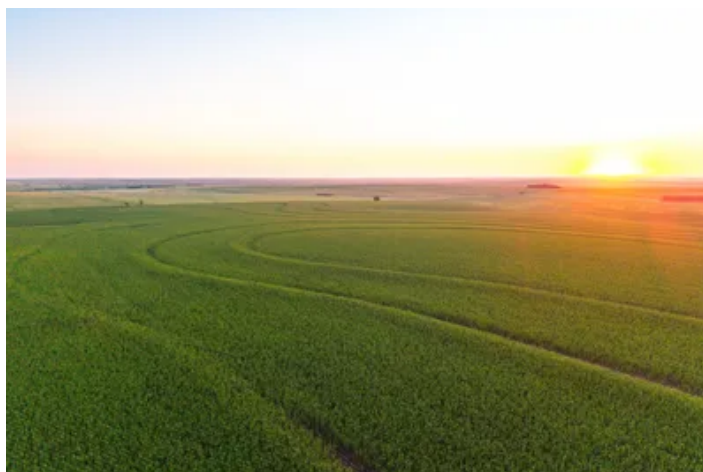
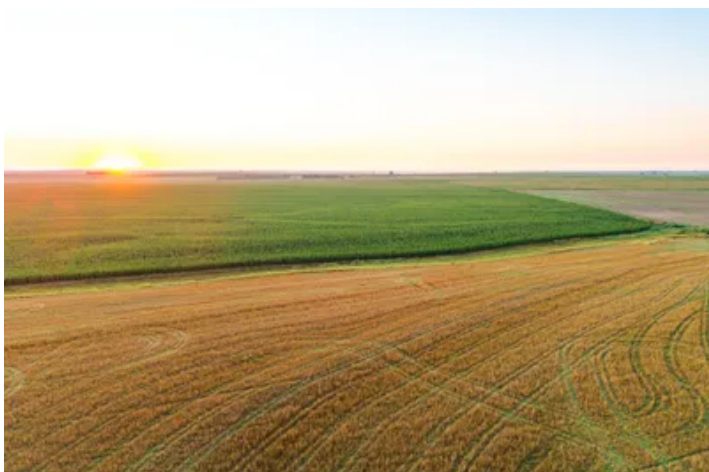


