

RENO COUNTY, KS

155.22± ACRES CROPLAND

LAND FOR SALE

BigIron

REALTY

[EXPERTS IN SELLING LAND]

PRICED AT
\$4,000
PER ACRE

100% 'PRIME' CLASS 2 SOILS

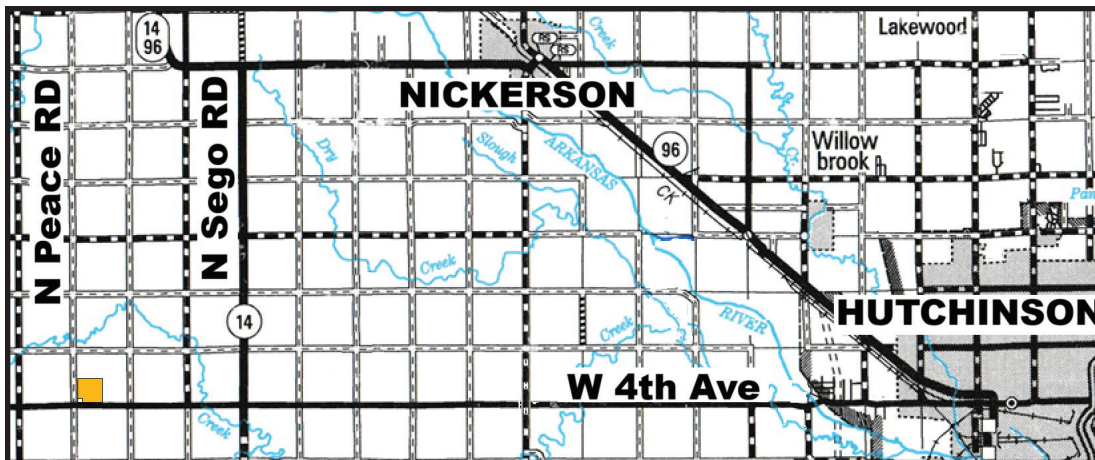
Seller: Nancy M. England

Contact the Listing Agents

Kyle Campbell 620.200.2193 | Mike Campbell 620.899.6989

Explore the Property from Above

DRONE TOUR



Information

This 155.22± acres is one of the best located and productive cropland quarters in Reno County, KS. It has 155.22 acres of tillable cropland. Soils are 100% 'Prime' class 2 according to USDA - Natural Resource and Conservation Service (NRCS). The 'Prime' soil is highly productive Farnum and Funmar loams 0-1% slope, Saltcreek and Naron loams 1-3% slope. Wheat is currently planted for harvest in 2025 with the buyer receiving a 25% share. It has a total FSA base of 171.10 acres. Immediate possession at closing subject to tenant's rights to harvest 2025 crop wheat. Seller's mineral interest transfers to the buyer.

Legal

SW 1/4 of 8-23-8 (Reno County, KS) except a tract of land in the southwest corner; beginning at the southwest corner; thence north 417.45 ft; thence east 417.45 ft; thence south 417.45 ft thence west 417.45' to the point of beginning & except the road right of way

2024 Taxes: \$2160.88

Location

13.5 miles west of Hutchinson, KS, at the intersection of paved 4th Ave and N Peace Rd. It lies northeast of that intersection.



HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

| Tract Land Data | | | | | | | |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
| 155.22 | 155.22 | 155.22 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 155.22 | 16.20 | 0.00 | 0.00 | 0.00 | 0.00 |

| DCP Crop Data | | | |
|---------------|---------------|-----------------------------|-----------|
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
| Wheat | 85.54 | | 31 |
| Grain Sorghum | 42.78 | | 52 |
| Soybeans | 42.78 | | 29 |
| TOTAL | 171.10 | 0.00 | |

