

FOR SALE 331.47 +/- ACRES EXPIRED CRP LAND

C4088

WALLACE COUNTY, KANSAS - BACK ON THE MARKET



LOCATION: Subject property is located 19.5 mile NW of Weskan, KS & 15 miles south of Kanorado, KS.
Signs will be posted.

LEGALS: N2 of Section 4, Township 11 South, Range 42 West

FSA INFORMATION: FSA Cropland Acres: 323.73 Farmland Acres: 331.47

CRP INFORMATION: Expired CRP - Per FSA, subject property qualifies for lesser prairie chicken contract if program is available upon sign up.

MINERALS: Seller reserves sellers right, title in and to all mineral interest in the subject property, including but not limited to coal, oil, gas, and all other minerals, and seller also reserves any rights in and to the pore space in the subject property.

WATER RIGHTS: Water rights will convey to buyer (Permit# 30023)

POSSESSION: Upon delivery of deed

TAXES: Seller will pay taxes for all of 2025 and prior years. Taxes for 2026 will be prorated to the date of closing.

WIND LEASE: Active wind lease in place and will convey to buyer.

PRICE: \$372,903.75
2025 Taxes: \$1,018.66

Property Details:

- Located 19 miles NW of Weskan, KS, 15 miles S. of Kanorado, KS & 29 NW of Sharon Springs, KS
- Great addition to a farming operation
- Potential for depreciable assets (Well, Sprinkler etc.)
- Expired CRP with the potential to be re-enrolled in a Lesser Prairie Chicken contract
- Hunting opportunities - Mule Deer, Pronghorn & Small Game
- Go to www.cololand.com for more details and pictures



Colorado Land
Investments I, LLC



Cary Schlosser - Listing 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.



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LAND FOR SALE **WALLACE COUNTY, KANSAS**

Call Cary Schlosser, Listing Agent, @ 719-349-0478 for more information

