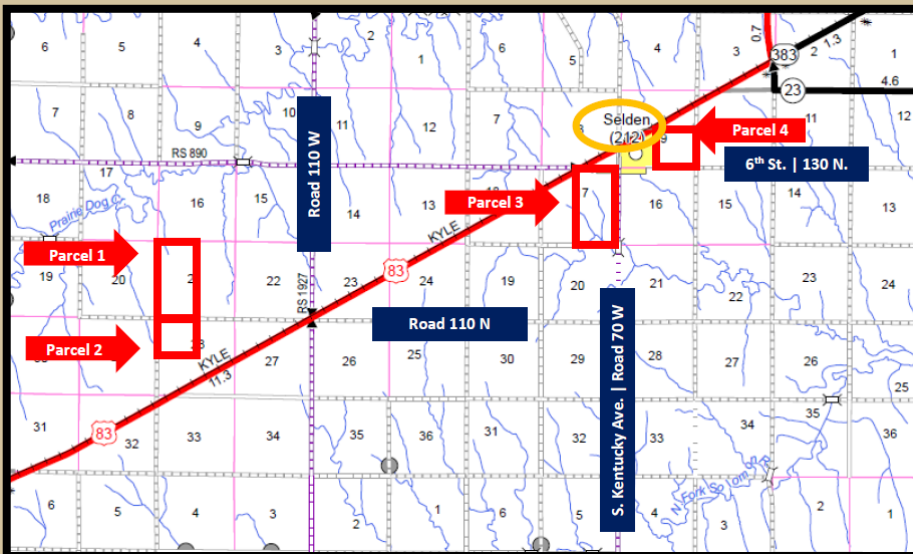


# LAND FOR SALE

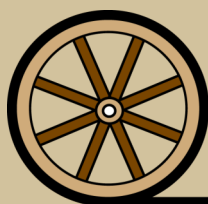
## Sheridan Co. Kansas Farms



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**Adam D. Pavelka, JD**  
**Listing Agent**  
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*Offered Exclusively By:*

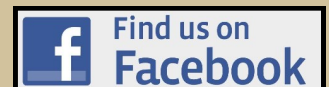
## **AGRI AFFILIATES, INC.**

***Providing Farm - Ranch Real Estate Services***

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

**HASTINGS OFFICE**  
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Fax: (800) 680-6980



# PARCEL 1 | INFORMATION

**Location:** Approximately 4 miles southwest of Selden, Kansas on Highway 83, then 1 ½ miles west on Road 110 N to the southeast corner of the parcel.

**Legal Description:** The West Half (W ½) of Section Twenty-One (21), Township Six (6) South, Range Thirty (30) West of the 6th P.M., Sheridan County, Kansas, less exception [320.93 tax-assessed acres].

