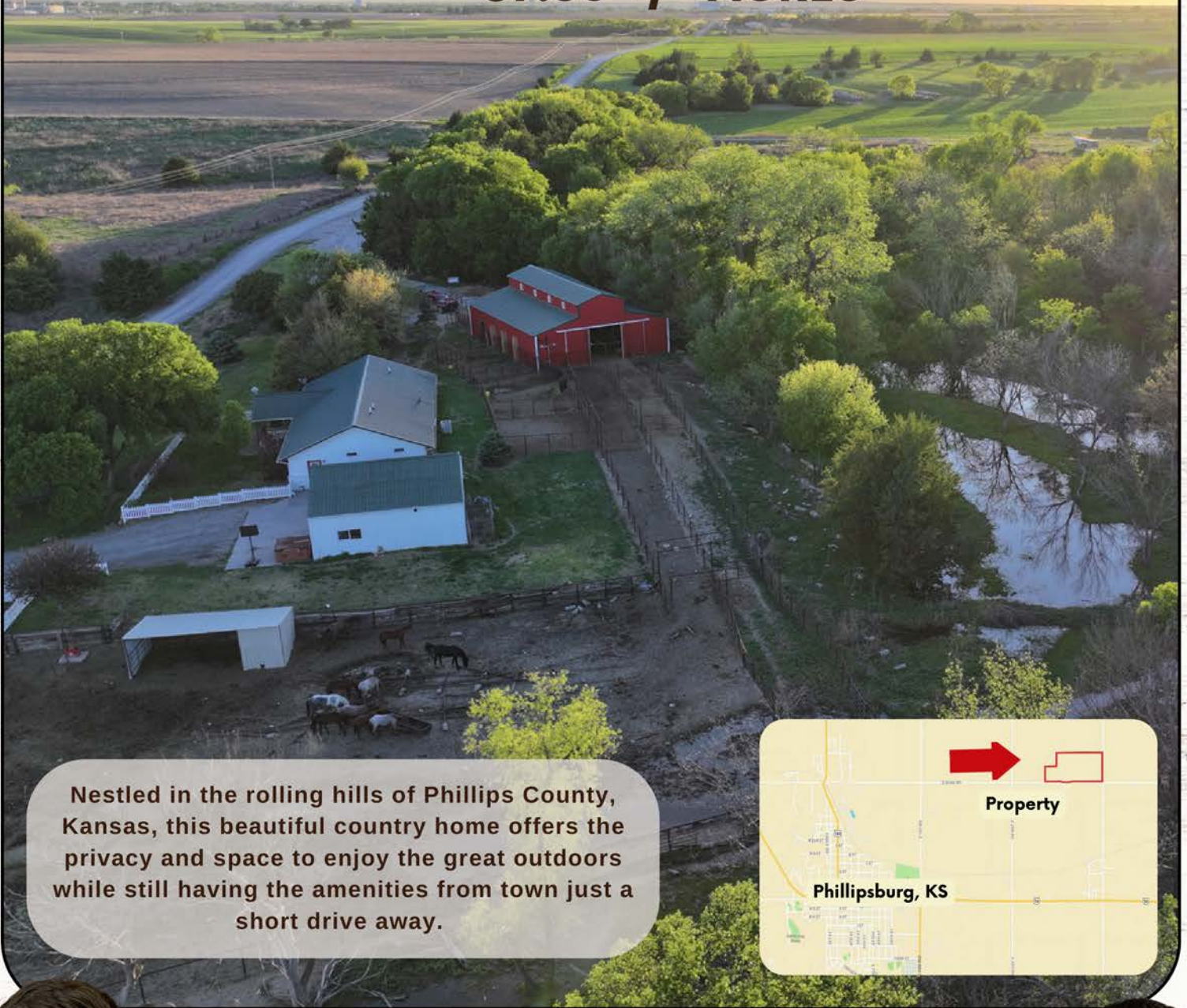




# SCENIC COUNTRY ESTATE WITH FEEDYARD

PHILLIPS COUNTY, KS  
87.39 +/- ACRES



Nestled in the rolling hills of Phillips County, Kansas, this beautiful country home offers the privacy and space to enjoy the great outdoors while still having the amenities from town just a short drive away.



