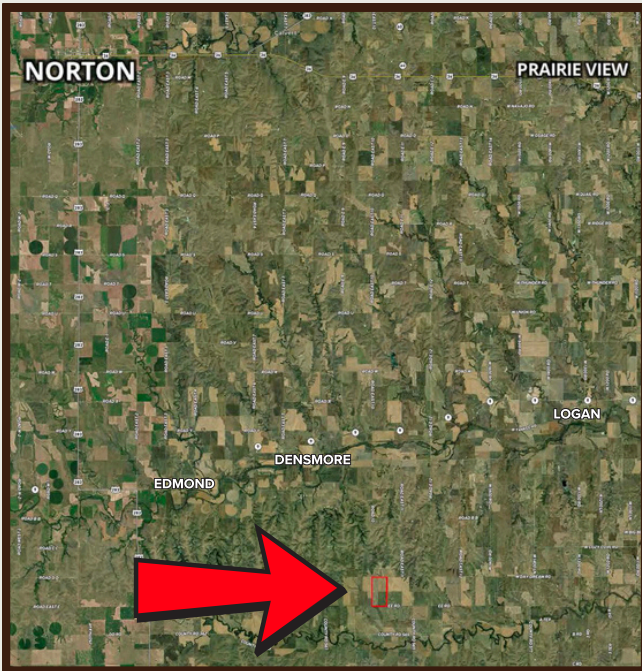




# 317.8+/- DRYLAND ACRES

## NORTON COUNTY, KS | OFFERED AT \$873,950



Here is a great opportunity to purchase 318+/- fully tillable farmland acres located in the southeast corner of Norton County, Kansas. Lying just over 1 mile north of Bow Creek, this upland farm is perfect for the farmer or investor looking to add serious acres to their farming portfolio. Consisting of fertile Holdrege silt loam soil with a gentle rolling landscape across the tract, you will be hard pressed to find a better, fully tillable, upland farm on the market in this region. This tract has several grass waterways and well-structured terraces, for better erosion control during heavy rains. The Seller has built a balanced soil fertility program over the years, and has raised some of his best yields on this farm. Currently the farm is drilled to wheat for the 2026 wheat crop. Situated on the north side of County Road EE, this fertile farm checks all of the boxes for a great investment property!

### Property Directions:

From Densmore, KS travel 5 miles south on County Road E8, turning east on EE Road. Turn left at the curve and continue on County Road EE for 2 miles. The property will be located on the north side of the road. Signs will be posted.



***Give me a call today for more farm information!***

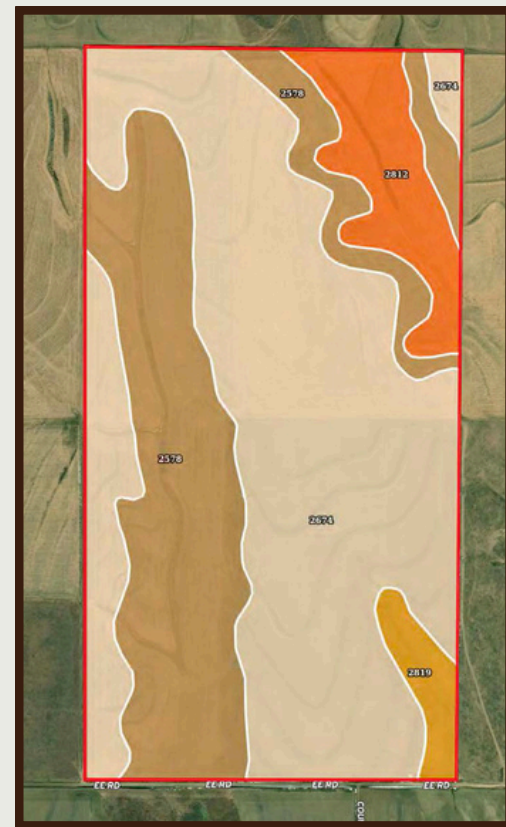
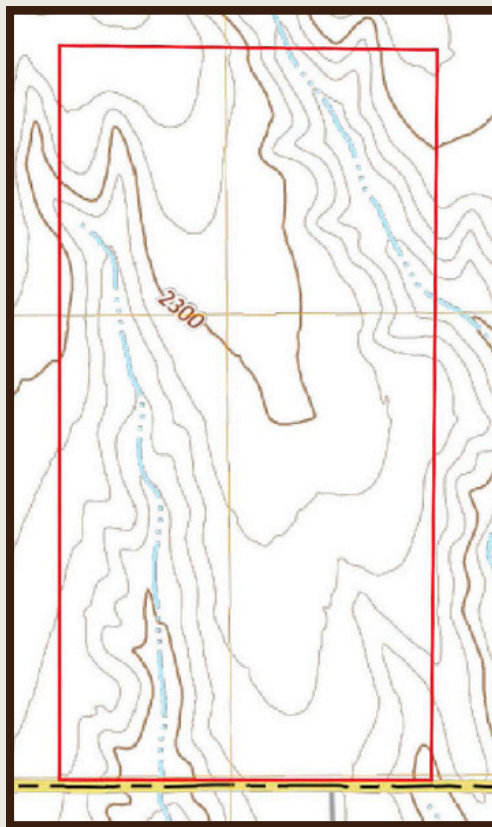
**CLAYTON ESSLINGER**

*Farm & Ranch Specialist  
Norton, Kansas*

📞 (785) 202-2066 ✉ Clayton.Esslinger@AgWestLand.com







**Legal Description:** West ½ of Section 33, Township 5, Range 21, Norton County, KS

**Property Taxes:** \$2,840.16

**Total Acres (per assessor):** 317.8+/-  
• All Dryland Acres

Barbed wire fence runs along the north and east property lines.

Seller will retain 50% of the minerals for 25 years or until production ceases.

Currently drilled to wheat.

\*Please contact the listing agent for questions regarding FSA Information.

| SOIL CODE | SOIL DESCRIPTION                                             | ACRES  | %     | CPI | NCCPI | CAP  |
|-----------|--------------------------------------------------------------|--------|-------|-----|-------|------|
| 2674      | Holdrege silt loam, 1 to 3 percent slopes, plains and breaks | 182.47 | 57.46 | 0   | 76    | 2e   |
| 2578      | Coly and Uly silt loams, 6 to 10 percent slopes, eroded      | 99.25  | 31.25 | 0   | 63    | 4e   |
| 2812      | Uly silt loam, 10 to 20 percent slopes                       | 26.79  | 8.44  | 0   | 66    | 6e   |
| 2819      | Uly silt loam, 6 to 11 percent slopes                        | 9.05   | 2.85  | 0   | 74    | 4e   |
| TOTALS    |                                                              | 317.56 | 100%  | -   | 71.04 | 3.02 |



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