This tract consists of 224.82+/- tillable acres, 79.88+/- acres enrolled in CRP, and 11.99+/- acres of waste and/or old CRP.

Tract 2 : 160 +/- Acres

This quarter section contains 94.08+/- acres dryland, 44.55+/- acres enrolled in CRP, and 16.28+/- acres are out of CRP and have the possibility to be put back into CRP or added onto the field acres.

Legal Description: S32, T06, R22, ACRES 317.92, N2 SEC LESS RD; S29, T06, R22, ACRES 158.71, SW4 LESS RD

Property Taxes: Tract 1—\$802.01, Tract 2—\$1502.51



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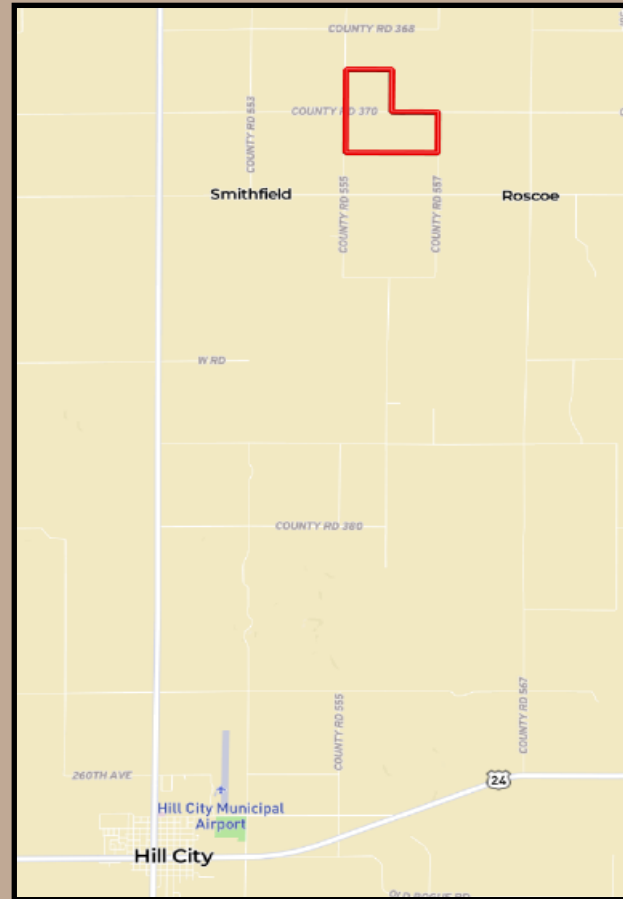
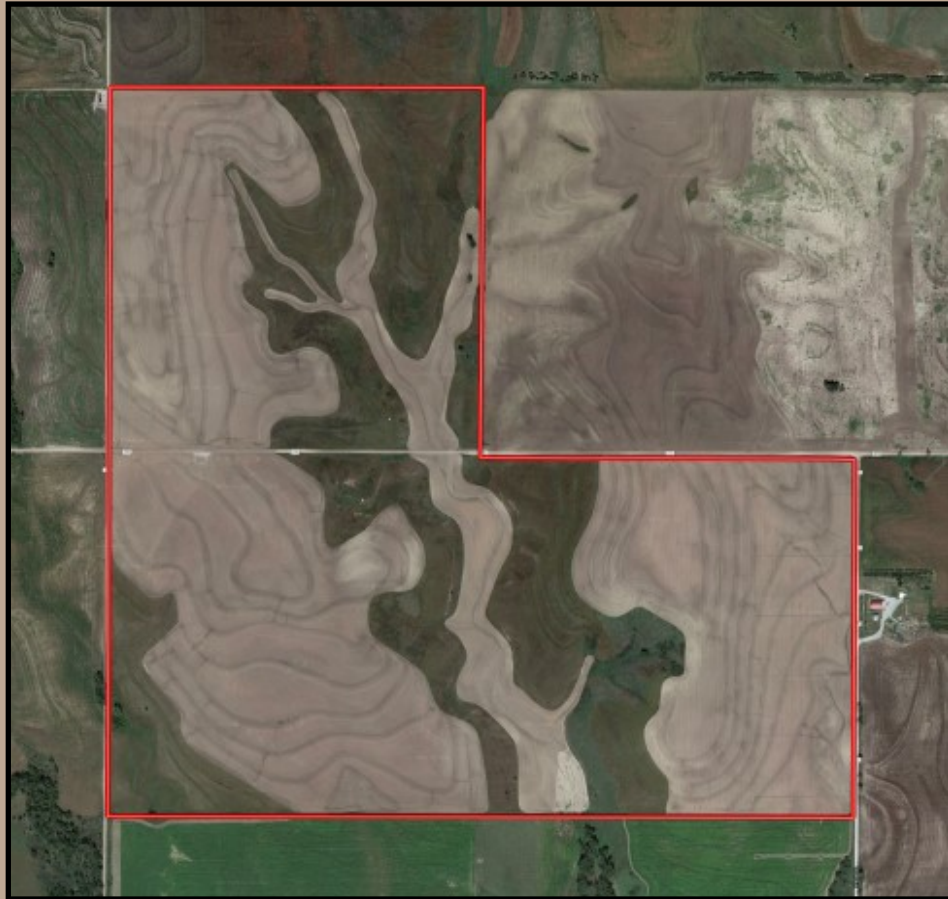
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CONTACT US FOR MORE INFORMATION



Driving Directions: Drive north of Hill City approximately 9 miles and turn east on Z Rd. Continue east for 2 miles until you reach the intersection of Z Rd. and 290th Ave. The property begins on the east side of 290th Ave., with the quarter section located on the north side of Z Rd. and the half-section on the south side of Z Rd.



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