Quality Productive Farmland
160th Ave
Penokee, KS 67659

\$671,792
305± Acres
Graham County



**Quality Productive Farmland
Penokee, KS / Graham County**

SUMMARY

Address

160th Ave

City, State Zip

Penokee, KS 67659

County

Graham County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

39.455863 / -100.043345

Acreage

305

Price

\$671,792

Property Website

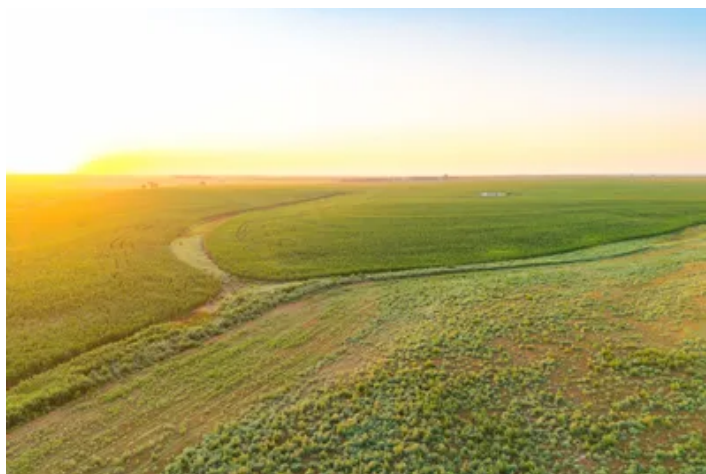
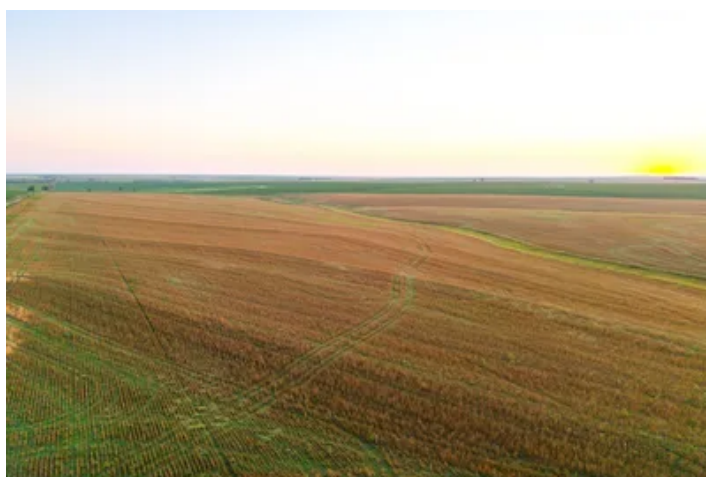
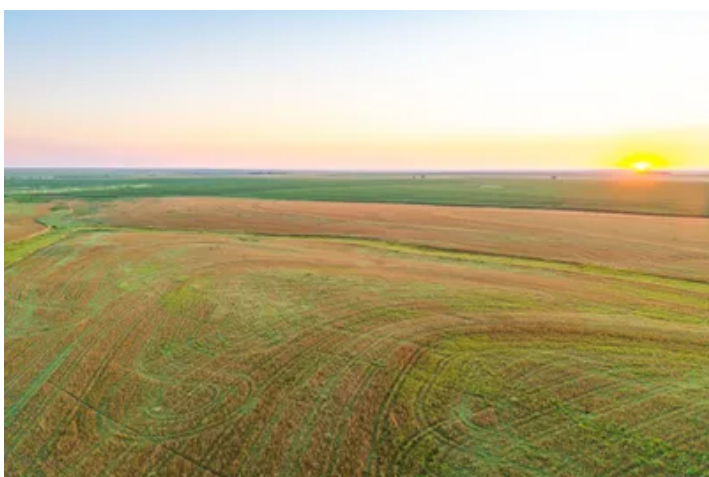
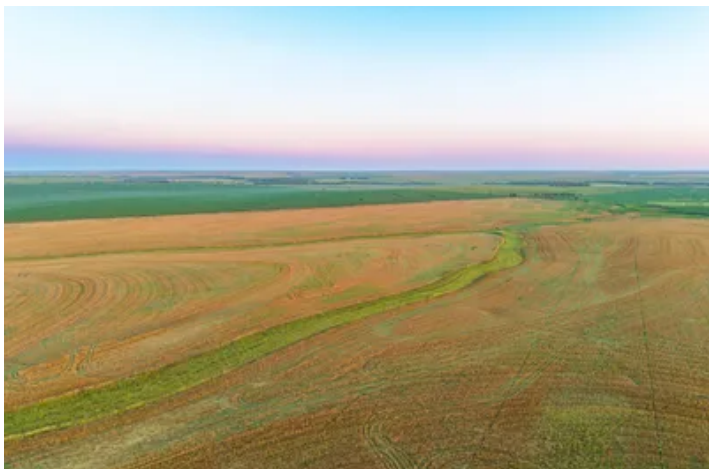
<https://arrowheadlandcompany.com/property/quality-productive-farmland-graham-kansas/86860/>



