

For Sale

(Private Treaty)

HAYS, KS

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785-621-2100

+/- 475 Acres of Scott County Land

Legal Description: S33, T19, R31, ACRES 79.1, N2 NW4 LESS RD R/W; S33, T19, R31, ACRES 241.5, S2 NW4 & SW4; S33, T19, R31, ACRES 156.8, SE4

Description: Premium Scott County cultivation. Land is 100% cultivated using fallow wheat corn/milo rotation. The land is kept in excellent condition. Tenant would be interested in continuing his position as the farmer if the purchaser is interested. Excellent quality, level land with high quality care from the tenant to match makes this a great opportunity for investors. Very close to a market center. Beautifully maintained property and primed to be a solid producer for years to come. Call Mark Ottley at 785-623-1400 or Nathan Goetz at 785-673-3246 for more details and to view this property.

Land Location: 8 Miles South of Scott City on US-83 then 8 Miles East on E Road 70 to NW corner of NW/4.

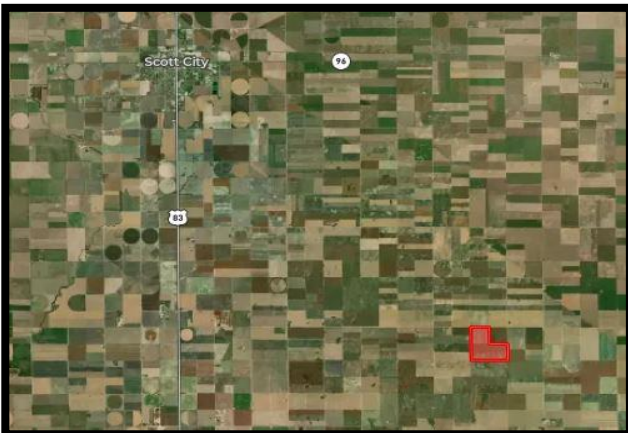
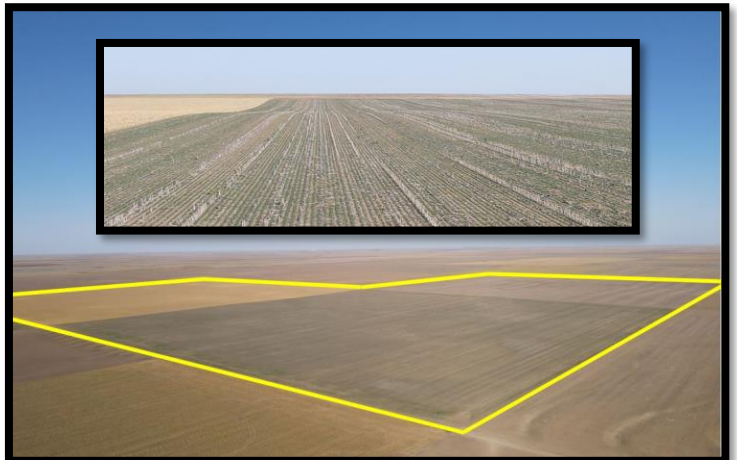
Crops: Tenant entitled to 2/3rds share of growing wheat crop. Purchaser to receive landowner's 1/3rd share.

FSA: (See Chart) +/-474.54 Cropland Acres. All future FSA payments will follow the crops and will be paid per FSA regulations and guidelines.

Mineral Rights: Believed to be 100% intact and will transfer to Buyer at closing.

Possession: Negotiable. Subject to tenant's rights.

Taxes: 2022 Taxes will be prorated to the date of closing. 2021 taxes were \$4,163.08.



Crop Name	Base Acres	PLC Yield	Program
Wheat	151.57	41	PLC
Grain Sorghum	151.15	85	PLC
Total	302.72		

\$1,400,000



Mark Ottley
Listing Agent
785-623-1400



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(785) 621-2100



Nathan Goetz
Listing Agent
785-673-3246