

Cheyenne County Kansas FOR SALE 530 ac. +/- CROP & GRASSLAND



Auction & Real Estate, LLC

785-332-8990

WWW.WESTERNAUCTIONANDREALESTATE.COM



Legal	Crop Acres	Grass Acres	Wheat Base/PLC YLD	Sorg. Base/PLC YLD	2024 Taxes	Asking Price
CHEYENNE CO., KS						
W/2 26-1-41	88.92	220.52	53.20/55		\$590.36	
SE/4 26 & N/2 35-1-41		218.74	9.9/40	3/44	\$258.70	
						\$755,592

Newer Wells and Solar Equipment; Excellent Fencing, Call 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.

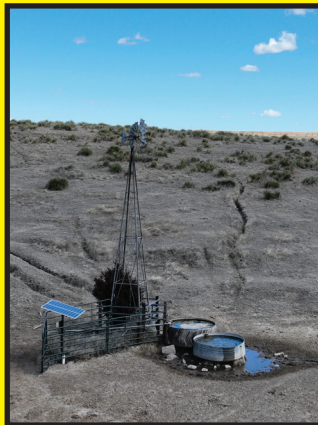
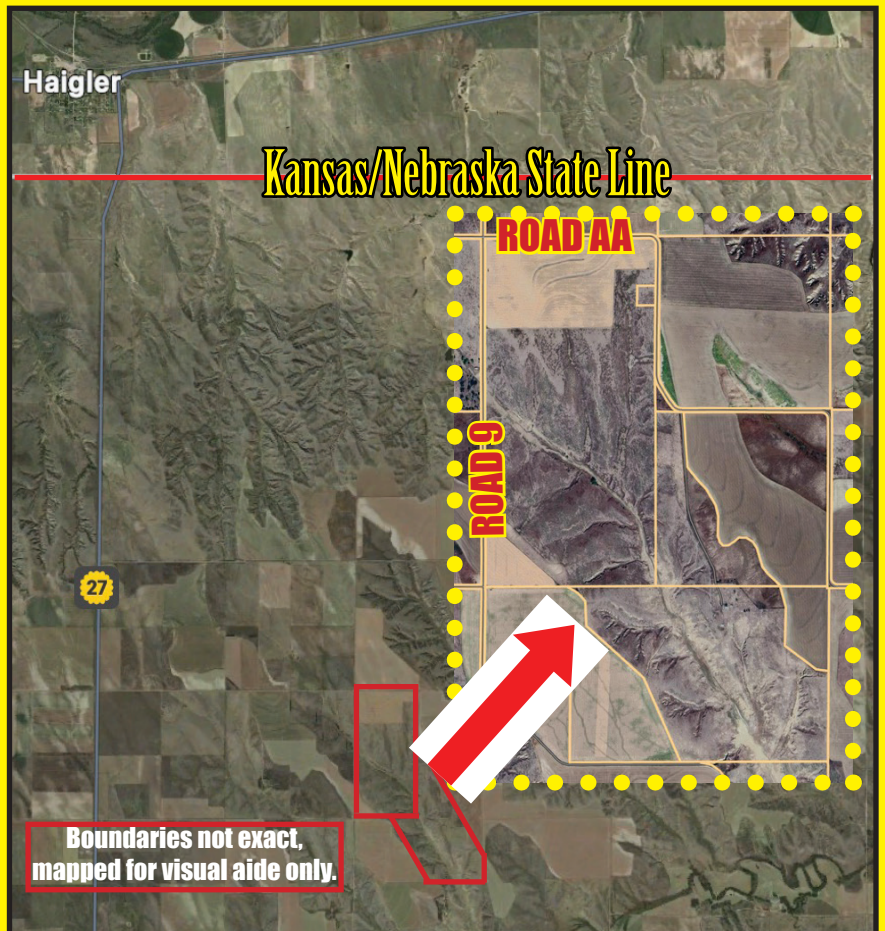
POSSESSION: Acres that are open, possession transfers at closing. If an offer contract is accepted prior to the beginning of grazing season, the purchaser shall obtain possession of grass acres at closing.

MINERAL RIGHTS: No mineral rights are included with the sale of the property unless otherwise negotiated.

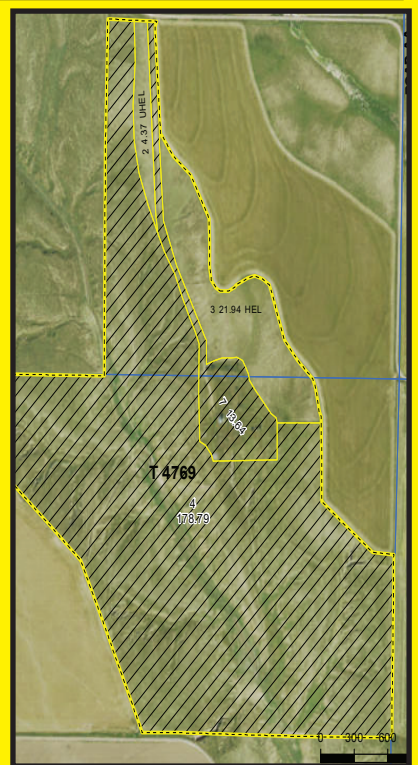
ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change, FSA acres may not be the same as deeded acres. The parcels are offered in combination and will not be sold separately.

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.



f Drone footage available online



More Land Listings available for viewing on our website



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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