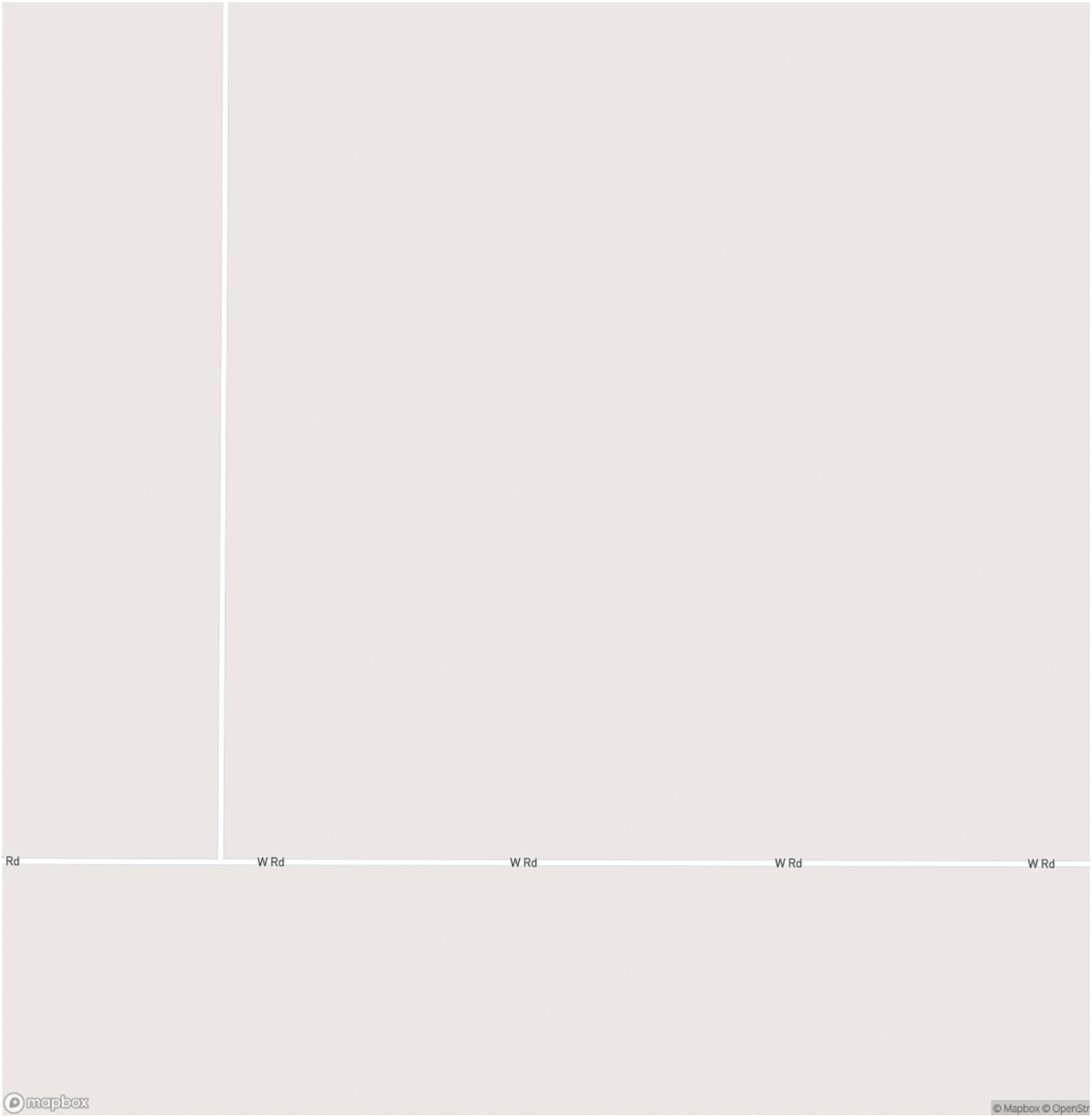
PROPERTY DESCRIPTION

This 305 +/- acre farm in Graham County, Kansas, sits just ½ mile off Goddard Road with great access via well-maintained county roads. Located roughly 10 +/- miles from Lenora and 9 +/- miles from Morland, the property is in a strong ag area known for both production and wildlife. The farm has been very well maintained over the years. The ground is in good shape, and the overall property shows consistent care and management. According to FSA records, the farm consists of 301.22 +/- acres of DCP cropland. It has a wheat base of 164.85 +/- acres with a PLC yield of 39, and a grain sorghum base of 114.55 +/- acres with a PLC yield of 73. The topography includes several draws and pockets that provide good cover for deer and upland birds. The area supports both whitetail and mule deer, as well as pheasant and quail. This is a highly productive, clean farm with strong recreational potential. All of the seller's mineral interests will transfer with the sale. This farm is set up to be a consistent producer with long-term value. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Doug Wagoner at [\(785\) 769-3038](tel:785-769-3038).

