

# CHEYENNE CO., KANSAS LAND FOR SALE

## 160 acres of Excellent Cropland



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Legal	Deeded Acres	Tillable Acres	Barley Base/YLD	Wheat Base/YLD	Sorg. Base/YLD	2022 Taxes	Asking Price
<b>CHEYENNE CO., KS</b>							
SE/4 14-4-38	160	157.35	9.10/41 PLC	79.60/48 PLC	2.50/46 PLC	\$1,188.64	<b>\$600,000</b>

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

**CROPS:** 2024 Wheat has been drilled; 2024 Crop to go to Buyer.

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

**POSSESSION:** At closing.

**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.

**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.



This is an excellent opportunity to purchase land just 2.5 miles South of Bird City, Kansas. This land is mostly Kuma Silt loam with 0-1% slope, some Ulysses silt 1-3% slope.



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**Licensed in Kansas, Colorado and Nebraska**

