



Auction & Real Estate, LLC

LAND FOR SALE

Cheyenne Co, Kansas

westernauctionandrealstate.com

PRICE REDUCED

**160 acres of
Excellent Cropland!**

Legal	Deeded Acres	Tillable Acres	Acres in Corn	Wheat Base/YLD	2023 Taxes	REDUCED Price
CHEYENNE CO., KS						
S/2 of NW/4 and N/2 SW/4 32-2-37	160	Approx. 155.87	Approx. 120	133.30/53 PLC	\$862.35	\$528,000

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: Approx. 120 acres planted to corn, no crop to Buyer. 2024 Wheat Stubble spray to be reimbursed at closing.

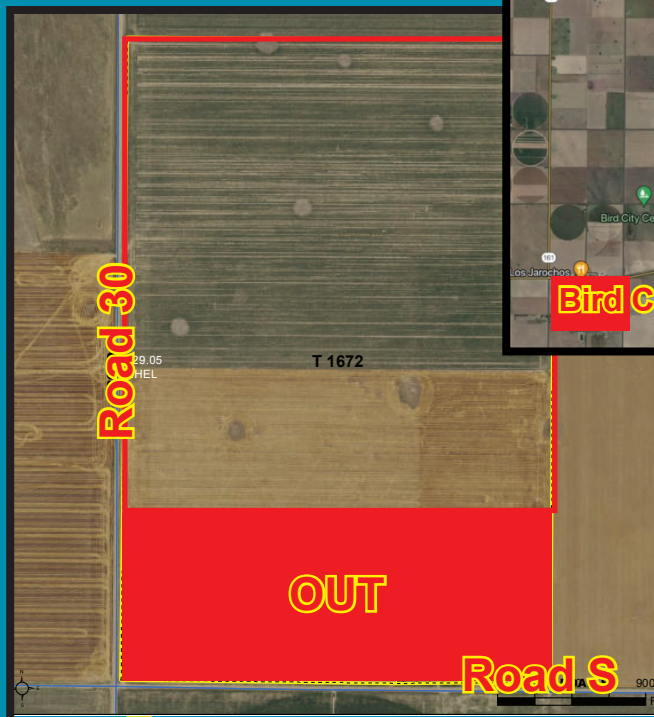
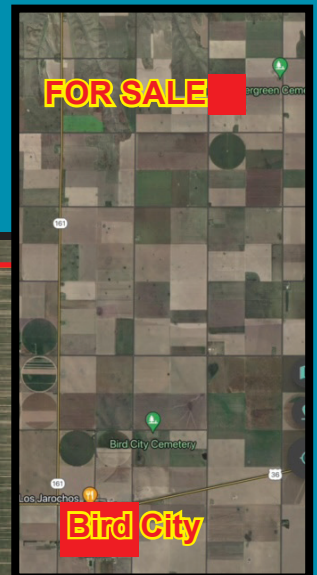
MINERAL RIGHTS: Purchaser shall receive 100% of Seller's mineral interests. It is believed the Seller owns 100% of mineral interests.

POSSESSION: On acres planted to corn: following 2024 Corn Harvest, no later than December 15, 2024. Stubble acres shall transfer 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.

**Licensed in Kansas, Colorado
and
Nebraska!**
**Call one of our Agents today to
market your property!**



Auction & Real Estate, LLC

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