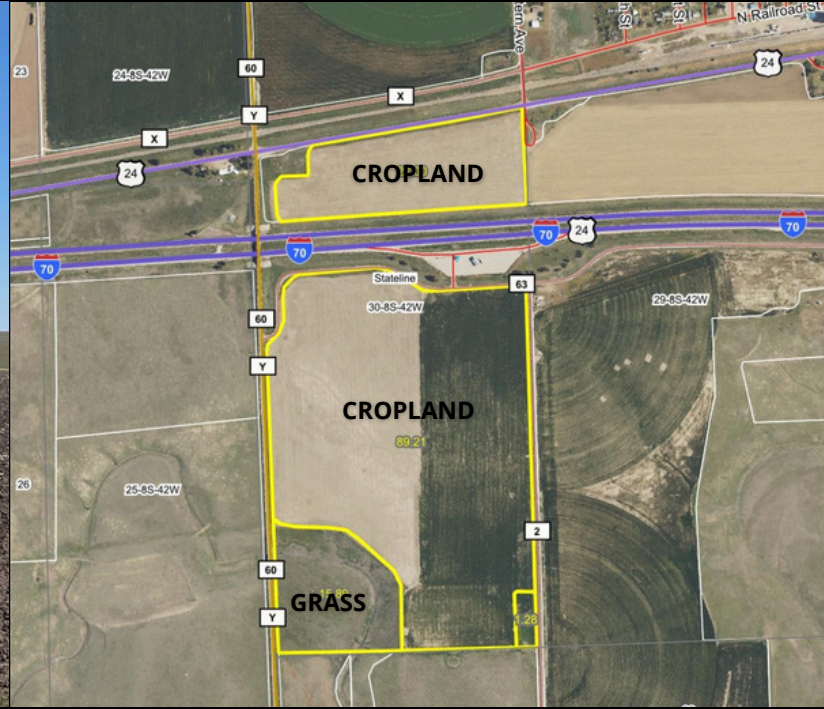


FOR SALE 130.35 +/- ACRES

C4083

CROPLAND & GRASS

SHERMAN COUNTY, KANSAS



LOCATION:

Subject property is located approximately .5 to 1 mile SW of Kanorado, KS on the Colorado - Kansas line.

Signs will be posted

LEGALS:

Section 30 less tracts, township 8 south, range 42 west of the 6th P.M. - Sherman County, KS

FSA INFORMATION:

Cropland Acres: 111.23 +/- Grass Acres: 15.89 +/-

Cropland Acres	Wheat Base/CC Yld.	Corn Base/CC Yld.	Sorghum Base/CC Yld.	Sunflowers Base/CC Yld.
111.23	24.7/37	45/41	24.4/86	2.6/1055

Total Base: 96.7

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA Regulations.

CROPS:

No crops planted currently on subject property

MINERALS:

Seller owns 100% of the mineral interest on the subject property. **Minerals are negotiable.**

POSSESSION:

Subject to tenant lease

TAXES:

Seller will pay taxes for all of 2024 and prior years. Taxes for 2025 will be prorated to the date of closing.

PRICE: \$289,148.00

2024 Taxes: \$584.30

Property Details:

- Productive
- Tillable acreage
- Good tenant in place
- Low taxes
- County road access
- Great addition to farm operation
- Hunting - deer, upland birds & small game



Colorado Land
Investments I, LLC



Cary Schlosser - Associate Broker

230 14th Street

Burlington, CO 80807

Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com

NOTICE TO PROSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Sellers Agent in the Sale of subject property.