



FARMS FOR SALE OSBORNE COUNTY, KS — 3 SEPARATE TRACTS —

THREE NICE TRACTS FEATURING
BOTH DRYLAND FARM GROUND
AS WELL AS PASTURES TO GRAZE.

TRACT 1 - TRAVEL ONE MILE WEST OF ALTON. THE PROPERTY IS ON THE NORTHWEST CORNER OF HIGHWAY 24 AND S. 260TH AVENUE. **TRACT 2** - TRAVEL WEST OF ALTON ON HIGHWAY 24 FOR 4 MILES. TURN NORTH ON 641 AVENUE AND TRAVEL 1.25 MILES. TURN WEST ON W. 60TH DRIVE AND CONTINUE FOR .75 MILES. THE PROPERTY IS ON THE NORTH SIDE OF THE ROAD. **TRACT 3** - TRAVEL WEST OF ALTON ON HIGHWAY 24 FOR 4 MILES. TURN NORTH ON 641 AVENUE AND GO 3 MILES. THE PROPERTY IS ON THE WEST SIDE OF THE ROAD.



TRACT 1 - COMBINATION FARM



**UNDER
CONTRACT**

TRACT 2 - DRYLAND FARM



TRACT 3 - COMBINATION FARM

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— TRACT 1 —

COMBINATION FARM

PRICE REDUCTION - \$270,000

TOTAL ACRES (PER ASSESSOR) - 141.74 ±
DRYLAND ACRES - 72.43 ±
GRASS ACRES - 69.31 ±

LEGAL DESCRIPTION

EAST 1/2 OF THE SE 1/4 34-6S-15W & PART
OF EAST 1/2 OF THE NE 1/4 3-7S-15W

PROPERTY TAXES

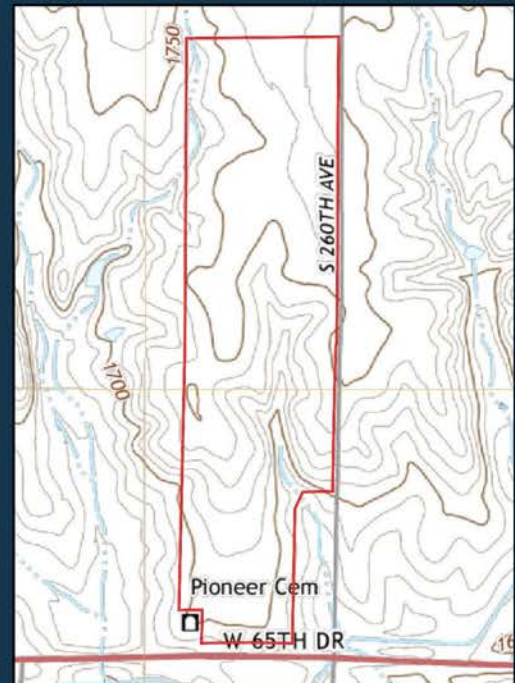
\$ 985.76

**OPEN FOR THE 2025 GROWING
AND GRAZING SEASON**

TRACT 1 FEATURES 72.43 +/- DRYLAND CROP ACRES CONSISTING OF HARNEY SILT LOAM AND HARNEY-MENTO COMPLEX SOILS. THE BALANCE OF 69.31 +/- ACRES OF PASTURE PROVIDES GREAT GRAZING OPPORTUNITIES.

FSA INFORMATION

TOTAL CROPLAND ACRES - 72.43
WHEAT - 45.3 BASE ACRES - 44 PLC YIELD
GRAIN SORGHUM - 5.68 BASE ACRES - 57 PLC YIELD
TOTAL BASE ACRES - 50.98





