

156 +/- Acres of Irrigated Farm Land
00000 Lew Rt 2
Lewis, KS 67552

\$702,000
156± Acres
Edwards County



156 +/- Acres of Irrigated Farm Land
Lewis, KS / Edwards County

SUMMARY

Address

00000 Lew Rt 2

City, State Zip

Lewis, KS 67552

County

Edwards County

Type

Farms

Latitude / Longitude

37.959896 / -99.309702

Taxes (Annually)

3242

Acreage

156

Price

\$702,000

Property Website

<https://redcedarland.com/detail/156-acres-of-irrigated-farm-land-edwards-kansas/76615/>



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PROPERTY DESCRIPTION

156 +/- Acres of Irrigated Cropland in Edwards County Ks.

Legals: SW/4 of 16-24S-18W

Property Taxes: \$3242

Driving Directions: Beginning on Hwy 50 in Lewis, travel west 3 miles to 150th Avenue, turn north and drive two miles to J Road. The property begins on the northeast corner of the intersection of 150th Avenue and J Road.

Property Description: Available for immediate possession! Irrigated farmland being offered in Edwards County. Water Right #: 21854 per WIMAS, the farm has 184 acre feet of water at 590 gallons per minute. Water well drilled in 1975 @ 68' in depth. The irrigation equipment including water pump, engine, and fertilizer tank are owned by the seller will transfer, and the land is currently being custom farmed. The north half of the pivot is currently planted to alfalfa (9/2024), with the south side in milo stubble. There are 126+/- acres under irrigation. The water permit is allocated for 160 acres.

The land was enrolled Jan. 2022 into the MYFA program (Multi Year Flex Account) that will expire December 31, 2026, with 320.83 acre feet remaining.

Irrigation Equipment details: Irrigation system is a Reinke 2011, 2009 Chevy 350 Engine.

What mineral rights the seller own shall transfer.

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

Key features:

