



## **FARMS FOR SALE OSBORNE COUNTY, KS — 3 SEPARATE TRACTS —**

THREE NICE TRACTS FEATURING  
BOTH DRYLAND FARM GROUND  
AS WELL AS PASTURES TO GRAZE.

**TRACT 1** - TRAVEL ONE MILE WEST OF ALTON. THE PROPERTY IS ON THE NORTHWEST CORNER OF HIGHWAY 24 AND S. 260TH AVENUE. **TRACT 2** - TRAVEL WEST OF ALTON ON HIGHWAY 24 FOR 4 MILES. TURN NORTH ON 641 AVENUE AND TRAVEL 1.25 MILES. TURN WEST ON W. 60TH DRIVE AND CONTINUE FOR .75 MILES. THE PROPERTY IS ON THE NORTH SIDE OF THE ROAD. **TRACT 3** - TRAVEL WEST OF ALTON ON HIGHWAY 24 FOR 4 MILES. TURN NORTH ON 641 AVENUE AND GO 3 MILES. THE PROPERTY IS ON THE WEST SIDE OF THE ROAD.



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**TRACT 1 - COMBINATION FARM**



**TRACT 2 - DRYLAND FARM**



**TRACT 3 - COMBINATION FARM**

# — TRACT 1 —

## COMBINATION FARM

PRICE REDUCTION - \$270,000

**TOTAL ACRES (PER ASSESSOR) - 141.74 ±**  
DRYLAND ACRES - 72.43 ±  
GRASS ACRES - 69.31 ±

### LEGAL DESCRIPTION

EAST 1/2 OF THE SE 1/4 34-6S-15W & PART  
OF EAST 1/2 OF THE NE 1/4 3-7S-15W

### PROPERTY TAXES

\$ 985.76

**OPEN FOR THE 2025 GROWING  
AND GRAZING SEASON**

TRACT 1 FEATURES 72.43 +/- DRYLAND CROP  
ACRES CONSISTING OF HARNEY SILT LOAM  
AND HARNEY-MENTO COMPLEX SOILS. THE  
BALANCE OF 69.31 +/- ACRES OF PASTURE  
PROVIDES GREAT GRAZING OPPORTUNITIES.

### FSA INFORMATION

TOTAL CROPLAND ACRES - 72.43  
WHEAT - 45.3 BASE ACRES - 44 PLC YIELD  
GRAIN SORGHUM - 5.68 BASE ACRES - 57 PLC YIELD  
TOTAL BASE ACRES - 50.98



# — TRACT 2 — DRYLAND FARM SOLD

**TOTAL ACRES (PER ASSESSOR) - 77.87 ±**

DRYLAND ACRES - 72.05 ±

GRASS ACRES - 5.82 ±

## **LEGAL DESCRIPTION**

WEST 1/2 OF THE SE 1/4 31-6S-15W

## **PROPERTY TAXES**

\$ 716.52

**OPEN FOR THE 2025 GROWING  
AND GRAZING SEASON**

TRACT 2 FEATURES 72.43 +/- ACRES OF  
TILLABLE FARM GROUND CONSISTING OF  
HARNEY SILT LOAM, HARNEY-NUCKOLLS  
COMPLEX, AND ROXBURY SILT LOAM SOILS.