**Comments:** A nice combination half section of non-irrigated cropland and CRP with great terrain.

**Taxes:** 2020 Taxes—\$2,421.10

**Leases:** Subject to a crop share lease expiring April 15, 2023.

**Price:** **\$750,000.00**

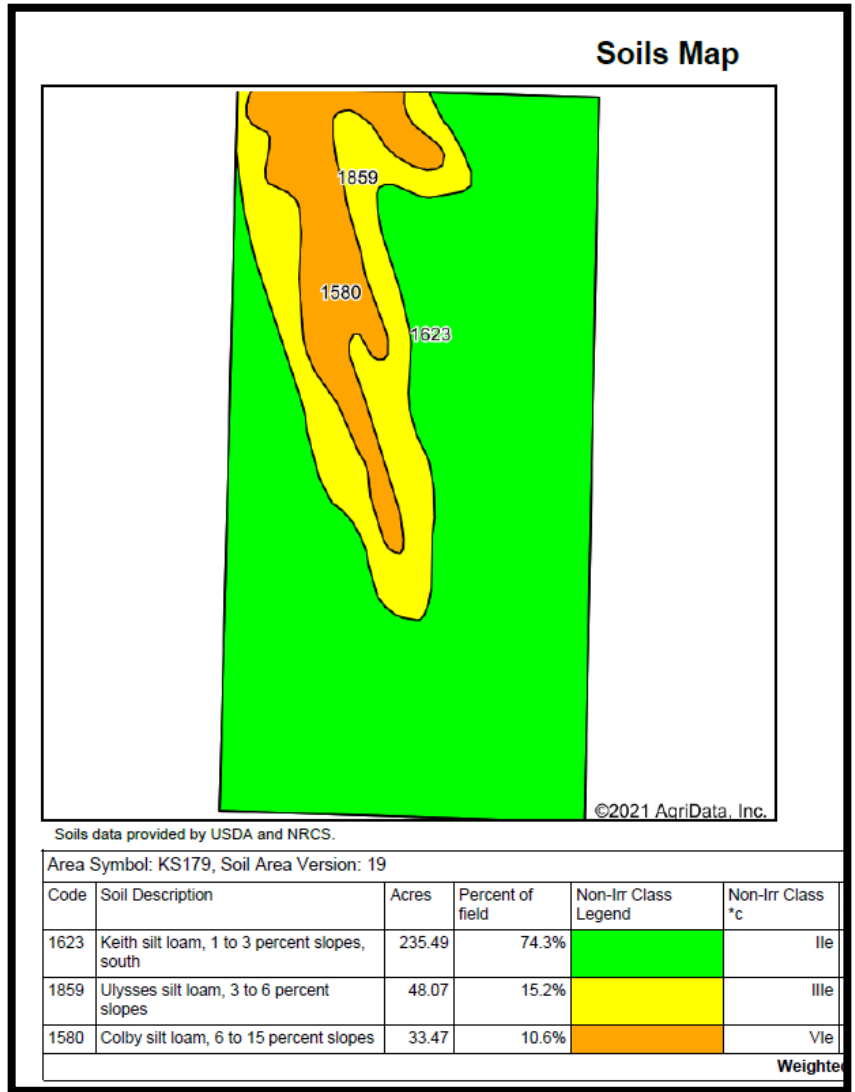
**Soils:** Primarily Keith silt loam soils, with slopes ranging from 1-15%.

<b><u>FSA Information:</u></b>	Total Farmland:	<u>319.67 acres</u>	Total Cropland:	<u>313.44 acres</u>
	Government Base Acres:	<u>Wheat—98.70</u>	PLC Yields:	<u>Wheat—50</u>
		<u>Corn—23.77</u>		<u>Corn—77</u>
		<u>Gr. Sorg.—74.15</u>		<u>Gr. Sorg.—113</u>

\*This parcel includes 56.28 acres of CRP.



