

Oak Hill and Miltonvale PROPERTY FOR SALE

395 +/- Acres-Ottawa Co

Tract 1 Legal Description:

Legal Description: S08, T09, R01W, ACRES 78.2, S 1/2, SW 1/4 2023 Property Taxes = \$1143

FSA Information:

DCP Cropland Acres = 78.84

Base Acres = 36.10 Wheat, 18.95 Sorghum, 20.64 Soybeans

PLC Yield = Wheat 40 bu, Sorghum 75, Soybeans 31

Property Location: Head South of Miltonvale approximately 3.5 miles on N 250th RD. Located on the east side of N 250th Rd.

List Price: \$285,000

Tract 2 Legal Description:

Legal Description: S17, T09, R01W, ACRES 158, SE 1/4 2023 Property Taxes = \$1729

FSA Information:

DCP Cropland Acres = 109.36

Base Acres = 50.09 Wheat, 26.28 Sorghum, 28.64 Soybeans

PLC Yield = Wheat 40 bu, Sorghum 75, Soybeans 31

Property Location: From Oak Hill head west approximately 5.5 miles on Treaty Rd. Head north one mile on N 260th. Property is on N 260th and Ute Rd.

List Price: \$515,000

Tract 3 Legal Description:

Legal Description: : S35, T09, R02W, ACRES 158.8 NE 1/4 2023 Property Taxes = \$1583

FSA Information:

