



All 7-13-28 & N/2 18-13-28

Gove County, KS

936 +/- Deeded Acres

Price \$1,250,000

Agent Nick Zerr 785.673.6424

LEGAL DESCRIPTION: All Section 7, T- 13S, R-28W and North Half of Section 18, T-13S, R28W

LOCATION: South of Gove, KS on KS 23 to Co Rd O and 1/4 mile East

LAND USE: 925.79 acres

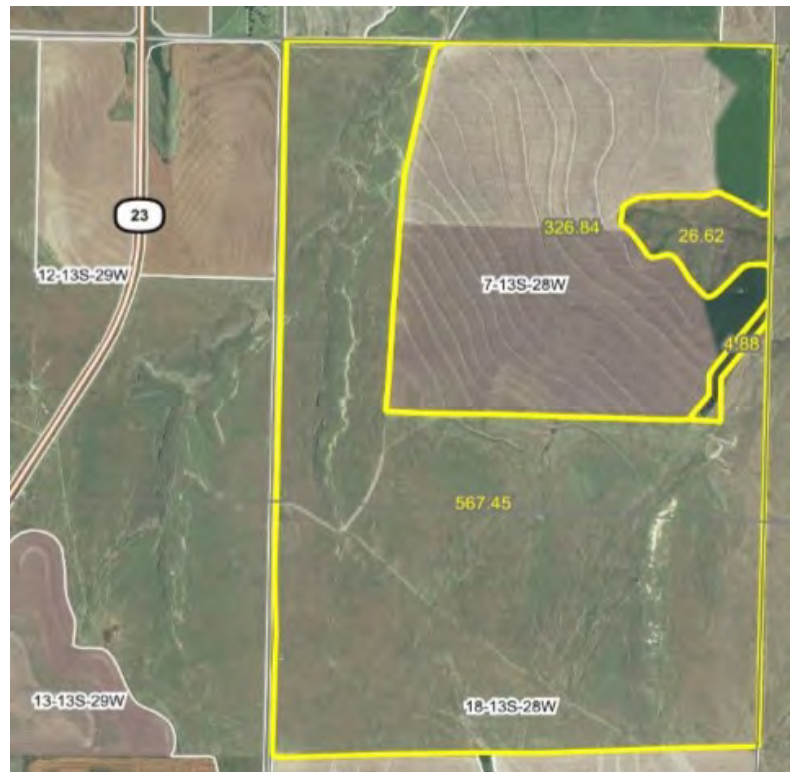
POSSESSION: Upon closing. Subject to tenants rights. Minerals included.

2017 REAL ESTATE TAXES: \$3,642.52 (\$3.89/acre)

This is a great opportunity to purchase a farmland and grass acres in a highly productive area. The tillable acres offer high quality class II and III soils with well built and maintained terraces. The land has been in a no-till system for years.

The grassland offers a good mix of warm and cool season grasses with a mix of elevation from upland plains to sweeping draws allowing for mixed season grazing. There are three ponds in the grassland that offer long term water storage. There are 3 tanks watered by pipeline and hydrants.

The wildlife aspects of this property are interesting. The draw in the cropland holds upland birds and deer. The shelterbelt on the south east corner enhances the attraction of wildlife. This offering is a whitetail deer honey hole!



Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but AgStar Land Brokers 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 AgStar Land Brokers shall be agents of the Buyer.



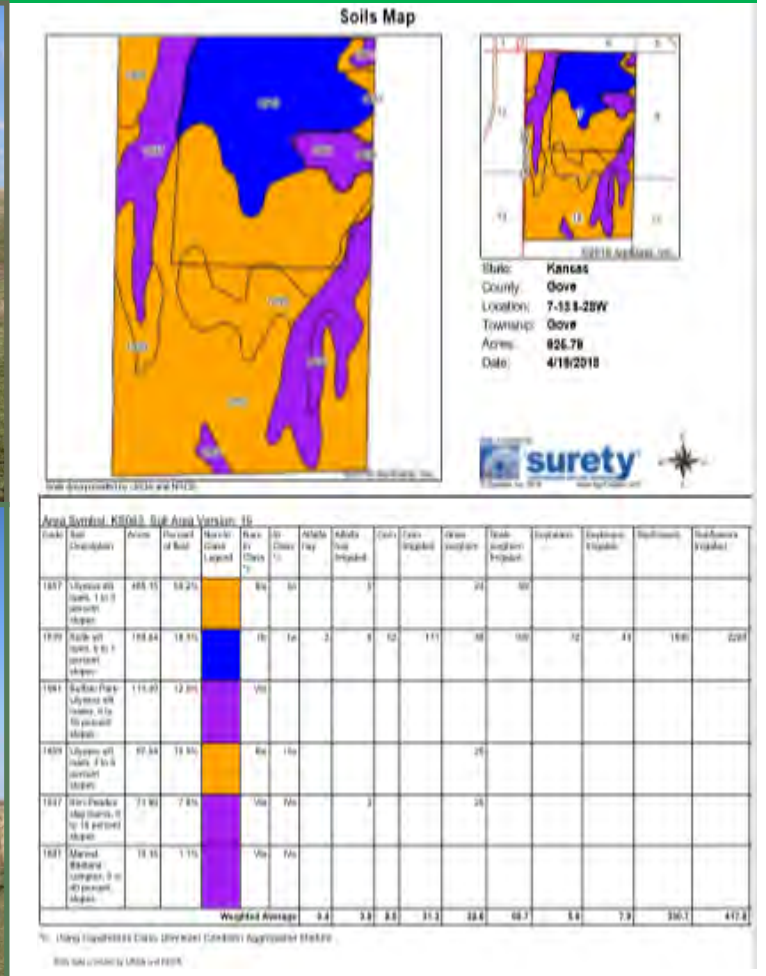
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