



287.8 +/- ACRES



**IRRIGATED
FARM**
NORTON COUNTY, KS



OFFERED AT \$1,850,000



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This is a RARE opportunity to purchase an irrigated farm in Norton County, Kansas. This majority tillable farm encompasses 287.8+/- total acres and is perfect for the farmer or investor looking to add premium acres to their land portfolio. With 279.91 ± tillable acres, this farm consists of 185.38 ± irrigated acres underneath two Reinke Pivots and 94.53 ± acres of dryland, with the remaining 7.89 ± acres of grass waterways. The acreage around the house is to be surveyed off from the sale of this farm. Premium Holdrege silt loam soil covers 95% of all tillable acres giving you the best soil in the region to grow high-yielding crops. Along with an easy laying landscape across all tillable acres and direct access from Highway 36, you will not find another farm of this caliber hit the market. There are approximately 70 ± dryland acres currently drilled to wheat with the

remaining dryland and irrigated acres in alfalfa. Buyer will have immediate possession at closing along with the option to buy out the seller's wheat crop.



PROPERTY TAXES - \$6,994.68

LEGAL DESCRIPTION

Acres 140.6, SW4, Less RD R/W Section 36, Township 02, Range 21, EX 7.9 Acres Homesite

Acres 155.2, NW4 Less RD R/W Section 36, Township 02, Range 21; Excluding 8+/- Acre Homesite (To Be Surveyed Off)

IRRIGATION INFORMATION

There are two shared well batteries providing water to both pivots. These wells provide a total of **195.84 acre feet** of water on the **185.38 irrigated acres**. Well #49492 (battery of 3 wells) can pump 44.5 acre feet (to be reported under file 32265) plus the authorized 72.84 acre feet, all at 800 gpm for a total of 117.34 acre feet. Well #32265, (battery of 2 wells) is authorized for 78.50 acre feet at 280 gpm. Both wells have a combined total of 315 authorized acres. All well boxes have been updated to accommodate the chemigation pumps to the pivots. The wells under file 49492 are new with one new well under file 32265.

IRRIGATION EQUIPMENT

- 7-tower Reinke pivot (2000) nozzled at 700 gpm
- 5-tower Reinke pivot (1996) nozzled at 500 gpm
- These pivots are set up for automation and easy control, installed with Valley Agsense Field Commander on the end of each pivot.

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

TOTAL SELLING ACRES - 287.8 +/-

Irrigated Acres - 185.38 +/-

Dryland Acres - 94.53 +/-

Grassland/Waste Acres - 7.89 +/-

FSA INFORMATION

Total Cropland Acres - 279.91 +/-

Wheat - 147.1 Base Acres - 41 PLC Yield

Corn - 36.6 Base Acres - 94 PLC Yield

Grain Sorghum - 35.8 Base Acres - 49 PLC Yield

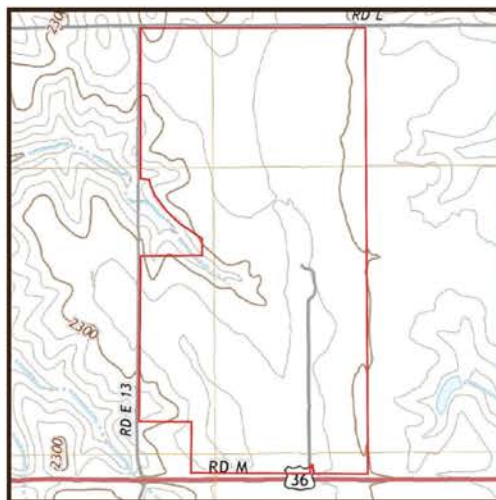
Barley - 9.1 Base Acres - 40 PLC Yield

Sunflowers - 5 Base Acres - 798 PLC Yield

Total Base Acres - 233.6

PROPERTY DIRECTIONS

From Norton, Kansas, travel east on US Highway 36 for 13 miles. The property will be located on the north side of the highway, and runs along the east side of County Road E13.



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