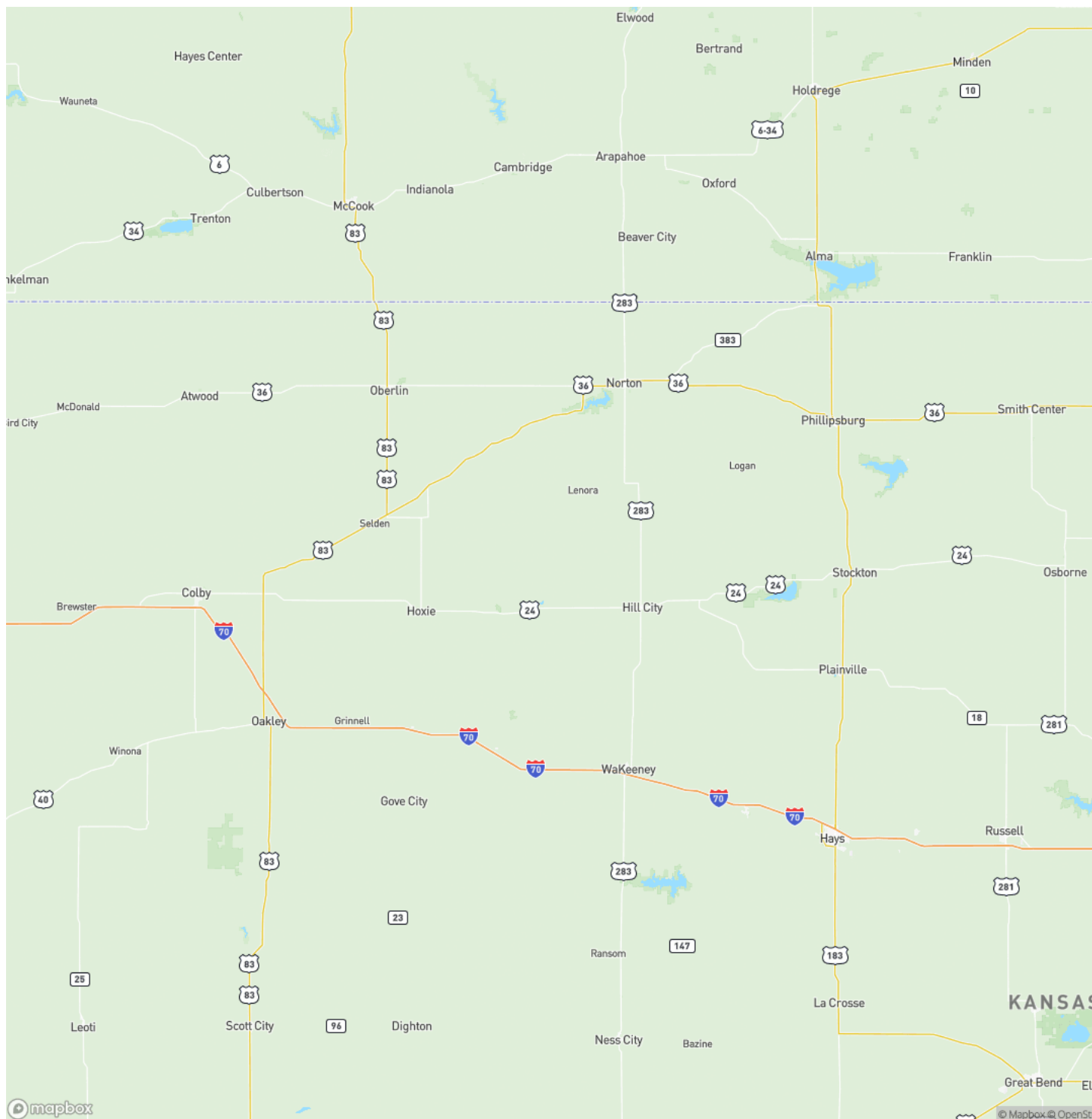
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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.

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