

FOR SALE

**NEBRASKA
LAND & CATTLE
AGENCY**



Richard Dawson, Broker

1-800-785-2528

LANE COUNTY FARM

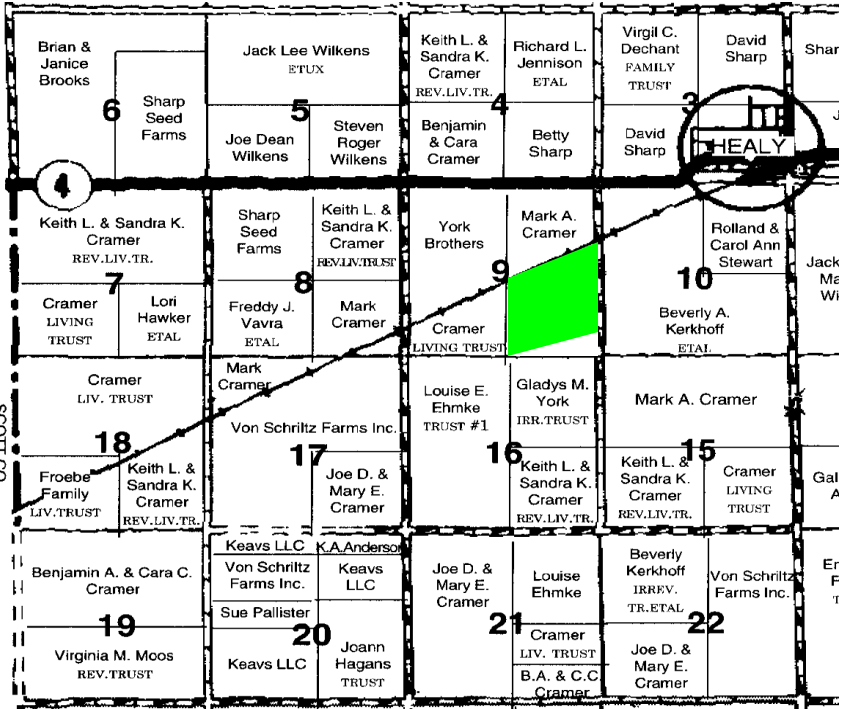
Lane County, KS

158.7 +/- Deeded Acres

Listing Agent: Nick Zerr (785) 673-6424

SE/4 9-17-30

\$294,500



SELLERS: Dale and Monica Schadel

LOCATION: From Healy, KS go west on Highway 4 to Cheyenne Road. South 2/3 mile to Northeast corner of property. Exact legal description shows a small tract out in the Southeast corner and a tract in the Northeast corner is included.

LAND USE: 158.7 acres of cropland.

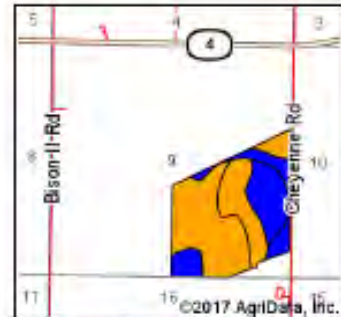
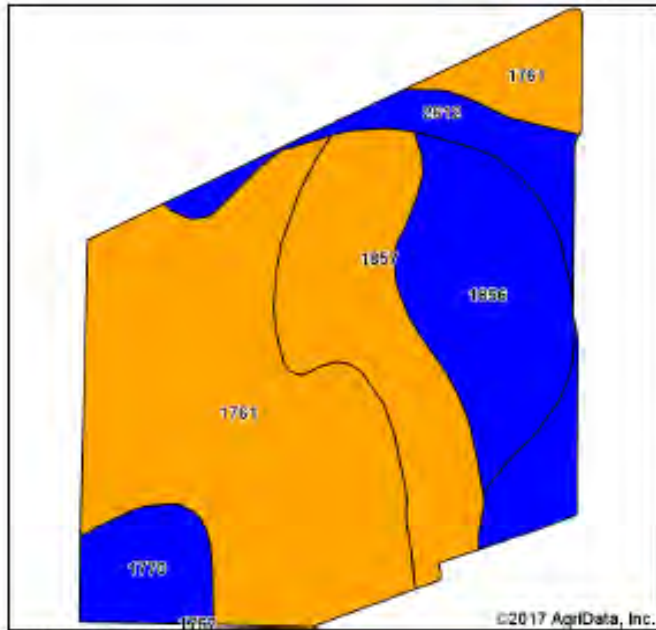
POSSESSION: Surface rights only upon closing. Approx 1/3 of the farm will be in planted wheat with possession negotiable. Approx 1/3 will be in wheat stubble and Approx 1/3 will be in sorghum stubble.

2016 REAL ESTATE TAXES: \$689.64 (\$4.35/acre)

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SE/4 of 9-T17S-30W
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Soils Map



State: **Kansas**
 County: **Lane**

Township: **Cheyenne**
 Acres: **154.15**



Soils data provided by USDA and NRCS.

Area Symbol: KS101, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Ir Class Legend	Non-Ir Class %c	Ir Class %c	Allstate hay irrigated	Com. Irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat	Winter wheat irrigated	Com. silage irrigated	
1761	Richfield silt loam, 0 to 1 percent slopes	73.09	47.4%		0c	I	8	167	33	121	28	48		
1857	Ulysses silt loam, 1 to 3 percent slopes	20.29	10.0%		0c	Ic	4		23	99	20	45		
1866	Ulysses silt loam, 0 to 1 percent slopes	26.31	17.1%		0c	Ic			26		22			
2612	Harney silt loam, 0 to 1 percent slopes	16.09	10.4%		0c	J								
1770	Richfield-Ulysses silt loams, 1 to 3 percent slopes	9.37	6.1%		0c	Ic	5	150	34	116	20	47	8	
Weighted Average														
							3.9	88.3	26.5	53.2	21.6	33.2	0.4	



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.