



**Auction & Real Estate, LLC**



**320 acres of  
Cheyenne  
County, Kansas  
Grass &  
Cropland!**

**Buy One or Both Tracts ...  
Contact Western Auction &  
Real Estate today!**

| Legal                   | Deeded Acres | Crop Acres | Grass Acres | Wheat Base/YLD | Sorg. Base/YLD | 2022 Taxes | Asking Price |
|-------------------------|--------------|------------|-------------|----------------|----------------|------------|--------------|
| <b>CHEYENNE CO., KS</b> |              |            |             |                |                |            |              |
| Tract 1: SW/4 5-1-38    | 160          | 71.50      | 89.04       | 88.40/30       | 82.10/46       | \$1,024.92 | \$325,000    |
| Tract 2: NE/4 8-1-38    | 160          | 3.5        | 159.61      | 88.40/30       | 82.10/46       | \$237.52   | \$192,000    |

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

**CROPS:** No crops transfer in the sale of the real estate.

**POSSESSION:** Possession shall transfer no sooner than December 31, 2023 unless otherwise agreed upon.

**EVIDENCE OF TITLE:** Seller will provide title insurance to the Purchaser in the amount of the purchase price with the premium to be paid one-half by Purchaser and one-half by Seller.

**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 is 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.



Another Fine Listing Offered by:



**Auction & Real Estate, LLC**

d/b/a in NE as Auction & Real Estate by Western LLC

**785-332-8990**

**westernauctionandrealstate.com**

**401 W. HWY 36 - P.O. Box 928 - St. Francis, KS 67756**

**Licensed in Kansas, Colorado & Nebraska**

**Betty L. Petersen, Broker**

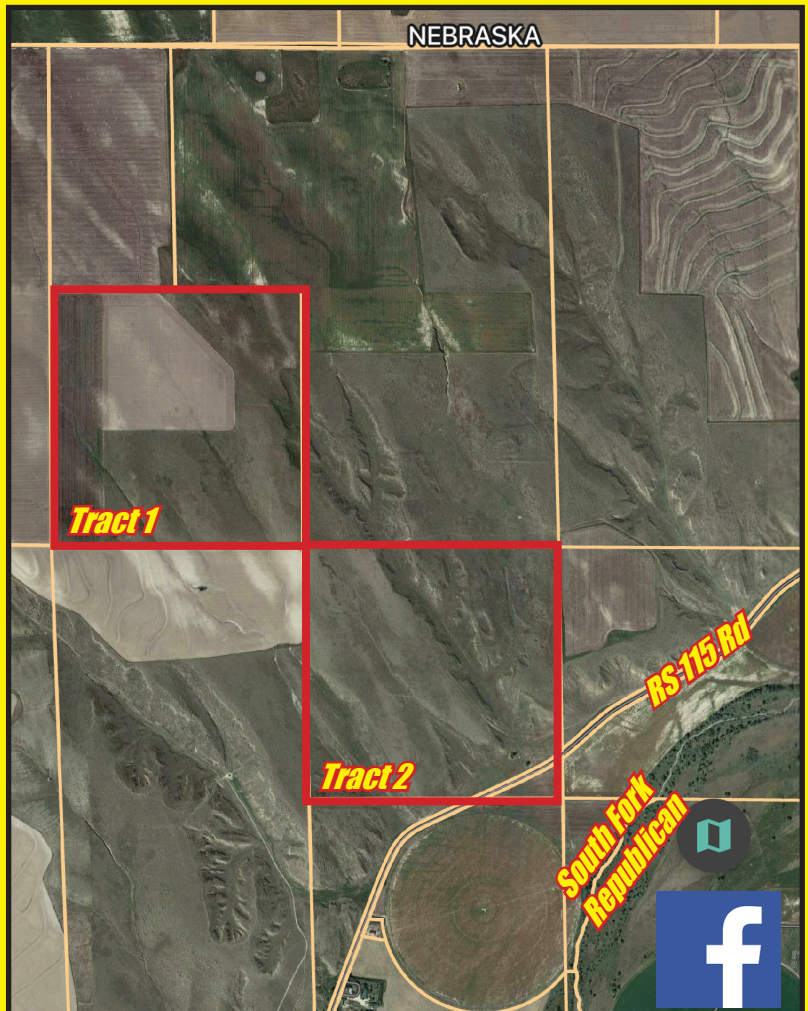
**785-332-8421**

**Robin P. Shaw, Listing Broker**

**& Auctioneer 785-332-5586**

**Brett Petersen, Sales Agent**

**"From Concept to Completion!"**



Take advantage of this opportunity to purchase great cropland and grassland! Located just north of the South Fork of the Republican River, the hunting opportunities are endless! This land is located near the Kansas/Nebraska border and won't stay on the market long ... Lets just call it handy, scenic, and productive! Call for a tour or for more information today.