

Brown County

Crop & Rec Land For Sale



146.5 +/- Acres

Legal Description:

S31, T04, R17E, ACRES 146.5, BEG 25'W OF SECOR/NE4 TH W681' SW2360' ALONG ABANDONED RR N1300' W1240' N1575' E575' NE260' E500' N265' E457.7' S540.9' ELY464.1' SE196.6' ELY527.9' SE146' E322.5' S1074' NW322.7' ELY246.6' S232.4' TO POB.

2023 Property Taxes = \$4141.06

FSA Information:

**Farmland Acres = 144.35
DCP Cropland Acres = 112.18
Base Acres = 91.02 (Corn 45.69ac, Soybeans 45.33ac)**

Property Location: From US Highway 73 and KS20 Highway intersection in Horton travel west on KS20 for 1 mile to Kingfisher Road. Turn left (south) on Kingfisher Road and travel for approximately 1/2 mile. Property driveway is on the right (west) side of Kingfisher Road.

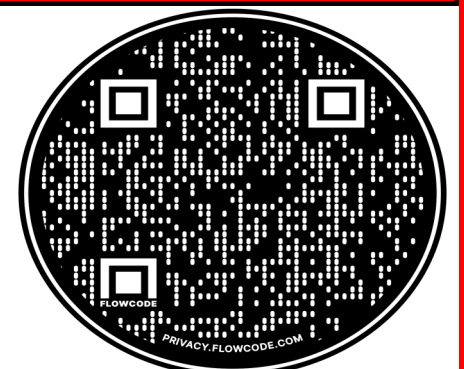


Broker's Notes: This multi-use property offers many GREAT amenities such as easy access to KS 20 Highway and close proximity to Horton. If recreation with income is your desire, this property has a history of producing

excellent corn and soybean yields while also being a GIANT Kansas Whitetail and Turkey producer. Located just 1 hour 5 minutes from Kansas City International Airport and just 45 minutes northeast of Topeka makes this property perfect for buyers wanting income and whitetail producing paradise. **DON'T WAIT** and miss your opportunity to own this GREAT property.



Seller
Compton Farms



Jeff Dankenbring, Land Agent & Broker
785.562.8386 or Jeff@MidwestLandandHome.com
www.MidwestLandandHome.com