Immediate Possession For Spring Planting

8 miles from Kinsley

2 miles from Highway 50

3 miles from Lewis Elevator

Water Right #: 21854

184 AF / 590 GPM

MYFA Program with 320.83 feet remaining

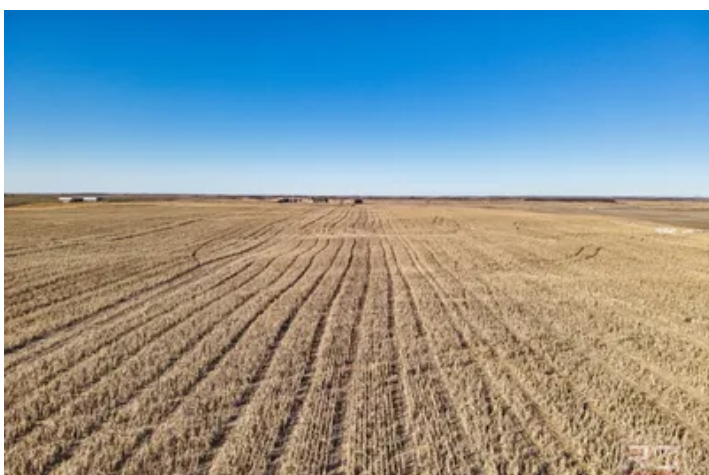
Irrigation equipment included

New Alfalfa Stand

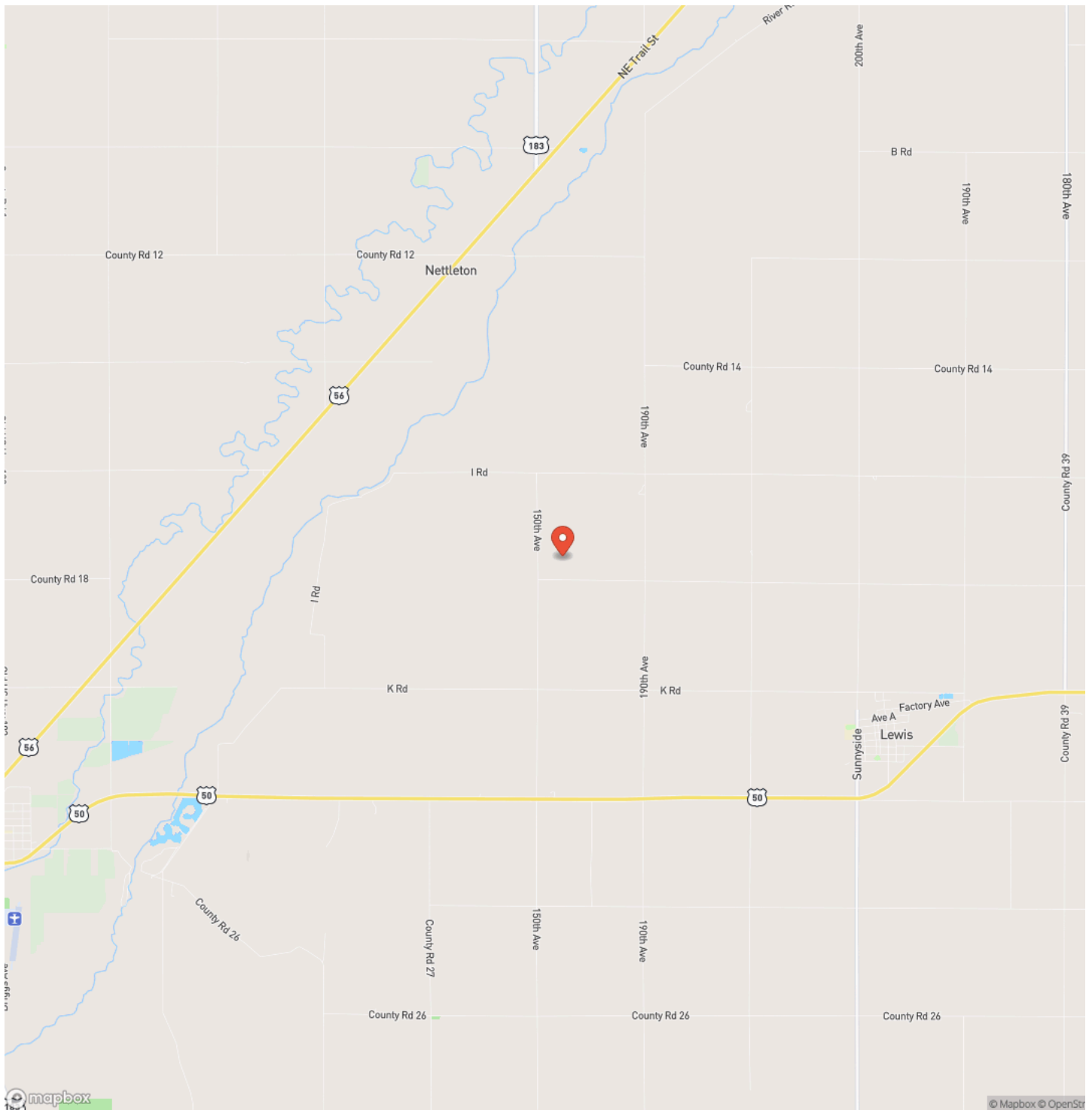




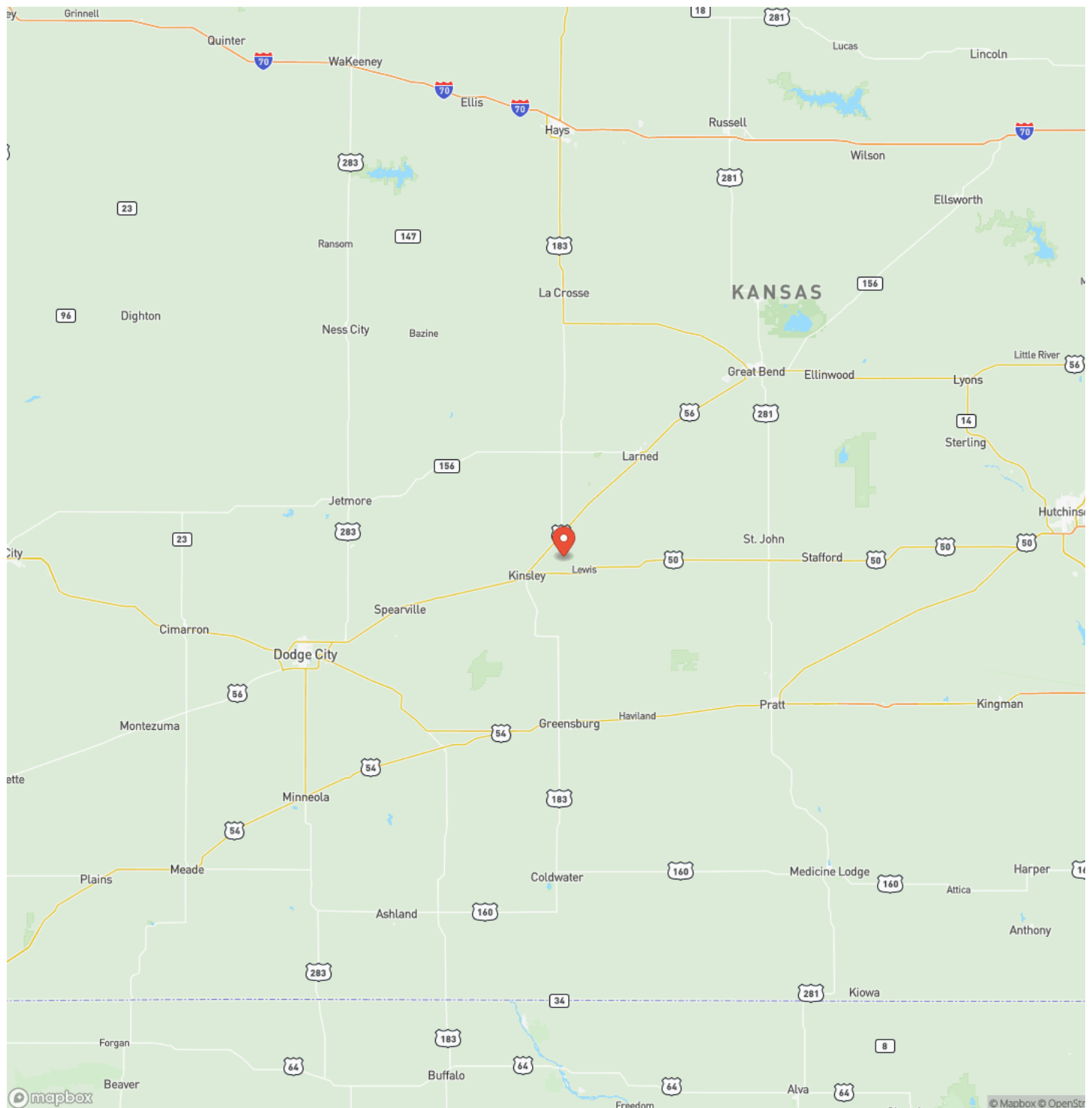
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Locator Map