**CLAYTON ESSLINGER**

FARM & RANCH SPECIALIST

NORTON, KANSAS

785-202-2066

CLAYTON.ESSLINGER@AGWESTLAND.COM



**ROSS POYSER**

FARM & RANCH SPECIALIST

REPUBLICAN CITY, NEBRASKA

308-920-2235

ROSS.POYSER@AGWESTLAND.COM



# PROPERTY DETAILS



**OFFERED AT: \$995,000**

**87.39 +/- ACRES**

**45.77 +/- Dryland Acres**

**40.94 +/- Grassland Acres**

**0.68 +/- Other Acres**



Sitting on 87+/- acres, this charming 4 bedroom 2 bath sidehill home features 2,310 sq. ft. of living space with a heated 2-car detached garage. Inside the home, an open concept design runs from the kitchen to the large living room offering space to stay connected with family and friends. The kitchen offers plenty of storage with matching stainless steel appliances including; a refrigerator, gas range, dishwasher, and built-in microwave that will stay with the sale of the house. The large living room is centered with a gas fireplace adding to the appeal of this amazing entertainment area. As you move to the bedrooms, the master suite provides ample space, with a private full bath and walk-in closet. The 3 additional bedrooms are lined down a single hallway offering the perfect rooms for kids, office space, or guest rooms. At the end of the hall is an additional full bathroom with a large linen closet and an extra storage closet. The side porch coming from the garage is loaded with additional storage space and laundry room. Along with the beautiful house, this property comes with a 60' x 46' barn with working facilities offering an heated tack room, warming room for calving season, and a half bathroom. This facility has several indoor/outdoor stalls and is attached to the main alley leading up to the feedyard allowing you to feed up to 500+ head of cattle.

Towards the west edge of the property is an 80' x 40' heated shop with full concrete floors and an attached 80' x 35' lean-to for additional storage of equipment. This acreage comes with 40 +/- acres of farm ground and 35 +/- acres of grass, perfect for your horses to graze throughout the year or to run a few stocker calves. Running through the middle of this property, the Spring Creek not only offers beautiful scenery, but an abundance of wildlife for the nature lover or avid outdoorsman.

Do not miss out on this incredible property! Signs will be posted.

# LEGAL DESCRIPTIONS

South 1/2 of the Southeast 1/4 & Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 Section 19, Township 3 South, Range 17 West



# PROPERTY IMPROVEMENTS

- 36'x33' Insulated and Heated Garage, 80'x40' full concrete floors with tube heat and a 35' lean-to on the west side of the shop
- 60'x46' barn with indoor/outdoor stalls, half bathroom, heated calving room, tack room
- 500+ head feedlot, corral/sick pens, and alley way leading up to feedlot made from heavy duty oil field pipe and sucker rod fencing
- Fences surrounding the property are in great condition

# FSA INFORMATION

Total Cropland Acres: 53.61  
Wheat - 24.92 Base Acres - 38 PLC Yield  
Grain Sorghum - 13.94 Base Acres - 57 PLC Yield  
Soybeans - 13.94 Base Acres - 49 PLC Yield  
Total Base Acres: 52.80

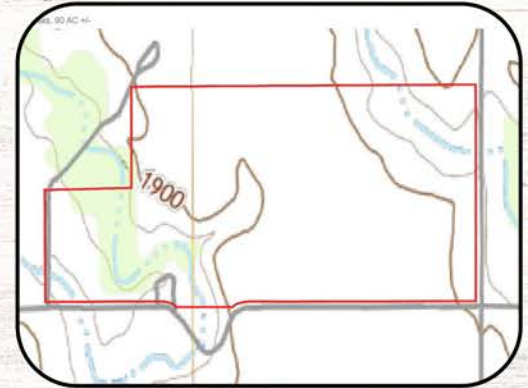
# REAL ESTATE TAXES

\$6,228.28

# MINERAL RIGHTS

*All mineral rights owned by seller, if any, to convey to the buyer*





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2612	Harney silt loam, 0 to 1 percent slopes	22.03	25.23	0	70	2c
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	19.69	22.55	0	76	2e
2812	Uly silt loam, 10 to 20 percent slopes	14.65	16.78	0	66	6e
2234	Roxbury silt loam, channeled, frequently flooded	8.68	9.94	0	49	5w
2820	Uly silt loam, 6 to 11 percent slopes, eroded	7.2	8.25	0	67	4e
3755	Hord silt loam, rarely flooded	6.77	7.75	0	78	2c
2819	Uly silt loam, 6 to 11 percent slopes	4.31	4.94	0	74	4e
3561	Hobbs silt loam, occasionally flooded	3.96	4.54	0	79	2w

## PROPERTY LOCATION

*From the eastern edge of Phillipsburg, travel east one mile on Highway 36 to E200 Road. Turn north one mile to Quail Road. Turn east for 1/2 mile. The property is on the north side on the road.*

*The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.*