# PARCEL 1 | AERIAL & SOILS MAP

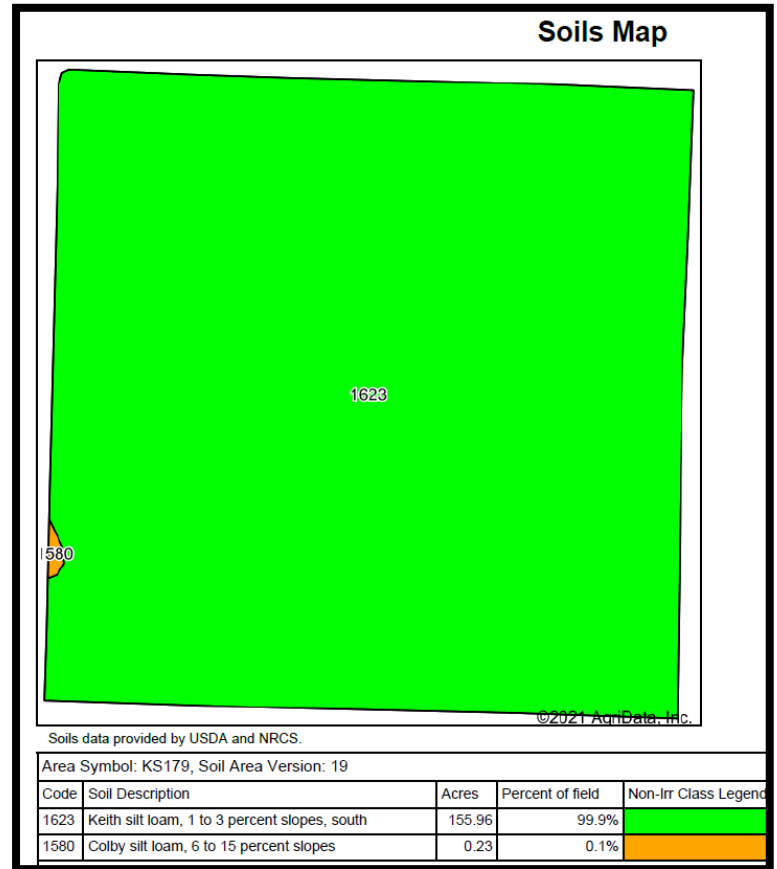
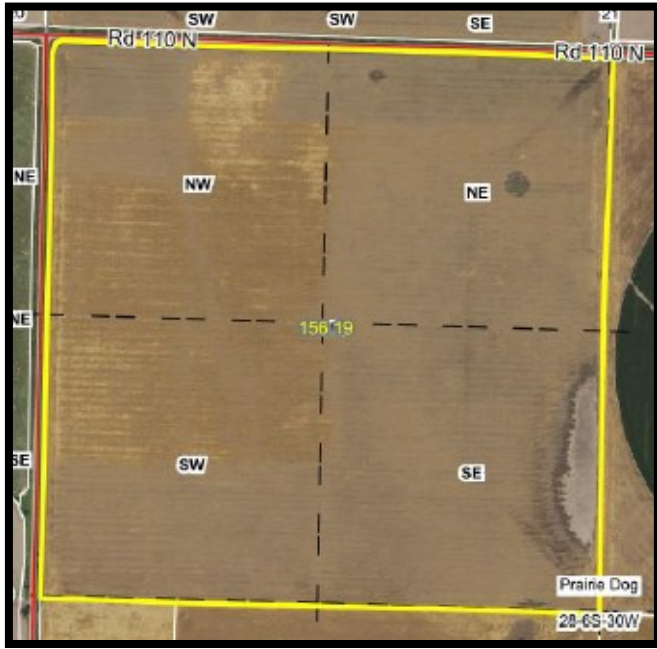


# PARCEL 2 | INFORMATION

<b><u>Location:</u></b>	Approximately 4 miles southwest of Selden, Kansas on Highway 83, then 1 ½ miles west on Road 110 N to the northeast corner of the parcel.			
<b><u>Legal Description:</u></b>	The Northwest Quarter (NW ¼) of Section Twenty-Eight (28), Township Six (6) South, Range Thirty (30) West of the 6th P.M., Sheridan County, Kansas, less exception [156.73 tax-assessed acres].			
<b><u>Comments:</u></b>	A very striking, non-irrigated cropland parcel with exceptional soils.			
<b><u>Taxes:</u></b>	2020 Taxes—\$1,417.70			
<b><u>Leases:</u></b>	Subject to a crop share lease expiring April 15, 2023.			
<b><u>Price:</u></b>	<b><u>\$395,000.00</u></b>			
<b><u>Soils:</u></b>	Almost entirely Keith silt loam soils (99.9%), with slopes ranging from 1-3%.			
<b><u>FSA Information:</u></b>	Total Farmland:	<u>156.19 acres</u>	Total Cropland:	<u>156.19 acres</u>
	Government Base Acres:	<u>Wheat—58.07</u>	PLC Yields:	<u>Wheat—50</u>
		<u>Corn—13.99</u>		<u>Corn—77</u>
		<u>Gr. Sorg.—43.62</u>		<u>Gr. Sorg.—113</u>



# PARCEL 2 | AERIAL & SOILS MAP



# PARCEL 3 | INFORMATION

**Location:** Directly southwest of Selden, Kansas, at the intersection of Road 130 N (6th St.) and Road 70 W (S. Kentucky Ave.).

