

158.5+ ACRES IN NORTON COUNTY, KS DRYLAND AND PASTURE FOR SALE



Property Directions: From Clayton, travel south on County Road W15 for approximately .75 miles. The property will be located on the east side of the road. Signs will be posted.

ASKING PRICE: \$325,000

Located just south of Clayton, Kansas, this exceptional 158.5± acre combination property offers a highly desirable mix of productive farmland and well-maintained native grass pasture. The farm features 90.68± tillable acres consisting primarily of premium Holdrege silt loam soils. The remaining 67.78± acres consist of healthy native grass pasture enclosed by a well-maintained two-wire electric fence in very good condition. A windmill currently serves the property and could be converted to a solar-powered water system if desired. With productive Class II tillable soils, quality fencing, and vigorous pasture, this tract offers the ideal combination of income potential, livestock grazing, and long-term stewardship.



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LEGAL DESCRIPTION

W1/2 of NE1/4 and N1/2 of NW1/4 Less Rd R/W
 Section 08 - Township 04 South- Range 25 West
 in Norton County, KS

PROPERTY TAXES (2025) \$1,116.12

ACRE BREAKDOWN (PER ASSESSOR)

Total Acres: 158.5 +/-
 Dryland Acres: 90.68 +/-
 Grassland Acres: 67.78 +/-

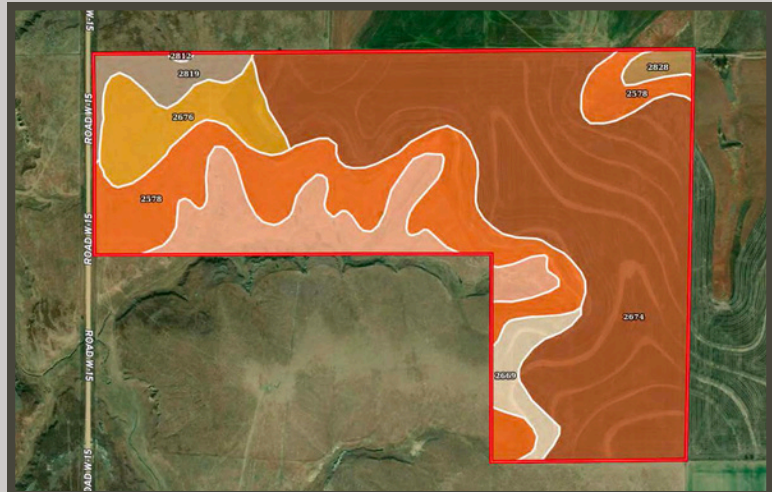
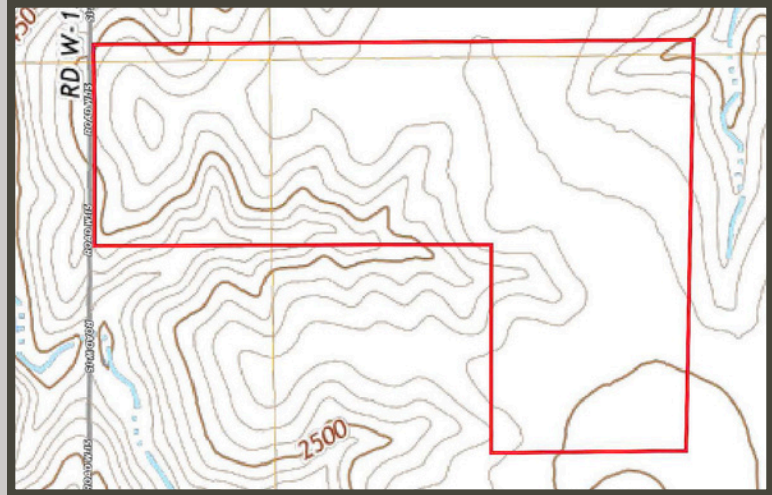
FSA INFORMATION

Total Cropland Acres: 141.26
 Wheat: 56.54 Base Acres - 52 PLC Yield
 Corn: 28.26 Base Acres - 108 PLC Yield
 Total Base Acres: 84.8

FENCE EQUIPMENT

Two-wire electric fence around the perimeter of the property and a divider fence between the field and pasture in good condition

*The property is leased for the 2026 crop and grazing seasons. *All mineral rights owned by the seller, if any, convey to the buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	82.02	51.83	0	76	2e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	35.34	22.33	0	63	4e
2812	Uly silt loam, 10 to 20 percent slopes	17.32	10.95	0	66	6e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	11.21	7.08	0	68	3e
2819	Uly silt loam, 6 to 11 percent slopes	5.46	3.45	0	74	4e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	5.07	3.2	0	69	2e
2828	Uly-Penden complex, 6 to 20 percent slopes	1.82	1.15	0	64	6e
TOTALS		158.24(*)	100%	-	71.0	3.07

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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