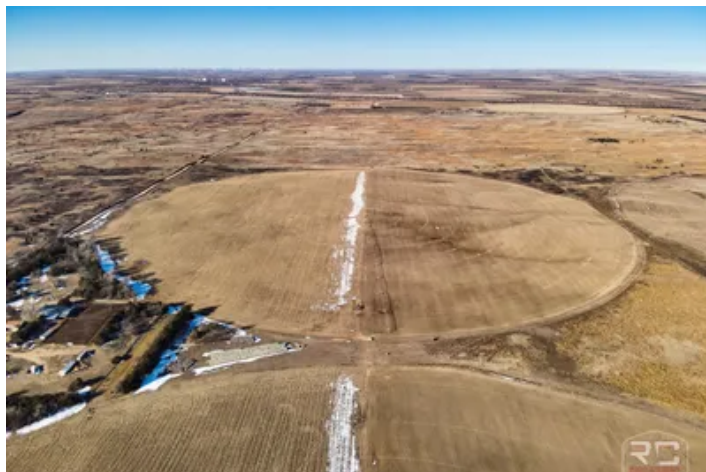


285 +/- Acres of Irrigated Farmland
1458 K Rd
Lewis, KS 67552

\$1,068,750
285± Acres
Edwards County



285 +/- Acres of Irrigated Farmland
Lewis, KS / Edwards County

SUMMARY

Address

1458 K Rd

City, State Zip

Lewis, KS 67552

County

Edwards County

Type

Farms

Latitude / Longitude

37.946055 / -99.323361

Taxes (Annually)

7158

Acreage

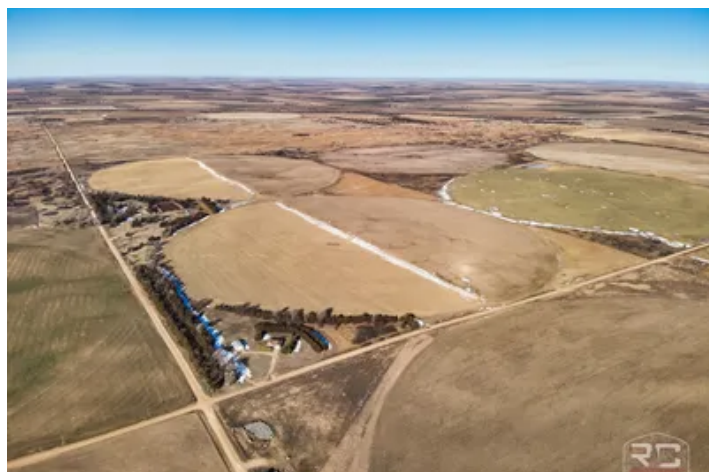
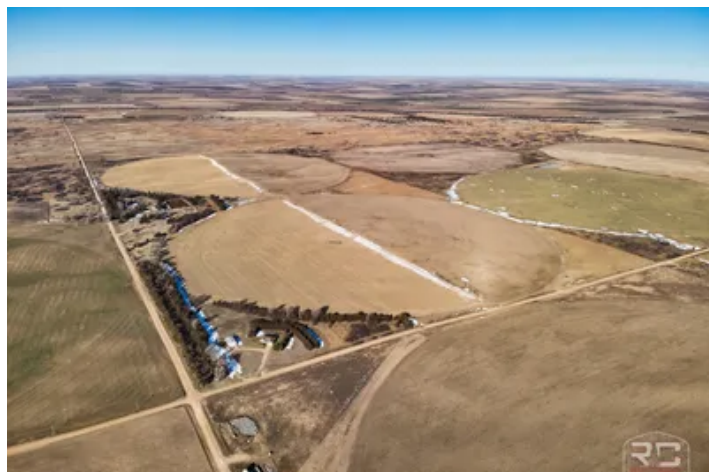
285

Price

\$1,068,750

Property Website

<https://redcedarland.com/detail/285-acres-of-irrigated-farmland-edwards-kansas/76617/>



285 +/- Acres of Irrigated Farmland Lewis, KS / Edwards County

PROPERTY DESCRIPTION

285 +/- Acres of Irrigated Cropland in Edwards County, Kansas.

Legals: S/2 of 20-24S-18W

Property Taxes: \$7,158.00 (2024 and included house and outbuildings)

Directions: Starting on Hwy 50 in Lewis, head west three miles to 150th Avenue. Turn north on 150th Avenue and head one mile to K Road, the property is on the north side of K Road, west of 150th Avenue.

