



ASKING PRICE: \$850,000

For land and minerals. For land only, please inquire with the listing agent

317.78+/- ACRES PHILLIPS & NORTON COUNTY, KS

DRYLAND FARM ACRES + OIL PRODUCTION

Located near Logan, Kansas, these two investment-quality farms in Norton and Phillips Counties offer a rare opportunity to acquire highly productive Kansas farmland with multiple income streams and strong long-term investment potential. Together, the properties feature 317+/- total acres with approximately 230 tillable acres consisting primarily of productive Class 1-2 soils well suited for raising high-yielding corn, soybeans, and wheat. The balance includes well-managed grassland with quality fencing, recreational attributes, and excellent wildlife habitat for deer, turkey, quail, and pheasant. Both farms provide reliable income opportunities through cash rent or crop share arrangements and are leased to a long-term tenant, whom the seller requests remain with the properties. In addition to the productive cropland and pasture income potential, the Phillips County tract includes 4 active oil wells with a long history of production, creating an additional steady income stream. Buyer will also receive a 1/2 of 1/8 mineral interest.

With gently rolling terrain, strong soil profiles, excellent access southwest of Logan, KS, and diversified revenue opportunities from farming, grazing, recreation, and oil production, these farms present an outstanding addition to any land investment portfolio.



Phillips County Farm



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PHILLIPS COUNTY FARM

LEGAL DESCRIPTION: SW¼ Less Co Road ROW
Section 31 - T5S - R20W in Phillips County, KS

PROPERTY TAXES (2025): \$1,357.52

ACRE BREAKDOWN (per assessor): 160.88+

- Dryland Acres: 122.33+/-
- Grassland Acres: 38.55+/-

FSA INFORMATION:

- Cropland Acres: 122.33
- Wheat: 35.28 Base Acres - 40 PLC Yield
- Grain Sorghum: 33.5 Base Acres - 75 PLC Yield
- Soybeans: 2.32 Base Acres - 22 PLC Yield
- Total Base Acres: 71.1



NORTON COUNTY FARM

LEGAL DESCRIPTION: SE¼ Less Co Road ROW
Section 25 - T5S - R21W in Norton County, KS

PROPERTY TAXES (2025): \$944.54

ACRE BREAKDOWN (per assessor): 156.94+

- Dryland Acres: 107.65+/-
- Grassland Acres: 49.29+/-

FSA INFORMATION:

- Cropland Acres: 107.65
- Wheat: 68.3 Base Acres - 35 PLC Yield
- Grain Sorghum: 26.3 Base Acres - 57 PLC Yield
- Total Base Acres: 94.6

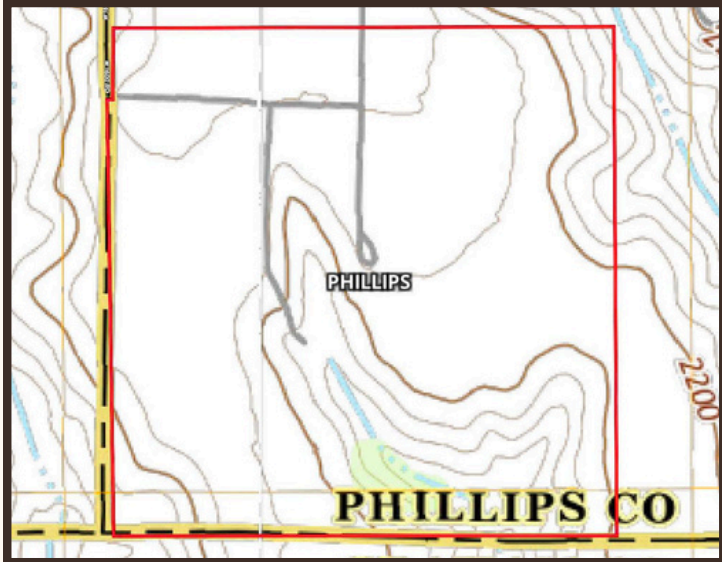


OIL PRODUCTION: Contact listing agent for oil production income information.

MINERAL RIGHTS: Buyer will receive a ½ of ⅛ mineral interest.