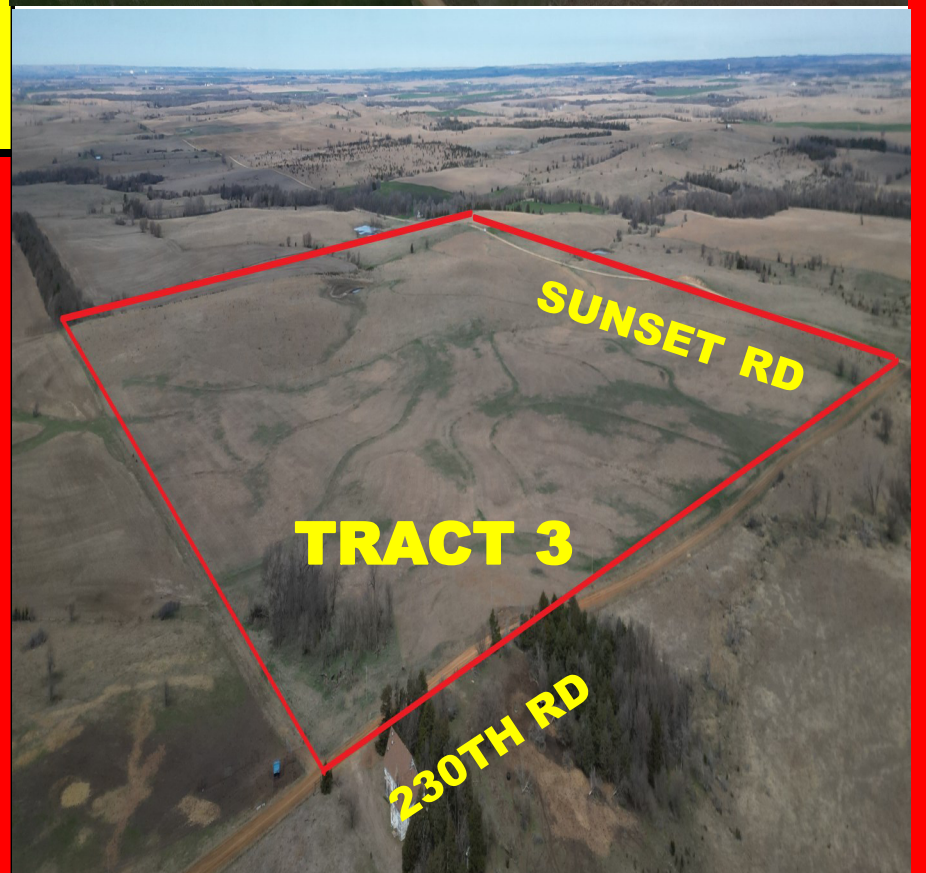
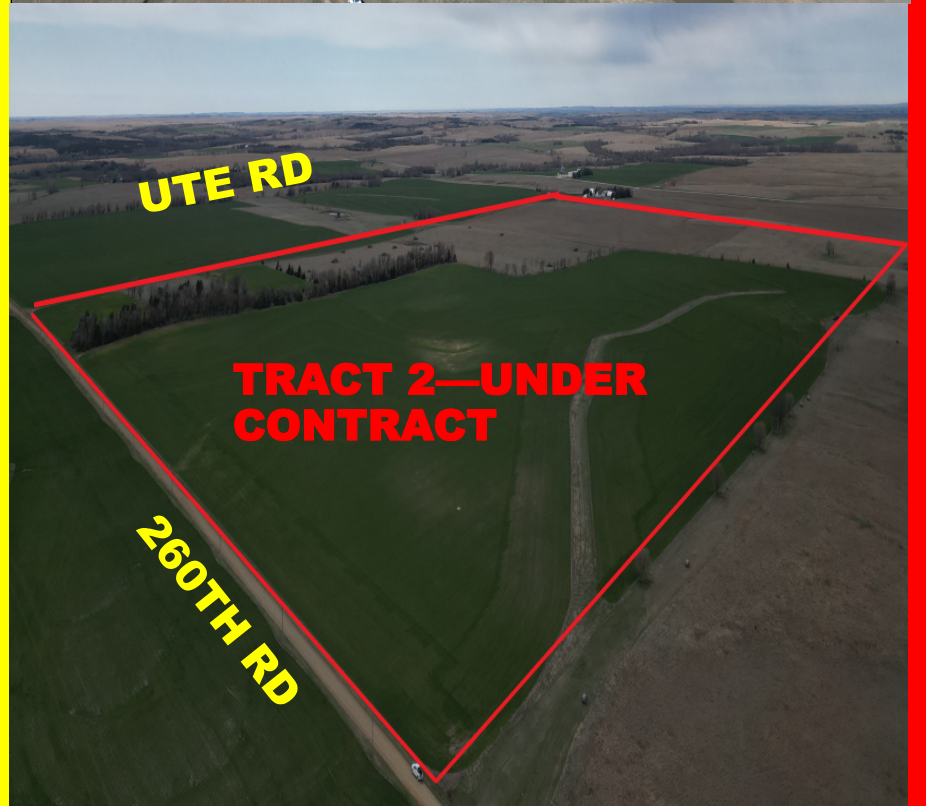
DCP Cropland Acres = 77.46

Base Acres = 1.60 Wheat

PLC Yield = Wheat 28 bu

Property Location: From Oak Hill head approximately 8.5 miles west on Treaty Rd. Head South one mile on N. 230th Rd. Property is on 230th and Sunset. Across from Bethany Free Methodist Church.

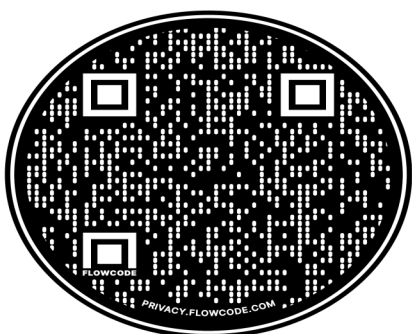
List Price: \$460,000.00



Barrett Long
Land Agent

Agent's Notes: Three unique tracts of land are being offered. Tract 1 features 78 acres m/l of all tillable class II and III soils. Tract 2 offers both 110 acres m/l of tillable land and 45 acres m/l of clean pasture with a pond and good fences. Tract 3 offers both 78 acres m/l of cross fenced pasture and 78 acres m/l of CRP. The CRP is an annual payment of \$77.25/acre totaling \$5859.00 per year, expiring in 2032. The entire quarter section of land offers excellent fences and a large pond.

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**DEE CALCUTT &
LOREE STEPHENS**

Sellers



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