**Legal Description:** The East Half (E ½) of Section Seventeen (17), Township Six (6) South, Range Twenty-Nine (29) West of the 6th P.M., Sheridan County, Kansas, less exception [295.99 tax-assessed acres].

**Comments:** A well-located, non-irrigated cropland tract with approximately 83 acres of fenced pasture with a solar-submersible well.

**Taxes:** 2020 Taxes—\$1,969.50

**Leases:** Subject to a crop share and pasture lease expiring April 15, 2023.

**Price:** **\$650,000.00**

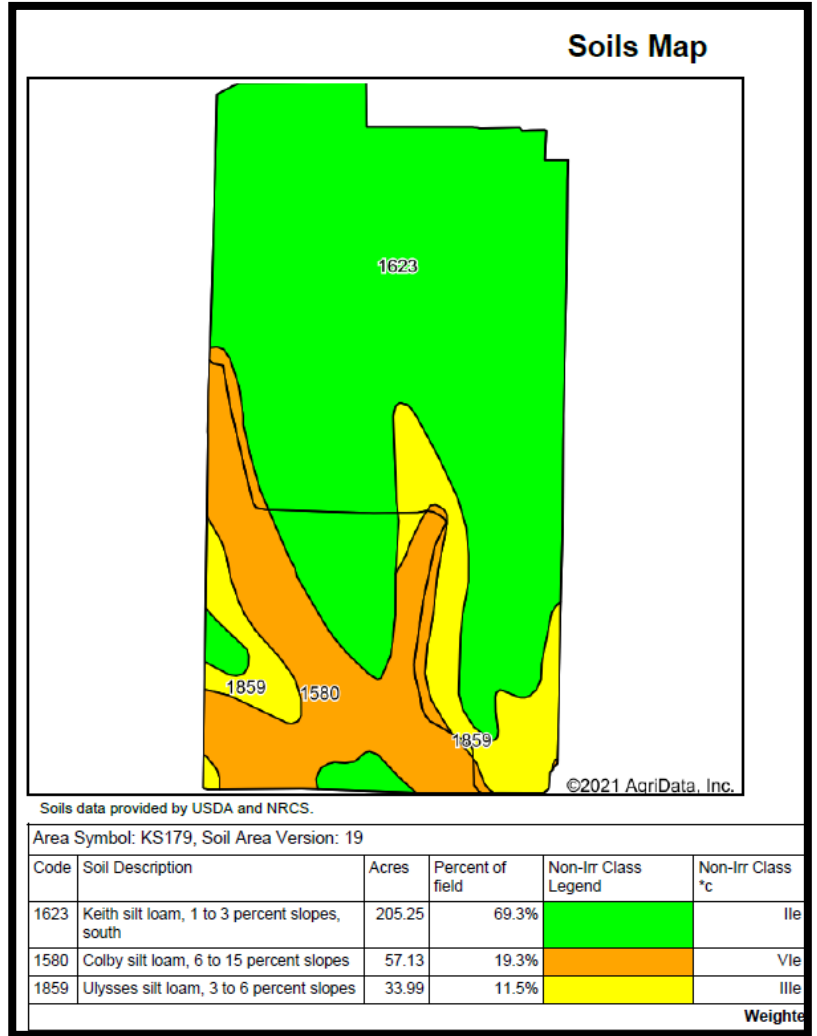
**Soils:** Primarily Keith silt loam soils, with slopes ranging from 1-3%.