Property Description: These pivots are offering immediate possession for spring planting! Irrigated land rarely hits the market in this area, especially two systems selling together as offered in this sale. This farm is located only 1 mile north of Highway 50 and 3 miles west of Lewis. The property is currently being custom farmed with the north half of each circle planted to alfalfa (9/2024), the south sides are in milo stubble, and the balance in grass. Water right # 27305 (2 Points of Diversions) per WIMAS, includes two wells, one is 164 AF of water, and 745 GPM and the second well is 195 AF of water and 725 GPM. Both wells were drilled in 1976, one at 70' and the other at 73' depth. There are approximately 130+/- acres irrigated, and the second well approximately 125+/- irrigated acres. (Seller reports that the west circle currently pumping @ 550 GPM and the east circle @ 400 GPM, no well work has been done and could possibly pump more). This is a great opportunity to jump on spring planting and add additional acres to your operation!

Irrigation Equipment details: The irrigation equipment is owned including water wells, water pumps, engines, and fertilizer tanks.

What mineral rights the sellers own shall transfer.

This area of the state do not over look irrigated crop land adjoining sandhill pasture for hunting. The whitetail deer and upland hunting in this area can be excellent depending on what crops are planted on the pivots. There is a lot of deer sign on this tract!

(Property is being surveyed to remove the homes from the farmland acres - price and acreage may be adjusted after the survey is completed)

For more information of to schedule a showing contact Rita Stimatze [620-546-5347](tel:620-546-5347)

Key features:

