

FOR SALE!



CHEYENNE CO., KANSAS CROPLAND

160 acres of Cropland Ready to Go!

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Legal	Deeded Acres	Tillable Acres	Wheat Base/ PLC YLD	Sorg. Base/PLC YLD	2022 Taxes	Asking Price
CHEYENNE CO., KS						
NW/4 3-5-38	160	157.68	63.28/49	23.29/111	\$990.89	\$536,000

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: Milo is planted on half this tract of land. Wheat also drilled for 2024 Wheat Crop, 25% of the wheat crop retained by the Seller.

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

POSSESSION: At closing unless a crop is planted and terms will be negotiated at that time.

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.



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