

# 313 acres

Website has more photos. Call agent for private showing.

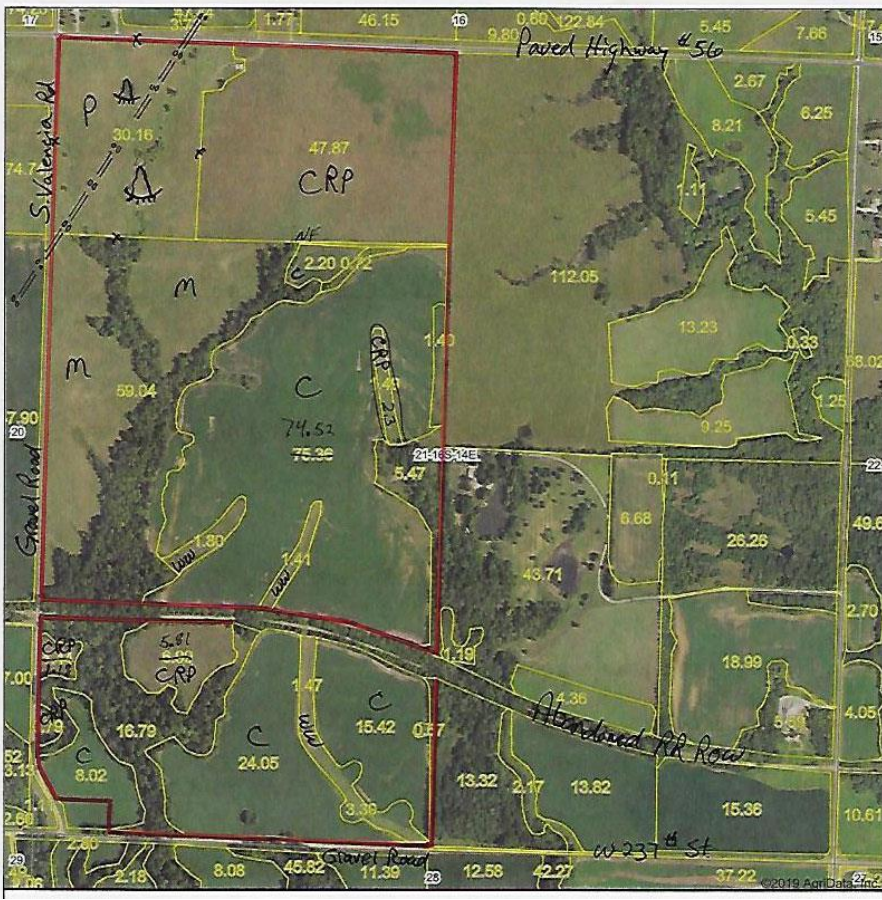
**New List price: \$626,000 (\$2,000/acre)**  
**Prior List price: \$688,000 (\$2,198/acre)**  
**Osage County diversified land use**

**Property Description:** 313 acre diversified land use farm property located two miles west of Osage City on the south side of Highway 56. S Valencia Road along the west boundary and W 237<sup>th</sup> Street along the south boundary.

**Asking Price:** \$626,000 (\$2,000/acre)

**Legal Description:** The West Half (W/2) EXCEPT Railroad right of way in Section 21, Township 16 South, Range 14 East of the 6th P.M., Osage County, Kansas and EXCEPT a tract of land described as: Commencing at the Southwest corner of the Southwest Quarter (SW/4) of said Section 21; thence North 14 rods; thence East 28 rods; thence South 14 rods; thence West 28 rods to the place of beginning, in Osage County, Kansas.

**We are available any time to show you this outstanding property.**



**Property Description:** The property consists of 126 acres of farmland with mostly Class 3e upland soils and a little creek bottom dirt; 30 acres of native grass hay meadow; 30 acres of mixed grass pasture with two ponds; 58 acres of CRP land enrolled under multiple contracts; the balance in wooded drainage, grass waterways and road. Possession of the farmland will be after fall harvest. The CRP land is enrolled under four separate contracts with total annual rental payments of \$3,745 (\$64.62 per acre average) and expiring between 2023 and 2027; seller to retain 2019 CRP payments and buyer receives 2020 and later payments. A double pole power line crosses the northwest corner of the property. The abandoned rail road right of way was donated to the Kanza Rail-Trails Conservancy in 1997 and then leased to the Kansas Department of Wildlife, Parks and Tourism in 2017 for the development and operation of the Flint Hills Nature Trail. All of seller's mineral rights will transfer to the buyer and thought to be intact.

**Real Estate Taxes:** \$3,860

Seller would consider splitting the property.

For a private showing or additional information, contact the listing agent.

**Listing Agent:** Brian Landis  
Swift-N-Sure Auction and Real Estate  
620-256-6753

Note: Information from sources considered to be reliable, but is not guaranteed. Prospective buyers encouraged to complete their own independent investigation of property characteristics.

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