

For Sale

(Private Treaty)

HAYS, KS

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785-621-2100

+/- 630 Acres of Scott County Land

Legal Description: S33, T19, R32, ACRES 633.5, ALL SEC LESS A TR BEG NE COR OF SEC 33 TH S 346' TH W 600' TH N 346' TH E 600' TO POB LESS RD R/W

Description: Premium Scott County cultivated land, pasture, and farmstead w/ 96 x 48 Steel frame shop featuring 2 overhead doors. Beautifully maintained property and primed to be a solid producer for years to come.

Land Location: 8 Miles South of Scott City on US-83 then 2 Miles East on E Road 70 to NW corner of section.

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

FSA: (See Chart) +/-597.47 Cropland Acres, +/- 32.23 Pastured Acres, and +/- 1.35 Farmstead 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.

Easements: Contact listing agent for details.

Possession: Negotiable. Subject to tenant's rights.

Taxes: 2022 Taxes will be prorated to the date of closing. 2021 taxes were \$5,856.24.



Crop Name	Base Acres	PLC Yield	Program
Wheat	190.81	41	PLC
Grain Sorghum	190.27	85	PLC
Total	381.08		

\$1,950,000



Mark Ottley
Listing Agent
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