— TRACT 2 — DRYLAND FARM UNDER CONTRACT

TOTAL ACRES (PER ASSESSOR) - 77.87 ±
DRYLAND ACRES - 72.05 ±
GRASS ACRES - 5.82 ±

LEGAL DESCRIPTION
WEST 1/2 OF THE SE 1/4 31-6S-15W

PROPERTY TAXES
\$ 716.52

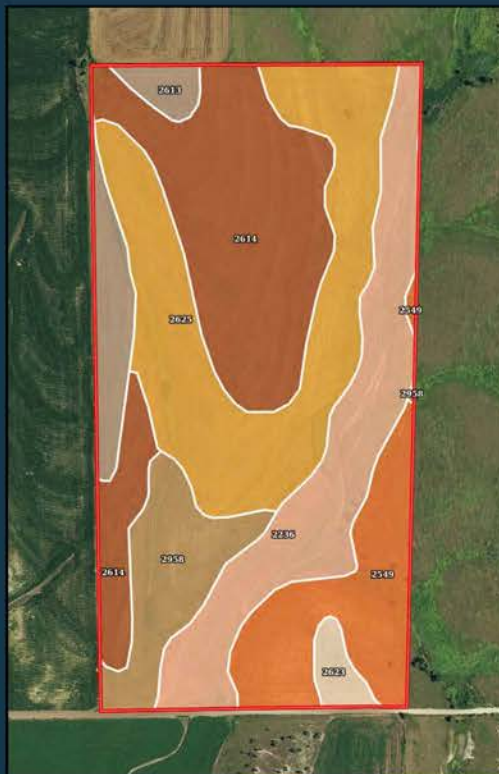
**OPEN FOR THE 2025 GROWING
AND GRAZING SEASON**



TRACT 2 FEATURES 72.43 +/- ACRES OF TILLABLE FARM GROUND CONSISTING OF HARNEY SILT LOAM, HARNEY-NUCKOLLS COMPLEX, AND ROXBURY SILT LOAM SOILS.

FSA INFORMATION

TOTAL CROPLAND ACRES - 72.05
WHEAT - 46.76 BASE ACRES - 44 PLC YIELD
GRAIN SORGHUM - 5.86 BASE ACRES - 57 PLC YIELD
TOTAL BASE ACRES - 52.62



— TRACT 3 —
COMBINATION FARM
PRICE REDUCTION - \$280,000

TOTAL ACRES (PER ASSESSOR) - 154.25 ±
DRYLAND ACRES - 71.89 ±
GRASS ACRES - 82.36 ±

LEGAL DESCRIPTION
NORTHWEST 1/4 OF 29-6S-15W

PROPERTY TAXES
\$ 933.54

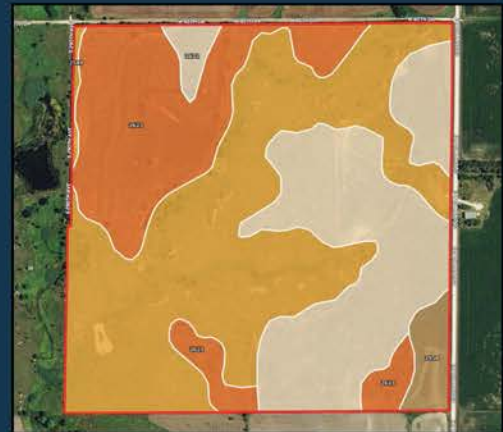
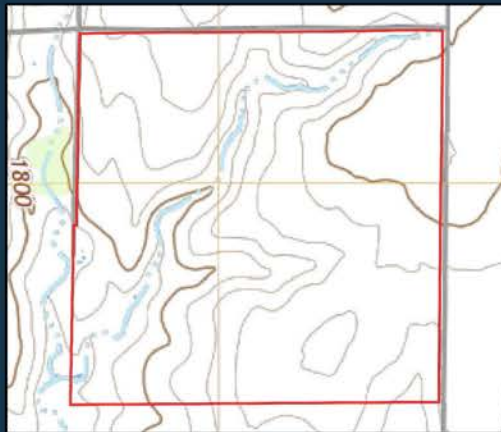
**OPEN FOR THE 2025 GROWING
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TRACT 3 FEATURES 71.89+/- ACRES OF TILLABLE GROUND CONSISTING OF HARNEY-MENTO COMPLEX AND WAKEEN-MENTO COMPLEX SOILS. THIS TRACT ALSO PROVIDES 82.36+/- ACRES OF PASTURE THAT PROVIDE GREAT GRAZING OPPORTUNITIES AND CONSISTENTLY HAS MANY WHITETAIL DEER TRAVERSING THE PROPERTY. ALL OF THE CROP GROUND IS CURRENTLY DRILLED TO SY MONUMENT WHEAT AND HAS BEEN FERTILIZED WITH 30 POUNDS OF PHOSPHORUS AND 30 POUNDS OF NITROGEN.

FSA INFORMATION

TOTAL CROPLAND ACRES - 71.89
WHEAT - 30.14 BASE ACRES - 37 PLC YIELD
GRAIN SORGHUM - 7.8 BASE ACRES - 45 PLC YIELD
SUNFLOWERS - 0.04 BASE ACRES - 1,069 PLC YIELD
SOYBEANS - 16.5 BASE ACRES - 19 PLC YIELD
TOTAL BASE ACRES - 54.48



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