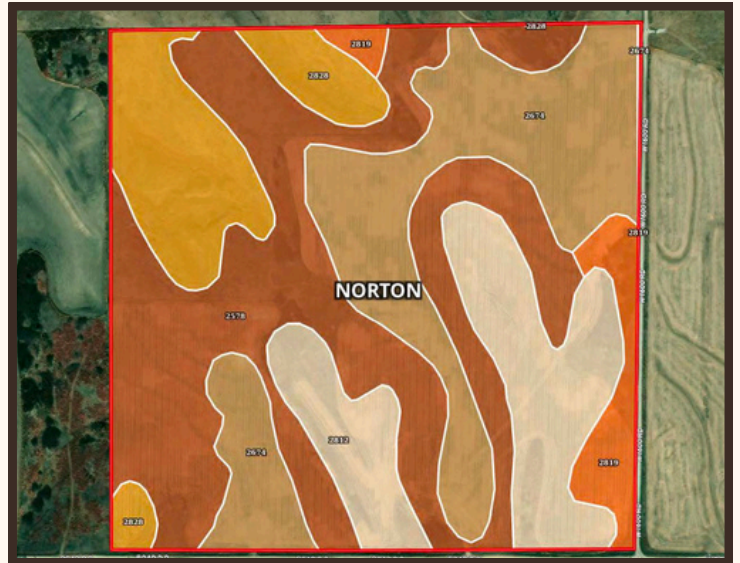
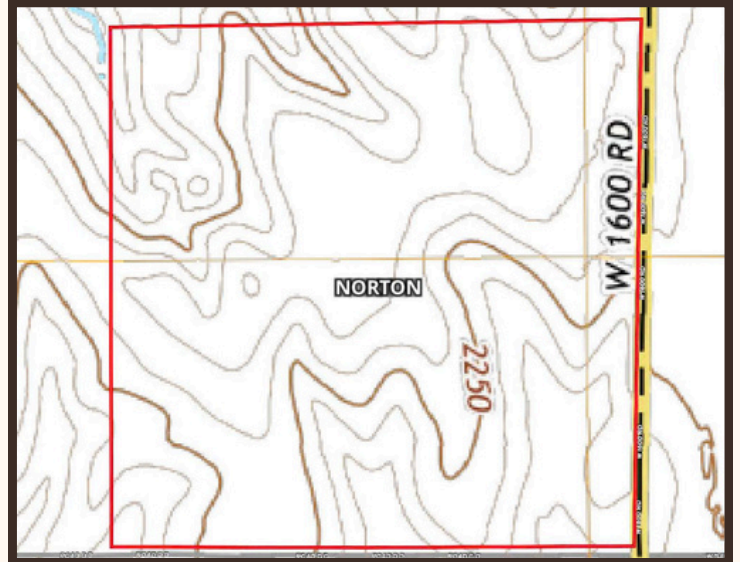
LEASES: The farm is leased to a long time tenant with a good history of row crop production. The seller requests that the tenant remain with the property, subject to a lease and terms acceptable by all parties.

PHILLIPS COUNTY FARM



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	101.74	63.33	0	76	2e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	21.62	13.46	0	67	4e
2819	Uly silt loam, 6 to 11 percent slopes	19.71	12.27	0	74	4e
2828	Uly-Penden complex, 6 to 20 percent slopes	17.59	10.95	0	64	6e
TOTALS		160.66(1)	100%	-	73.23	2.95

NORTON COUNTY FARM



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	60.6	38.67	0	63	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	40.13	25.61	0	76	2e
2812	Uly silt loam, 10 to 20 percent slopes	27.26	17.4	0	66	6e
2828	Uly-Penden complex, 6 to 20 percent slopes	20.88	13.32	0	64	6e
2819	Uly silt loam, 6 to 11 percent slopes	7.84	5.0	0	74	4e
TOTALS		156.71(7)	100%	-	67.54	4.1



Phillips County Farm



Phillips County Farm



Phillips County Farm



Norton County Farm



Norton County Farm



Norton County Farm

PROPERTY DIRECTIONS:

Norton County Farm: From Logan Kansas, head south on W 1300 Road for 5.5 miles, then turn right on W Day Dream Road. Head west for 3 miles and the property is located at the corner of W Day Dream Road & W 1600 Road to the northwest.

Phillips County Farm: From Logan Kansas, head south on W 1300 Road for 5.5 miles, then turn right on W Day Dream Road and head west for 3 miles. Then turn left on W 1600 Road and head south for ½ mile. The property is on the left, located ½ mile from the corner of W Day Dream Road & W 1600 Road.

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