

# LAND FOR SALE



## Jewell County Quarter

157.86 ± ACRES | JEWELL COUNTY, KANSAS

**Excellent farm, primarily non-irrigated cropland with accents of hard grass currently being put up for hay. Located off of a well-improved county road.**



Adam D. Pavelka, JD

### **LISTING AGENT:**

**ADAM D. PAVELKA, J.D.**

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& Listing



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## PROPERTY INFORMATION

### LEGAL DESCRIPTION:

Lots One (1), Two (2), Seven (7), and Eight (8) in Section Thirty (30), Township One (1) South, Range Nine (9) West of the 6th P.M., Jewell County, Kansas.

### LOCATION:

From Burr Oak, Kansas: 4 miles north on Highway 128, then 4 miles west on Z Road, then ½ mile north on 75th Road, to the southwestern corner of the property. Or directly 2 miles south of North Branch, Kansas, on 78th Road to the northeastern corner of the property.

### ACRES & TAXES:

Tax-assessed Acres | 157.86 ± acres  
2024 Real Estate Taxes | \$2,334.58

### LEASES:

Full possession available for the 2025 crop year.

### SOILS:

Primary soils on the property consist of Harney silt loam and Nuckolls-Tobin silt loams.

### FSA INFORMATION:

Total Farmland: <u>157.8 acres</u>	Total Cropland: <u>98.08 acres</u>
Government Base Acres: <u>Wheat - 41.91</u>	PLC Yields: <u>Wheat - 43 bu</u>
<u>Grain Sorghum - 21.18</u>	<u>Grain Sorghum - 99 bu</u>
<u>Soybeans - 20.92</u>	<u>Soybeans - 38 bu</u>

### COMMENTS:

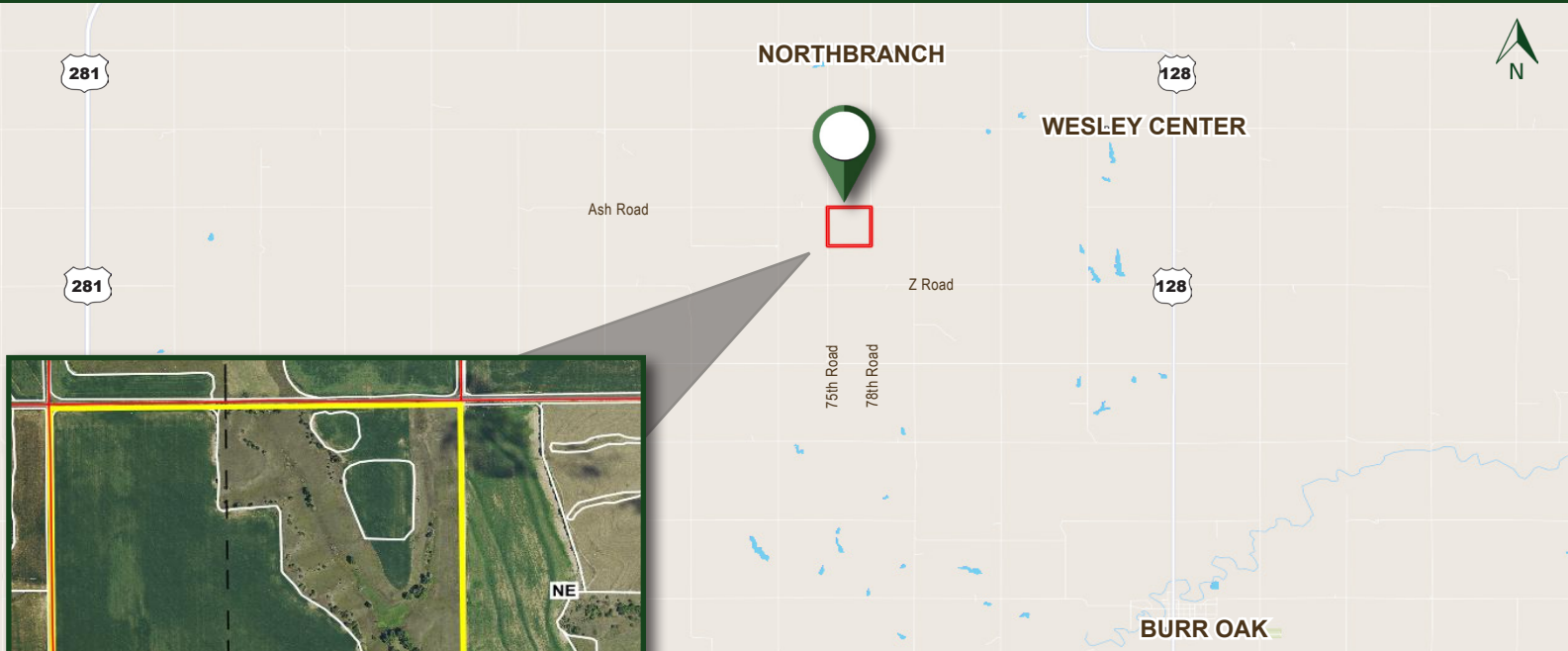
Strong soil types and excellent topography, combined with good access makes this a great choice to add to a farmer or investor's portfolio. Also located in an area known for great wildlife traffic.

### PRICE:

**\$710,370.00**











*Excellent non-irrigated cropland with strong soil types and great topography, combined with good access, would make this the perfect addition to a farmer or investor's portfolio!*



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