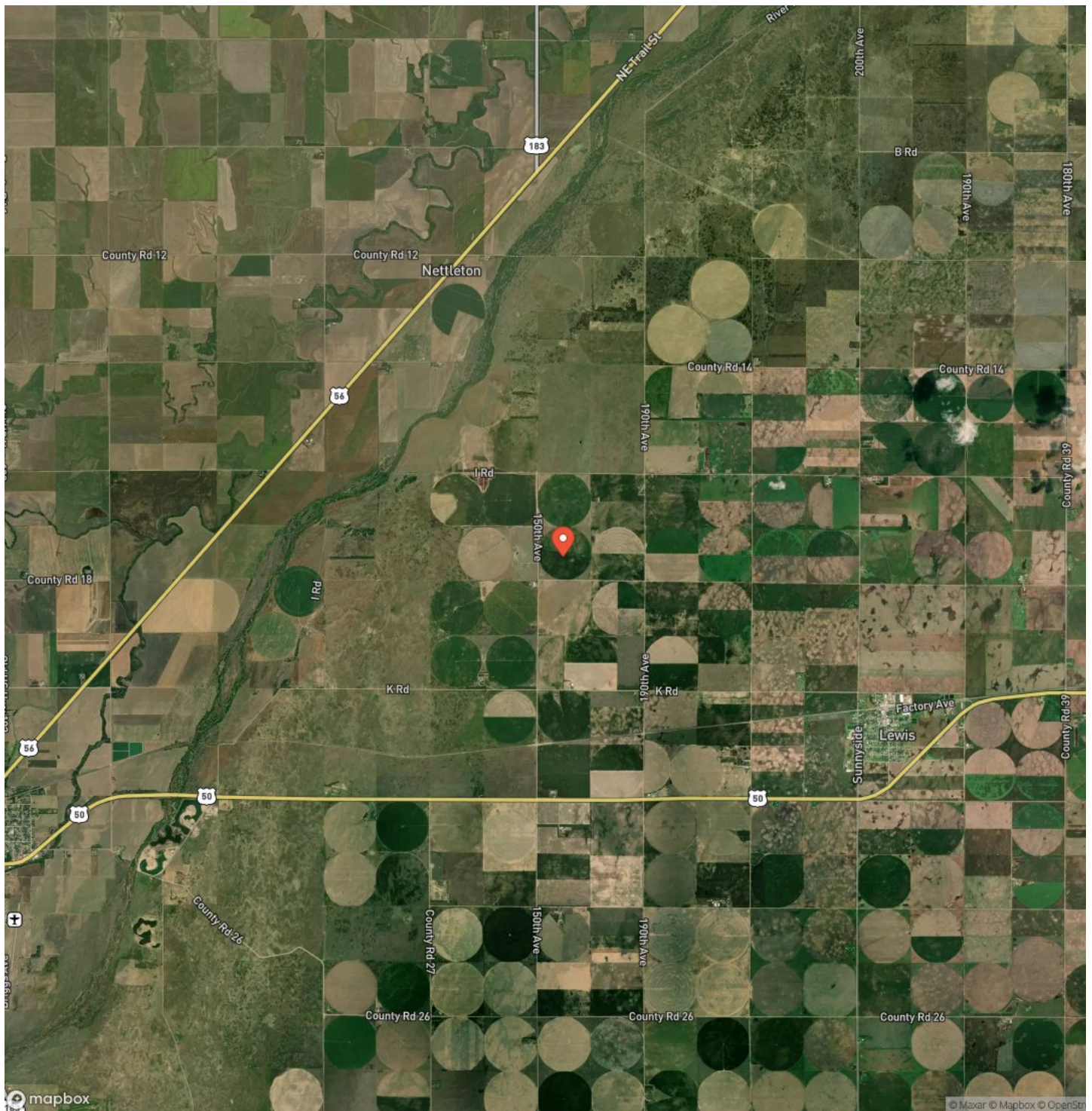


Locator Map



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Satellite Map



156 +/- Acres of Irrigated Farm Land 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

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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

