



629 +/- ACRES | 2 TRACTS GRASSLAND & DRYLAND — FOR SALE — ROOKS COUNTY, KS

Great opportunity to own a nice combination farm in Rooks County, KS. These tracts are located northwest of Stockton, KS (southeast of Logan, KS) and offer 263± productive cropland acres and 365± pasture acres. The cropland is mostly level with a majority of Holdrege silt loam soils. Several water sources and decent fences make this pasture an attractive tract to add to your cow/calf operation. Don't wait, call Clayton Esslinger or Jeff Moon today for more information on this farm. It would make a great addition to any operation or land investment portfolio.



ASKING PRICE \$1,000,000



Property Directions: Head north out of Stockton, KS on Highway 183. Turn west onto E Road. After about 9 miles, turn north. After ½ mile, the property is on the west side of the road.

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LEGAL DESCRIPTION

- **Tract 1:** SE ¼ of Section 8, T6S, R19W and E½ of Section 17, T6S, R19W
- **Tract 2:** NE ¼ of Section 20, T6S, R19W

ACRE BREAKDOWN (PER ASSESSOR)

- **Tract 1: 473.01 +/-**
 - Grassland Acres - 363.38 ±
 - Dryland Acres - 109.63 ±
- **Tract 2: 156.05 +/-**
 - Dryland Acres - 154.02±
 - Grassland Acres - 2.03±

PROPERTY TAXES (2025)

- Tract 1: \$1,737.90
- Tract 2: \$926.28

FSA INFORMATION (TRACT 1)

Total Cropland Acres - 108.38

Wheat - 70.00 Base Acres - 36 PLC Yield

Grain Sorghum - 12.30 Base Acres - 50 PLC Yield

Total Base Acres - 82.30

FSA INFORMATION (TRACT 2)

Total Cropland Acres - 151.21

Wheat - 97.40 Base Acres - 36 PLC Yield

Grain Sorghum - 17.10 Base Acres - 50 PLC Yield

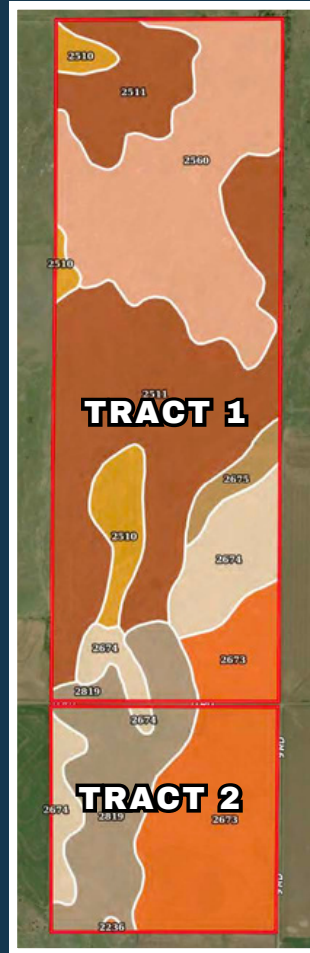
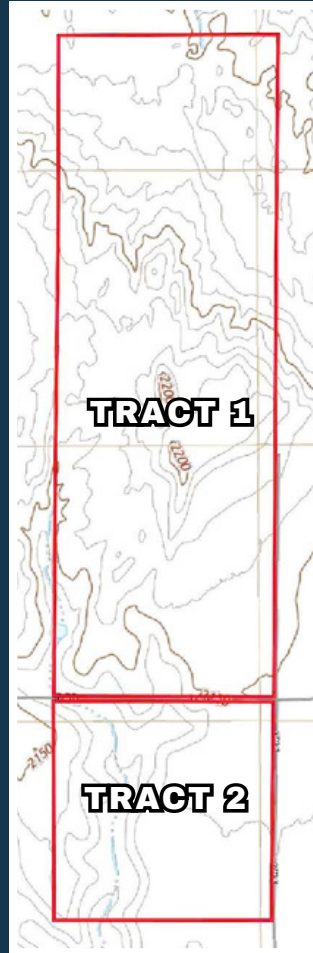
Total Base Acres - 114.50

WATER SOURCES & EQUIPMENT

- Water sources for the pasture are a dam and solar powered well. Well equipment and solar panel are owned by the tenant.

*Pasture lease ends March 1, 2027. Cropland lease ends at the conclusion of harvest 2027 or August 1, 2027 - whichever is earlier.

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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCP	CAP
2511	Anselmo fine sandy loam, 3 to 7 percent slopes	213.7	34.02	0	44	3e
2560	Campus-Anselmo complex, 5 to 15 percent slopes	133.63	21.27	0	42	6e
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	109.81	17.48	0	77	2c
2819	Uly silt loam, 6 to 11 percent slopes	75.14	11.64	0	74	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	57.6	9.17	0	76	2e
2510	Anselmo fine sandy loam, 1 to 3 percent slopes	28.58	4.55	0	44	2e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	11.00	1.76	0	75	3e
2236	Roxbury silt loam, occasionally flooded	0.74	0.12	0	79	2w
TOTALS		628.23(1)	100%	-	66.35	3.44



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