

**FOR SALE**

**NEBRASKA  
LAND & CATTLE  
AGENCY**

Richard Dawson, Broker

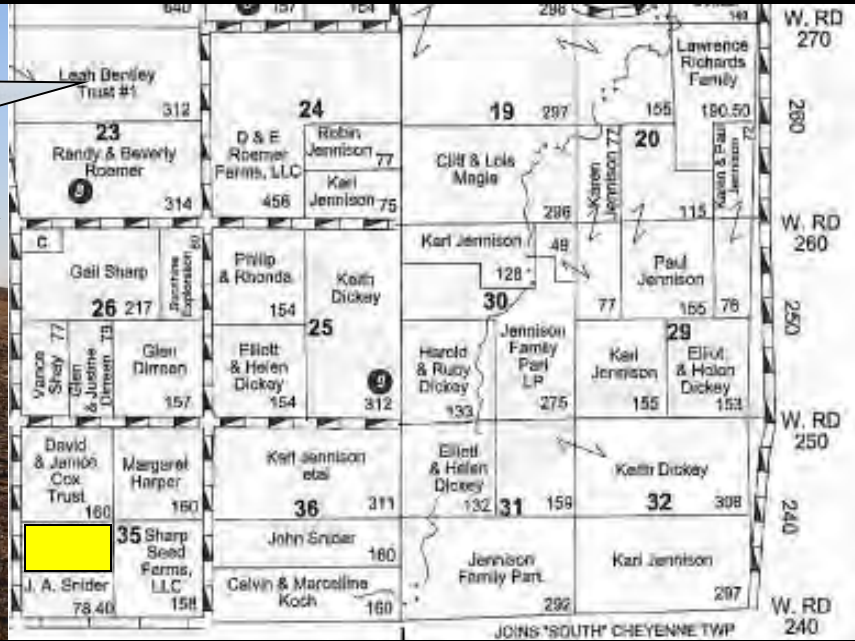
**1-800-785-2528**

# LANE COUNTY FARM

Lane County, KS

79.5 +/- Deeded Acres

**AUCTION**



**LEGAL DESCRIPTION:**

North Half of Southwest Quarter of Section 35, T-16S, R-30W,  
Lane County, KS

**LOCATION:**

2 miles north of Healy, KS on Dodge Road

**LAND USE:**

77.52 acres of cropland **FSA and soil maps on back.**

**POSSESSION:**

Surface rights only upon closing, Seller retains all ownership in Mineral Rights.  
Grain Sorghum stubble

**2017 REAL ESTATE TAXES:**

\$464.62 (\$5.84/acre)

**Double Opportunity Auction:** Confidential bids will be accepted during Preliminary Round which ends February 9, 2018, 6:00 P.M. CST. A final Bid-Off Round will be held with the top 5 bidders participating. Seller has the right to reject any and all bids. Purchase contract will be signed upon seller confirmation. Closing 30 days after seller confirmation of contract. A 10% earnest money deposit will be required from the successful bidder. The property is being sold "AS IS" and sale is not subject to financing.

Contact listing agent for Buyer Registration and Bid Form. More Info: [www.nelandcattle.com](http://www.nelandcattle.com)

**All bidders are urged to inspect all property prior to bidding & conduct their own due diligence.**

**LISTING AGENT: NICK ZERR, Gove, KS (785) 673-6424  
Nebraska Land & Cattle Agency Inc.**



**N/2 of SW/4**  
**35, T-16-S, R-30-W**  
**Lane County, KS**

**Soils Map**



State: **Kansas**  
 County: **Lane**  
 Township: **Cheyenne**  
 Acres: **77.52**  
 Date: **12/28/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: KS161, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class To	Ir Class To	Atolls hay Irrigated	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated	
17B1	Richfield silt loam, 0 to 1 percent slopes	64.25	82.9%		ir	1	5	167	33	121	26	47	
2B12	Harney silt loam, 0 to 1 percent slopes	13.27	17.1%		ir	1							
Weighted Average								5	138.4	27.4	100.3	21.5	30

\*Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but Nebraska Land & Cattle Agency Inc. or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All Real Estate agents not licensed with Nebraska Land & Cattle Agency Inc. shall be agents of the Buyer.