**FSA Information:**

Total Farmland:	<u>295.51 acres</u>	Total Cropland:	<u>210.99 acres</u>
Government Base Acres:	<u>Wheat—86.18</u>	PLC Yields:	<u>Wheat—51</u>
	<u>Corn—47.35</u>		<u>Corn—86</u>



# PARCEL 3 | AERIAL & SOILS MAP



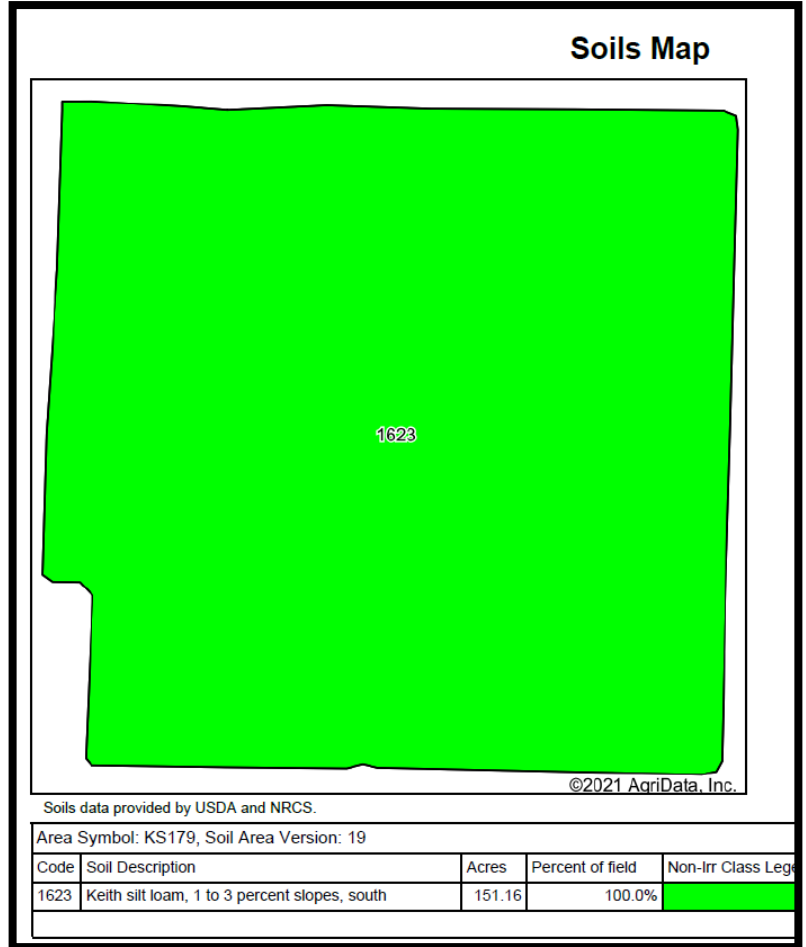
# PARCEL 4 | INFORMATION

- Location:** Directly east of Selden, Kansas on Road 130 N (6th St.).
- Legal Description:** The Southeast Quarter (SE ¼) of Section Nine (9), Township Six (6) South, Range Twenty-Nine (29) West of the 6th P.M., Sheridan County, Kansas, less exception [152.21 tax-assessed acres].
- Comments:** This is a tremendous parcel of non-irrigated cropland with exceptional terrain.
- Taxes:** 2020 Taxes—\$1,396.82
- Leases:** Subject to a crop share lease expiring April 15, 2023.
- Price:** **\$390,000.00**
- Soils:** Entirely Keith silt loam soils, with slopes ranging from 1-3%.
- FSA Information:**
- |                        |                     |                 |                     |
|------------------------|---------------------|-----------------|---------------------|
| Total Farmland:        | <u>154.24 acres</u> | Total Cropland: | <u>151.16 acres</u> |
| Government Base Acres: | <u>Wheat—61.75</u>  | PLC Yields:     | <u>Wheat—51</u>     |
|                        | <u>Corn—33.92</u>   |                 | <u>Corn—86</u>      |





# PARCEL 4 | AERIAL & SOILS MAP





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