

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

GRAHAM COUNTY, KS

LAND FOR SALE

2 Tracts



Cropland, Grassland and Building Site

314.45 Acres

Location: 1728 190th Ave, Penokee, KS. From Hill City, KS., 8.25 miles south on Highway 283 and 7.25 miles west on Road 406. From southwest of Penokee, 7 miles south on Road 539 and .5 mile on west on Road 406.

Legal Description: West Half of Section 27, Township 9 South, Range 24 West, Graham County, Kansas

About the Land: 314.45 Acres, more or less, according to county records. Consisting of approx. 138 acres of cropland, the remainder grassland. Water for livestock is provided by an electric well, a windmill and dams.

Farm Service Agency: Total cropland - 138.3 acres. Corn base - 31.6 acres, Grain Sorghum base - 42.1 acres, Soybeans base - 17.5 acres, Wheat base - 12.3 acres

2025 Taxes: \$1,701.84

Price: \$590,000

10% earnest money deposit upon signing the purchase agreement. The remainder at closing.

11.6 Acres

Location: 1998 190th Ave, Penokee, KS. From Penokee, 1.5 miles west on River Road 4.5 mile south

Legal Description: A tract being part of North Half of the Northwest Quarter of Section 15, Township 9 South, Range 24 West, Graham County, Kansas

About the Land: 11.6 Acres, more or less, according to county records. Consisting of grassland and a building site including an older 1.5 story home, 12'X16' utility bldg. plus outbuildings.

2025 Taxes: \$109.76

Price: \$25,000




Clay Patton | Associate

Cell 719-760-0747

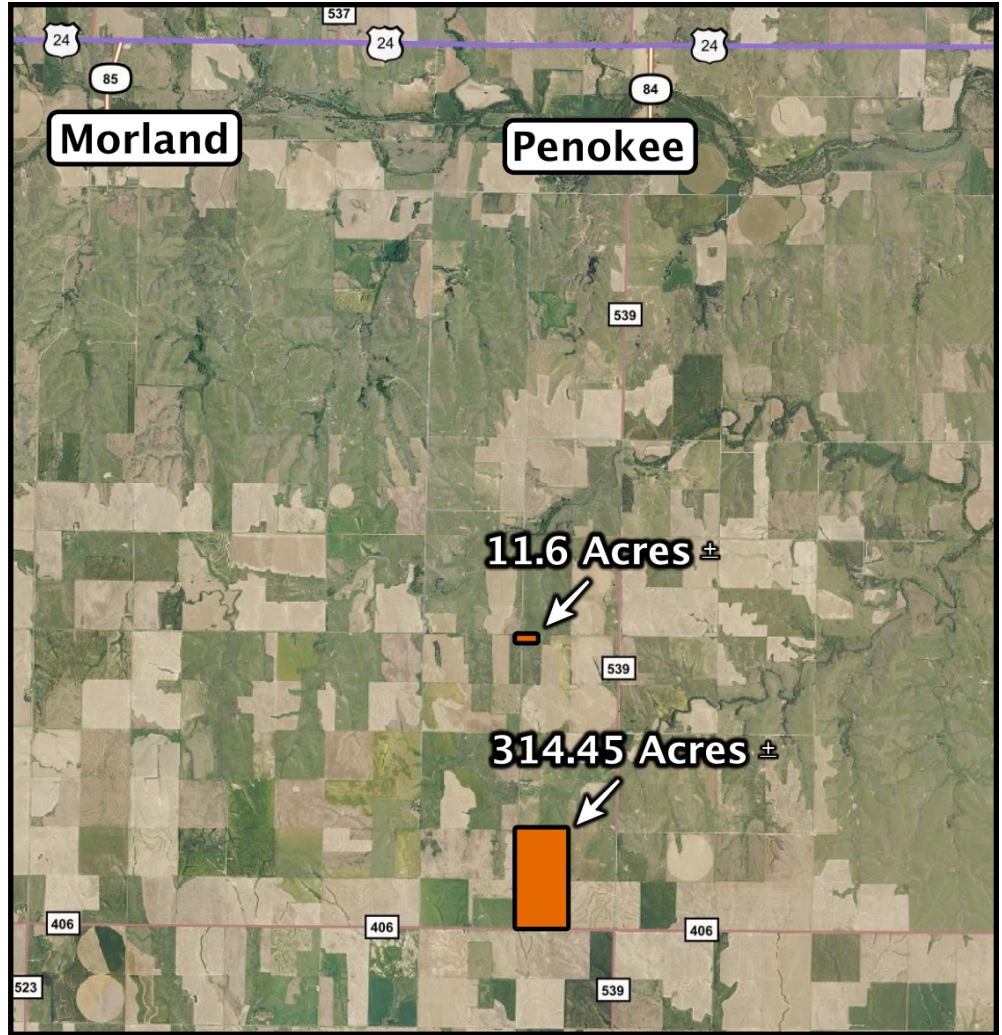
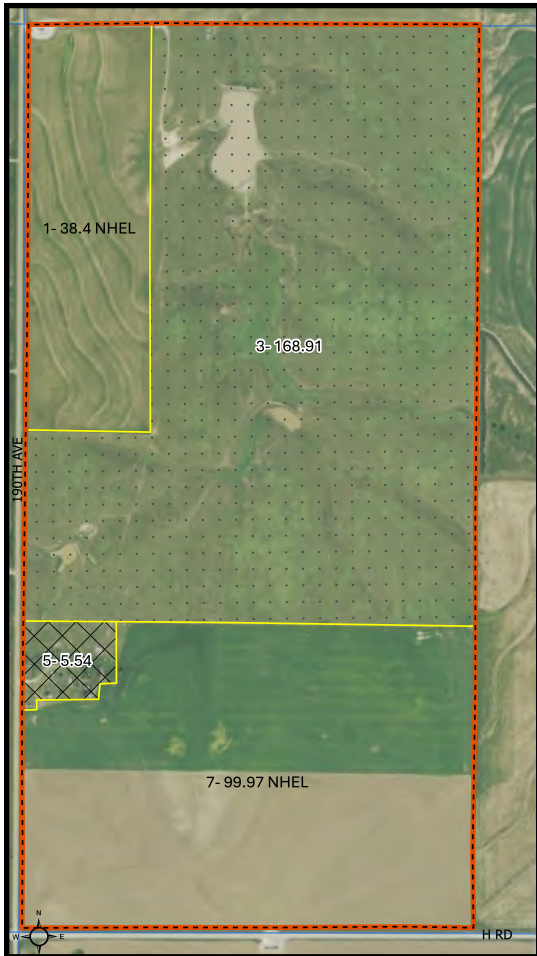
Miles Marshall | Broker

Cell 308-233-4384

308.234.6266  marshallauction.com

 2033 Central Ave
Kearney, Nebraska

314.45 Acres ±



11.6 Acres ±



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



MARSHALL
LAND BROKERS & AUCTIONEERS