



RHEA FARM

138.8 +/- Acres
Logan County, Kansas

LOCATION: 6 miles west of Oakley, KS on Hwy 40, 1/4 mile north on CR 380 across railroad tracks, then 1/2 mile west on field access road.

LEGAL DESCRIPTION: PART NW1/4, 10-11S-33W, Logan County, Kansas.

THE PROPERTY: Highly productive farm with 87 acres of center pivot irrigated cropland with remainder in dry-land cropland. Small 5 acre field on south side of Hwy 40. See FSA map on back page.

SOILS: Primarily Keith Silt Loam. Soil map on back page.

IRRIGATION: See back page.

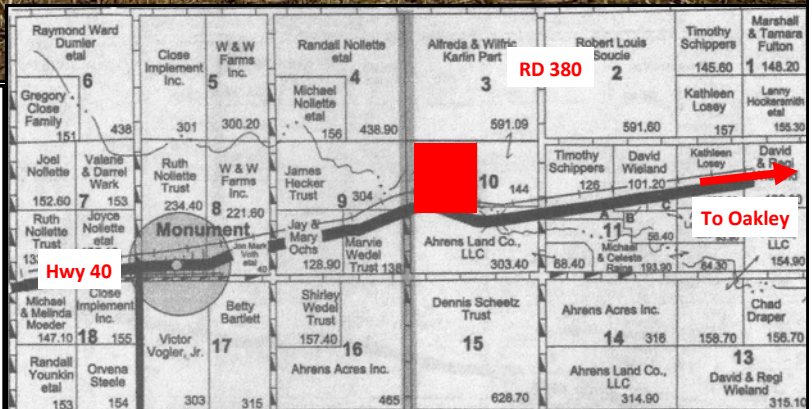
POSSESSION: Immediate possession upon payment of earnest money deposit. Approximately 44 acres of winter wheat with possession of growing wheat being negotiable.

REAL ESTATE TAX: \$1514.80 (\$10.82/ACRE)

OFFERING PRICE: \$595,000 (\$4,250/ACRE)

LISTING AGENT: NICK ZERR (785) 673-6424
GOVE, KANSAS

SEE LISTING AGENT'S COMMENTS ON BACK PAGE.



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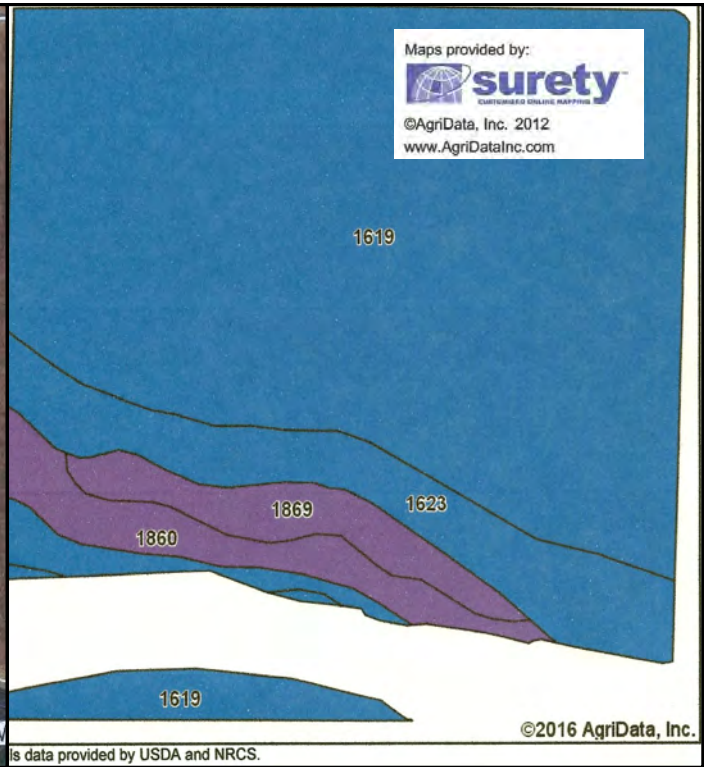
NEBRASKA LAND & CATTLE AGENCY INC.

NICK ZERR, LISTING AGENT

MOBILE: (785) 673-6424

Richard Dawson, Broker (800) 785-2528

For more information: www.nelandcattle.com



IRRIGATION: Irrigation rights originated in 1968 with 206 acre feet @ 400 gpm. Replacement well drilled in 2012. 220 gpm. Electrogrator sprinkler system. Isuzu diesel engine.



Area Symbol: KS109, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1619	Keith silt loam, 0 to 1 percent slopes	106.78	76.2%		IIc	Iw
1623	Keith silt loam, 1 to 3 percent slopes, south	19.00	13.6%		Ile	Ile
1860	Ulysses silt loam, 6 to 15 percent slopes	7.71	5.5%		Vle	Vle
1869	Ulysses-Colby silt loams, 6 to 15 percent slopes, eroded	6.69	4.8%		Vle	

AGENT'S COMMENTS: The farm has excellent soils capable of holding water and nutrients very well. This land is located near a railroad that cuts out acres of the full quarter section. It is intersected by US Hwy 40 with 5 acres south of the highway. Land is comprised of mainly class I with some class II soils for nearly 90% of the property. The owner states that the irrigation well is very strong. The well head is a refurbished unit placed at the time of drilling of the new well in 2012 plus new wiring and underground. There is an efficient 4 cylinder Isuzu diesel engine used for power. Pivot has been well maintained. There is natural gas nearby if desired. The owner put 20 ton of manure on the irrigated acres in 2014 and has done so every few years. Seller reserving 50% of mineral rights, mineral lease income, and royalties for 20 years.

Nick

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.