

FOR SALE

160.42 ACRES OF CROPLAND

Near Winona in Logan County, Kansas



160.42 acres of cropland



SEE MORE PHOTOS ON BACK

► Legal Description:

- S15, T12, R35, SW4

► Tract Description:

- Approx. 144 acres of tillable acreage
- 11.06 acres of CRP
- Approx. 5 acres of unfenced grass

► Location:

- 6 miles from Winona, Kansas on Highway 25

► CRP (Conservation Reserve Program):

- 11.06 acres
- Annual Payment - \$481

► Cropland:

- 149.36 acres
- No current crops planted
- No current lease on property
- Soil Types: Ulysses silt loam (0-1% and 1-3% slopes)
- Wheat Base: 77.50
- Buyer will reimburse Seller for spring maintenance spraying.

► FSA Information:

- Future FSA farm program payments will follow the crops and be paid according to FSA regulations.

► Mineral Rights:

- All of the seller's interest in mineral rights will transfer to the buyer at closing.
- Minerals are believed to be intact.

► Real Estate Taxes:

- 2025 property taxes will be prorated to the date of closing
- Approximate Annual Taxes - \$912.92

► Price: **\$430,000**

Cropland: 160.42 acres (\$2680.46/acre)



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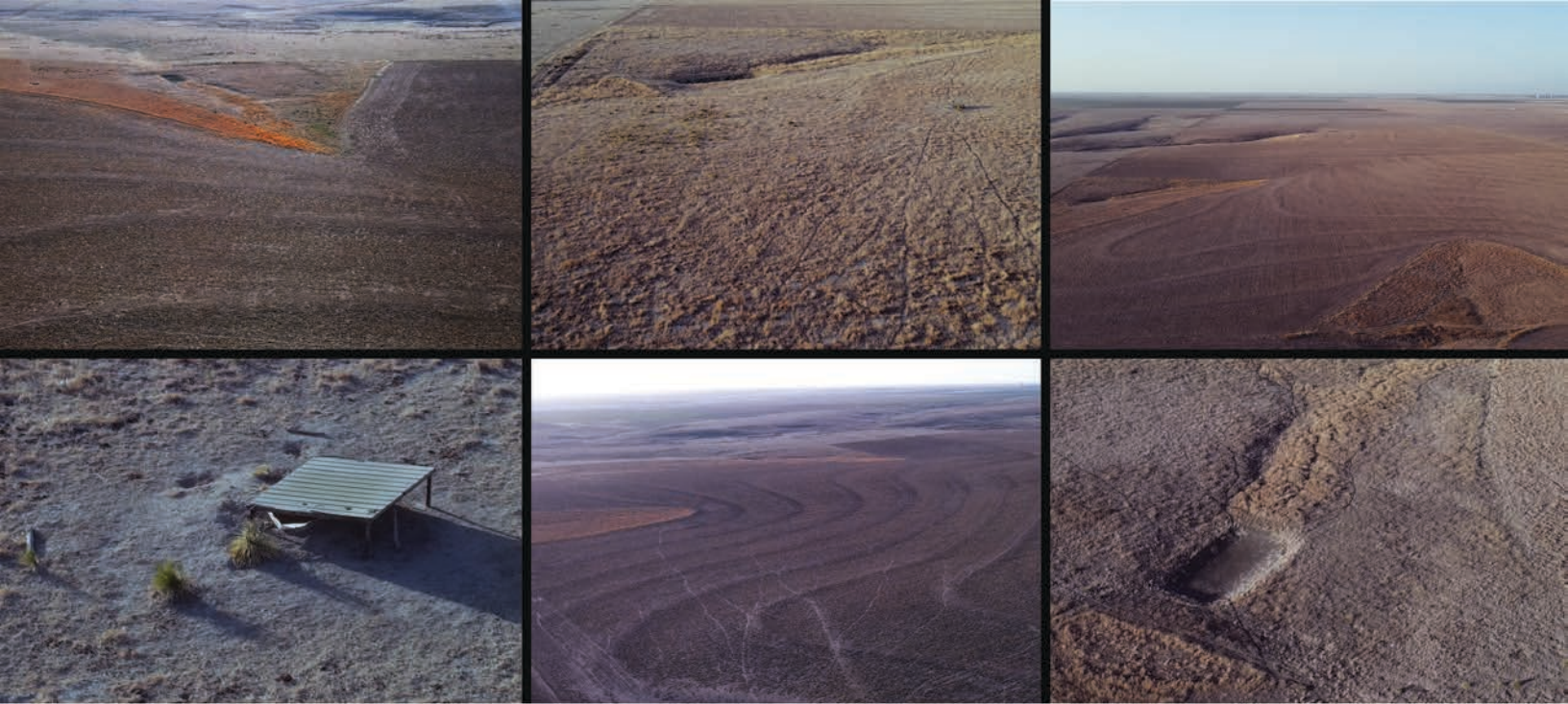
Max Haverfield, MBA

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Check out a video and more
photos of the property here



greatplainslandcompany.com



GREAT PLAINS

LAND Co

Max Haverfield, MBA

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Kansas City, MO 64109



With many years of experience in real estate and a background in business, Max is well-equipped to assist Western Kansas clients with their farm and ranch transactions. As a cattleman and farmer in Logan County, he has a deep understanding of the needs and challenges his buyers and sellers face. Max is committed to serving his clients with competence, accountability, and integrity throughout their real estate negotiations.

► **GIVE MAX A CALL TODAY!** ◀



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