



**Auction & Real Estate, LLC**

**785-332-8990**

**WWW.WESTERNAUCTIONANDREALESTATE.COM**

**FOR SALE**

**Excellent Hunting Opportunity!**



**510 ac. Cropland & Grass in Cheyenne Co. Ks.**

Legal	Crop Acres	Grass Acres	Wheat Base/PLC YLD	Corn-Base/PLC YLD	2024 Taxes	Asking Price
<b>CHEYENNE CO., KS</b>						
510 deeded ac. in 18-1-37	83.54	422.89	29.74/46	5.65/121	\$1,313.68	<b>\$910,000</b>

**Drone footage of this listing and many more available online - visit us now!**

**CROPS:** No crops planted at the time of listing

**FSA CROP & CRP INFORMATION:** Purchaser is responsible to enter into the FSA program, if desired. The land is currently registered with the Cheyenne County, Ks FSA office in the PLC program.

**POSSESSION:** Acres that are open, possession transfers at closing. If an offer contract is accepted prior to the beginning of grazing season, the purchaser shall obtain possession of grass acres at closing.

**MINERAL RIGHTS:** All of Seller's mineral rights are included with the sale of the property unless otherwise negotiated.

**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. The parcels are offered in combination and will not be sold separately.

**INSPECTIONS:** Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither the Seller nor Western Auction & Real Estate LLC, its agents or representatives, are making any warranties about the property, either expressed or implied.

**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 these transactions. All information herein is believed to be correct.



**Updated Home, 72' x 45' Morton Building, Scenic Hunting & Living on Big Timber!**



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**Betty L. Petersen, Broker 785-332-8421**

**Robin P. Shaw, Assoc. Broker & Auctioneer**

**785-332-5586**

**Preston Witzel, Ks Sales 785-772-7504**

**Brett Petersen, Ks Agent & Auctioneer**

**LICENSED IN KANSAS - NEBRASKA - COLORADO**

**401 W. US HWY 36, PO Box 928, St. Francis, KS 67756**