Immediate Possession For Spring Planting

7 Miles from Kinsley, KS

3 miles from Lewis Elevator

1 mile from Highway 50

Water Right #: 27305 (2 Points of Diversions) per WIMAS

Two Irrigation Systems

195 AF / 745 GPM drilled 1976 @ 70' depth

195 AF / 725 GPM drilled 1976 @ 73' depth

New Alfalfa Stand

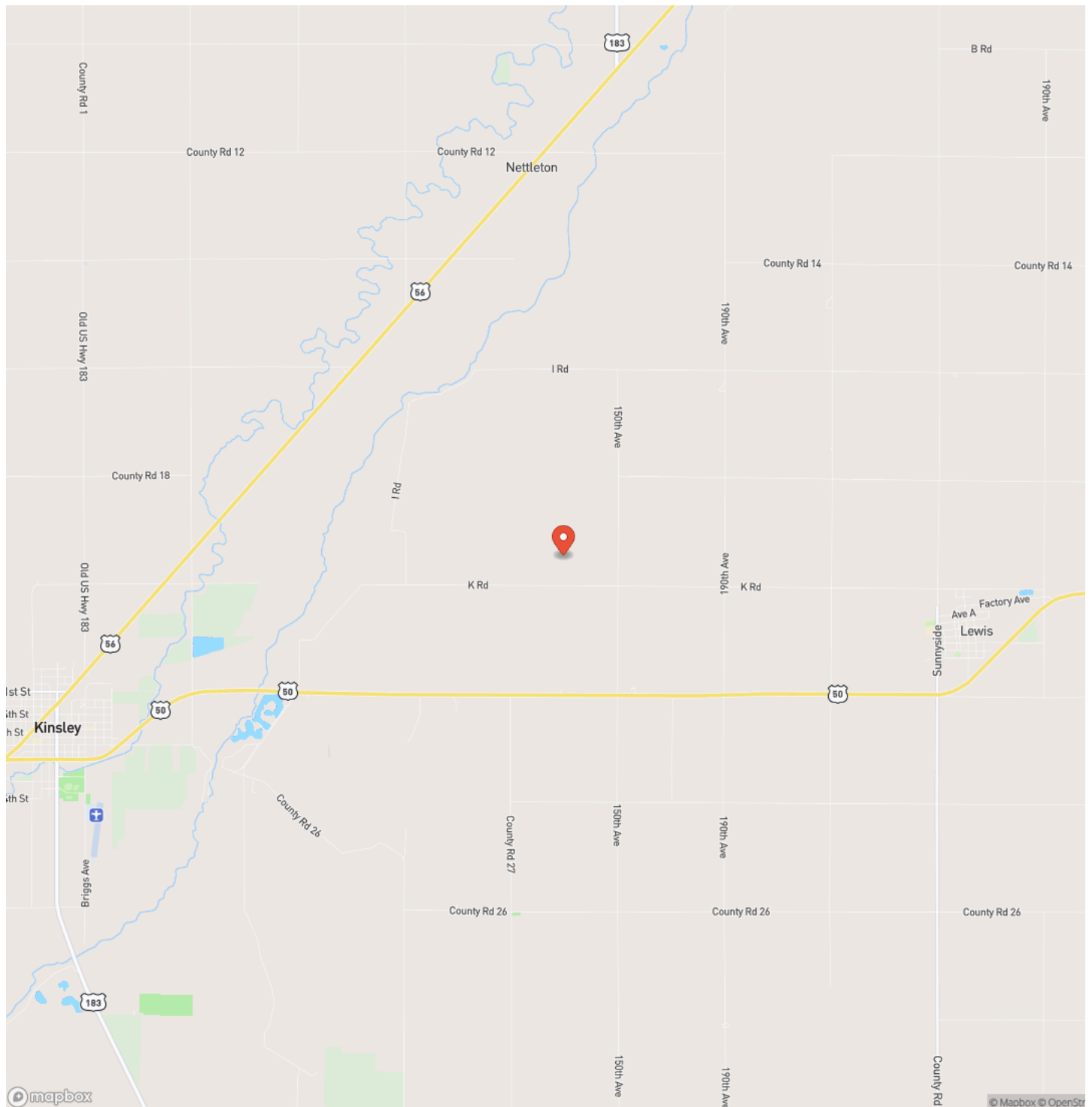




285 +/- Acres of Irrigated Farmland
Lewis, KS / Edwards County

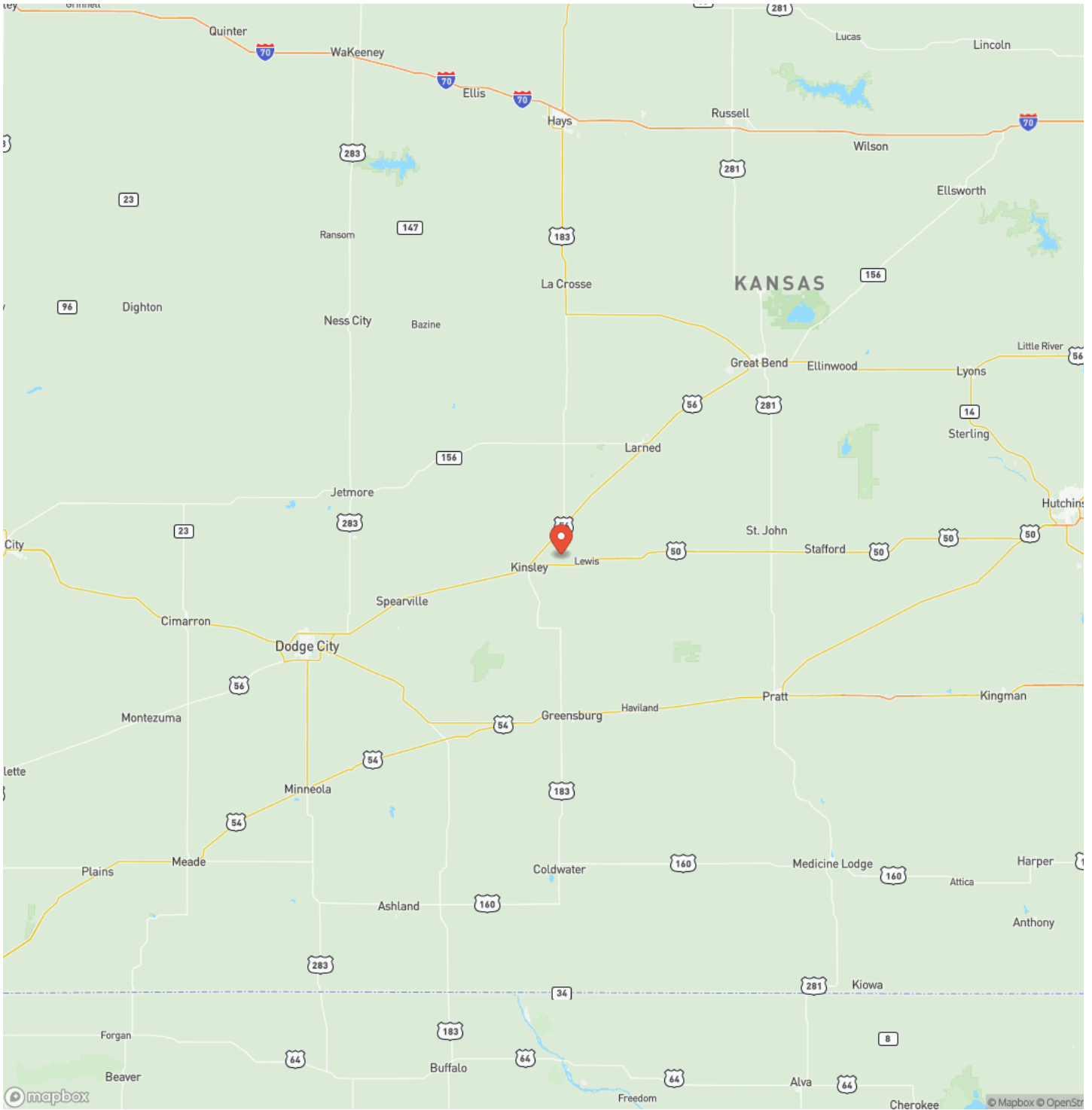


Locator Map

