

MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

NORTON COUNTY, KS

PRICE REDUCTION

158.2 Acres ±



Well maintained property -
excellent grassland management!

Location: From Densmore, 1/2 mile north, 1 mile east on Highway 9, 4.25 miles north on Road E9 and 1/4 mile east on Road U. From Alma, 1/2 mile west on Highway 383, 11.25 miles south on E9 and 1/4 mile east on Road U.

Legal Description: East Half of the West Half of Section 8, Township 4 South, Range 21 West of the 6th P.M., Norton County, Kansas

About the Land: 158.2 Acres, more or less, according to Norton County Appraiser's records. Approx. 27 acres of cropland, the remainder mostly grassland. Includes a solar powered well (new approx. 6 yrs. ago) and 2 dams.

Farm Service Agency: Wheat base - 16.25 acres with 34 bu. PLC yield, Grain Sorghum base - 32.04 acres with 72 bu. PLC yield, Corn base - 3.52 acres with 92 bu. PLC yield, Oats base - .36 acre with 39 bu. PLC yield.

Soil Types: Holdrege silt loam, Uly and Coly still loams

2019 Taxes: \$ 609.46

Price and Terms: \$200,640 \$175,000 10% Earnest money payment upon signing purchase agreement. The remainder due at closing.

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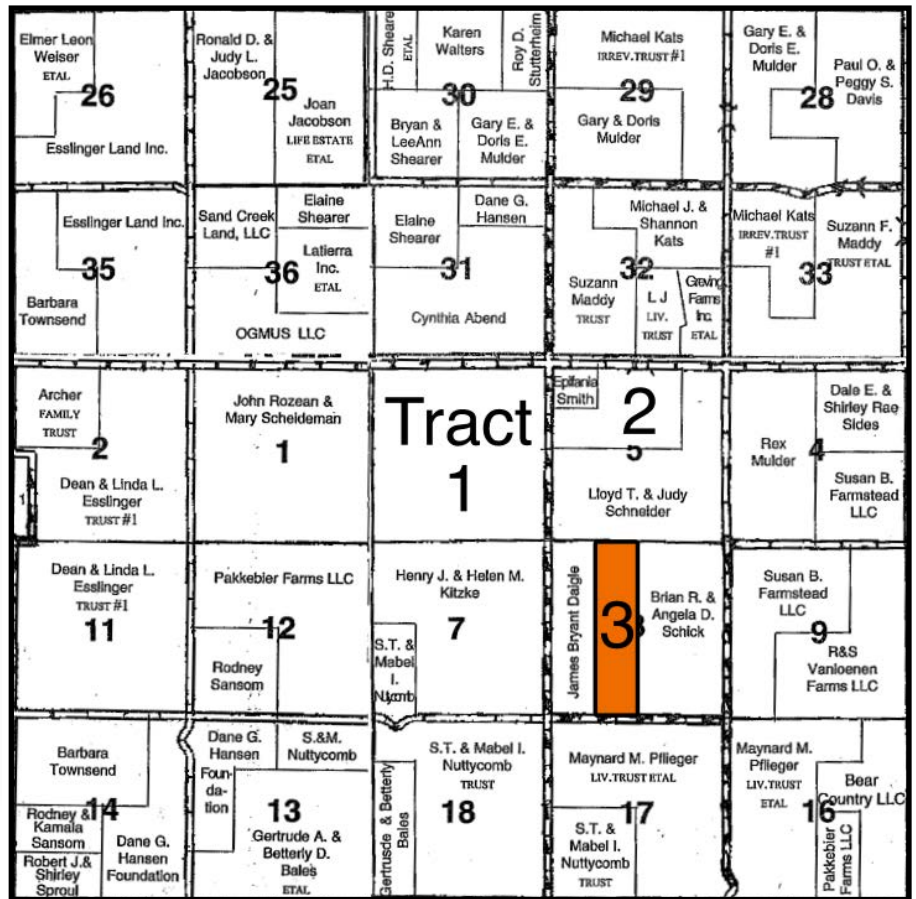
Miles Marshall

Broker

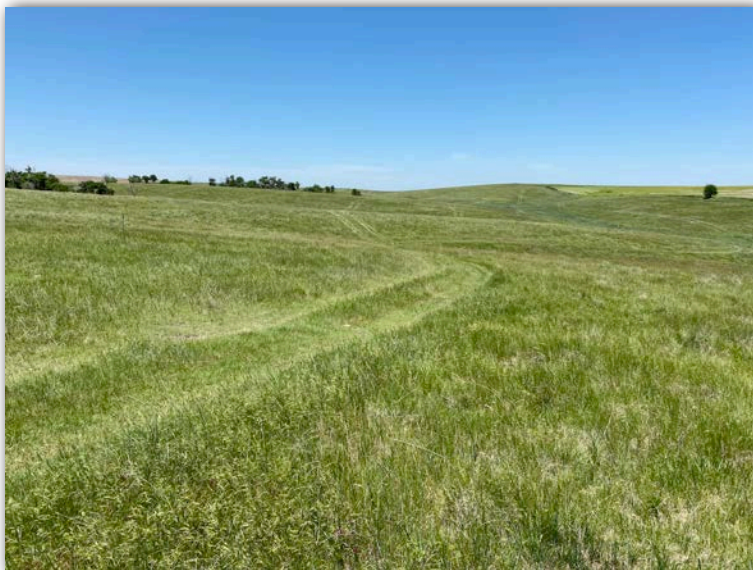
Cell 308-233-4384



Your Farm & Ranch Specialists



Maps are for illustrative purposes only — not intended to represent actual property lines.



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