



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 Wheat	Wheat Base/YLD	2023 Taxes	Asking Price
CHEYENNE CO., KS						
S/2 of NW/4 and N/2 SW/4 32-2-37	160	Approx. 155.87	Approx. 40	133.30/53 PLC	\$862.35	\$576,000

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: 2024 Wheat Crop remains with the Tenant. Approx. 40 acres are planted to wheat, the remainder is in summer fallow.

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

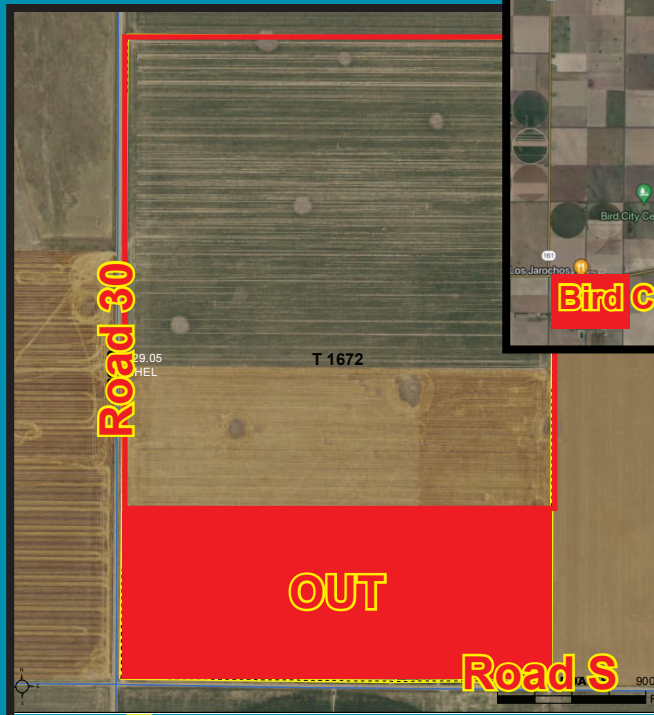
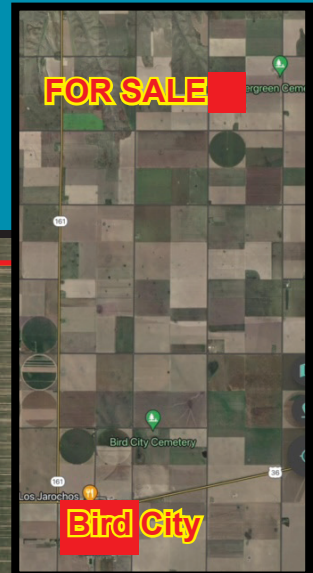
POSSESSION: On acres planted to wheat: following 2024 Wheat Harvest, no later than August 1, 2024. Fallowed acres shall transfer at closing.

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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