



Auction & Real Estate, LLC

# LAND FOR SALE

## Cheyenne Co, Kansas

[westernauctionandrealstate.com](http://westernauctionandrealstate.com)

### EXCELLENT TRACT OF LAND!

Legal	Deeded Acres	Tillable Acres	Wheat Base/YLD	Sorg. Base/YLD	Sunflower Base/YLD	Barley Base/YLD
<b>CHEYENNE CO., KS</b>						
140.73 ac. in SE/4 1-3-38	140.73	137.10	71.45/49 PLC	14.12/46	5.71/1406	0.38/37

**FSA CROP INFORMATION:** Purchasers are responsible to enter into the FSA program, if desired. The cropland is currently registered with the Cheyenne County, Kansas FSA office.

**CROPS:** No crop transfers with the sale of real estate.

**MINERAL RIGHTS:** Purchaser shall receive 100% of Seller's mineral interests. It is believed the Seller owns 100% of mineral interests.

**POSSESSION:** Following 2024 Corn Harvest, no later than December 1, 2024.

**ACREAGES:** Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change, FSA acres may not be the same as deeded acres.

**TAXES:** 2023 Taxes \$901.44

**AGENCY:** Western Auction & Real Estate LLC and its agents and representatives, are Exclusive Agents of the Seller. No compensation for other agents is available for this transaction. All information herein is believed to be correct. Western Auction & Real Estate LLC make no warranties or guarantees either expressed or implied.

**Licensed in Kansas,  
Colorado and  
Nebraska!**

**Call one of our Agents today  
to market your property!**

**Asking  
Price**

**\$479,850**



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