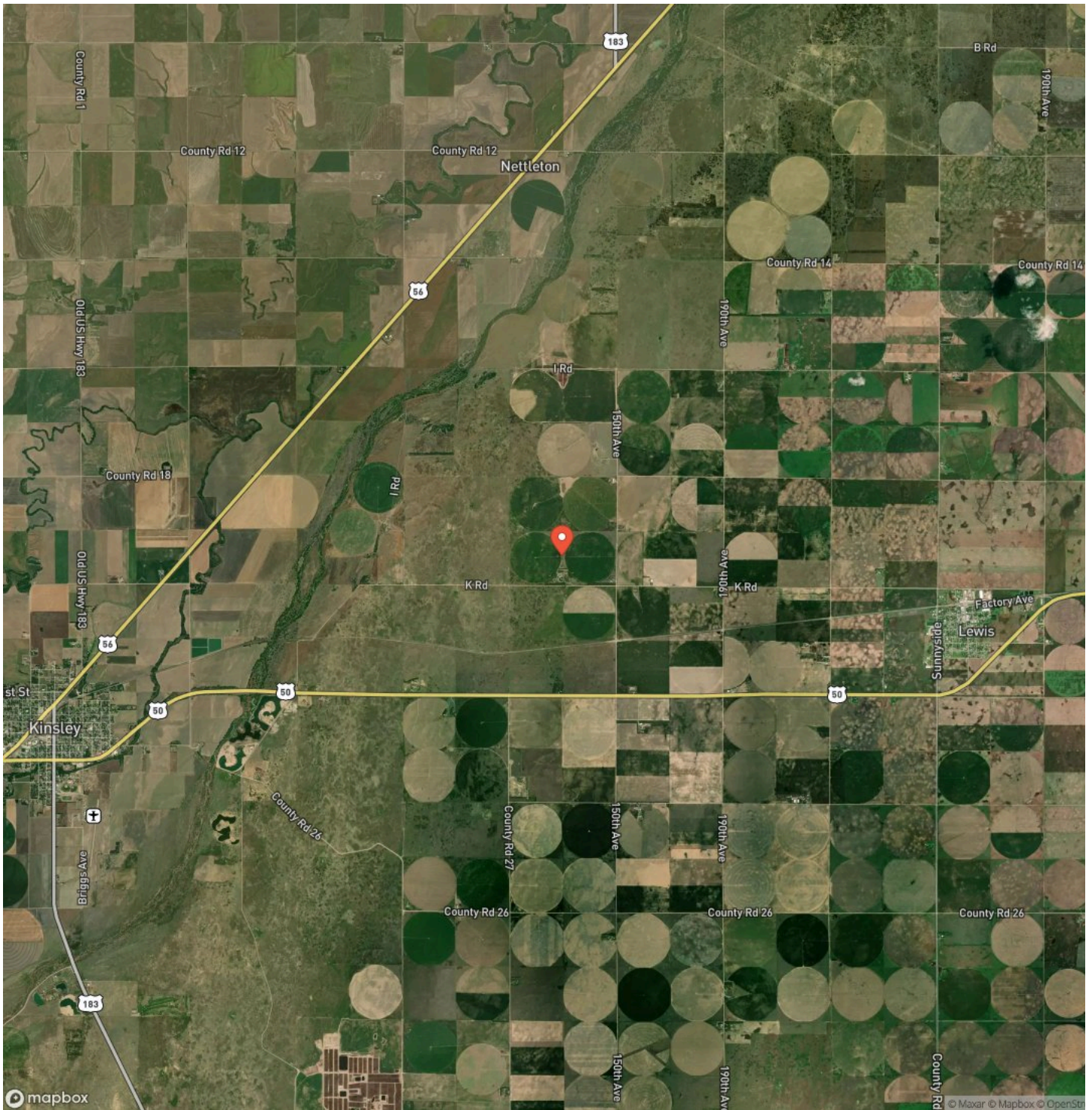


Lewis, KS / Edwards County

Locator Map



Satellite Map



285 +/- Acres of Irrigated Farmland Lewis, KS / Edwards County

LISTING REPRESENTATIVE

For more information contact:



Representative

Rita Stimatze

Mobile

(620) 546-5347

Office

(620) 546-5347

Email

rita@redcedarland.com

Address

City / State / Zip

Macksville, KS 67557

NOTES



MORE INFO ONLINE:

redcedarland.com

[illegible]

redcedarland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