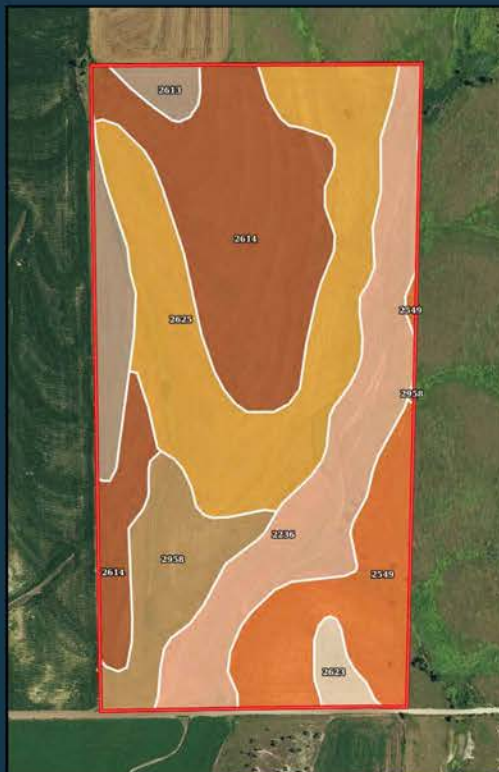
## **FSA INFORMATION**

TOTAL CROPLAND ACRES - 72.05

WHEAT - 46.76 BASE ACRES - 44 PLC YIELD

GRAIN SORGHUM - 5.86 BASE ACRES - 57 PLC YIELD

TOTAL BASE ACRES - 52.62



# **— TRACT 3 —**

## **COMBINATION FARM**

**PRICE REDUCTION - \$280,000**

**TOTAL ACRES (PER ASSESSOR) - 154.25 ±**  
DRYLAND ACRES - 71.89 ±  
GRASS ACRES - 82.36 ±

**LEGAL DESCRIPTION**  
NORTHWEST 1/4 OF 29-6S-15W

**PROPERTY TAXES**  
\$ 933.54

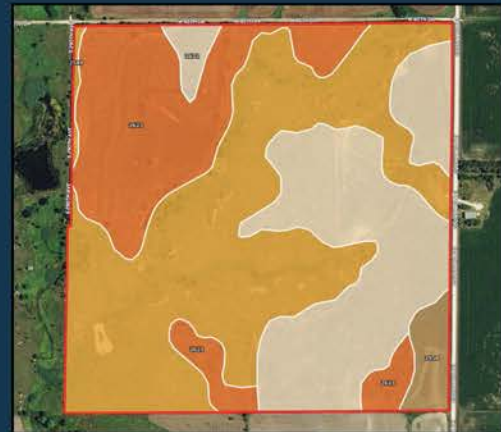
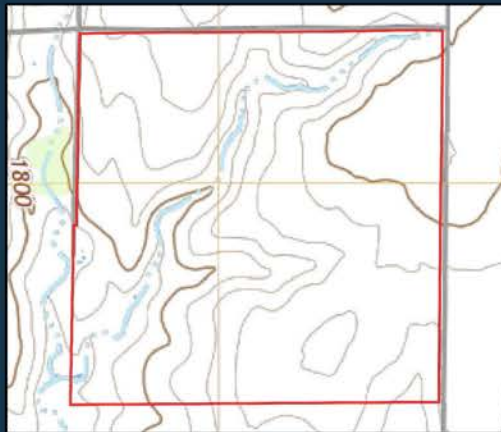
**OPEN FOR THE 2025 GROWING  
AND GRAZING SEASON**



TRACT 3 FEATURES 71.89+/- ACRES OF TILLABLE GROUND CONSISTING OF HARNEY-MENTO COMPLEX AND WAKEEN-MENTO COMPLEX SOILS. THIS TRACT ALSO PROVIDES 82.36+/- ACRES OF PASTURE THAT PROVIDE GREAT GRAZING OPPORTUNITIES AND CONSISTENTLY HAS MANY WHITETAIL DEER TRAVERSING THE PROPERTY. ALL OF THE CROP GROUND IS CURRENTLY DRILLED TO SY MONUMENT WHEAT AND HAS BEEN FERTILIZED WITH 30 POUNDS OF PHOSPHORUS AND 30 POUNDS OF NITROGEN.

### **FSA INFORMATION**

TOTAL CROPLAND ACRES - 71.89  
WHEAT - 30.14 BASE ACRES - 37 PLC YIELD  
GRAIN SORGHUM - 7.8 BASE ACRES - 45 PLC YIELD  
SUNFLOWERS - 0.04 BASE ACRES - 1,069 PLC YIELD  
SOYBEANS - 16.5 BASE ACRES - 19 PLC YIELD  
TOTAL BASE ACRES - 54.48



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