

# CLAY COUNTY LAND & HOMESITE FOR SALE

## **TRACT 1: 74 ACRES m/l**

### **Legal Description:**

**S13, T08, R03E, ACRES 79, E2, SE4 LESS ROW  
(Less 5 m/l acre home & building site)**

**2024 Estimated Property Taxes = \$440**

### **FSA Information (Estimated):**

**DCP Cropland Acres = 47.30**

**Base Acres =**

**Wheat 18.70 PLC Yield 31 BU**

**Sorghum 14.60 PLC Yield 49 BU**

**Soybeans 3.50 PLC Yield 16 BU**

**Oats 1.30 PLC Yield 41 BU**

### **Property Location:**

**From Highway 24 head south on Sunflower Rd  
one mile to 17th Rd. Property runs from 17th to  
16th Rd on Sunflower Rd**

**LIST PRICE: \$349,000**

## **TRACT 2: House, Buildings on 5 Acres m/l**

**Address: 1613 Sunflower Rd, Clay Center, KS  
67432**

**2024 Estimated Property Taxes = \$1758**

### **Property Location:**

**From Highway 24 head south on Sunflower Rd.  
House is at 1613 Sunflower Rd.**

**LIST PRICE: \$239,000**

**\*\*\*OPEN HOUSE AND ESTATE SALE\*\*\*  
NOVEMBER 2ND AND 3RD!**

**SEE WEBSITE FOR COMPLETE DETAILS  
ONLINE EQUIPMENT AUCTION NOV 13TH**

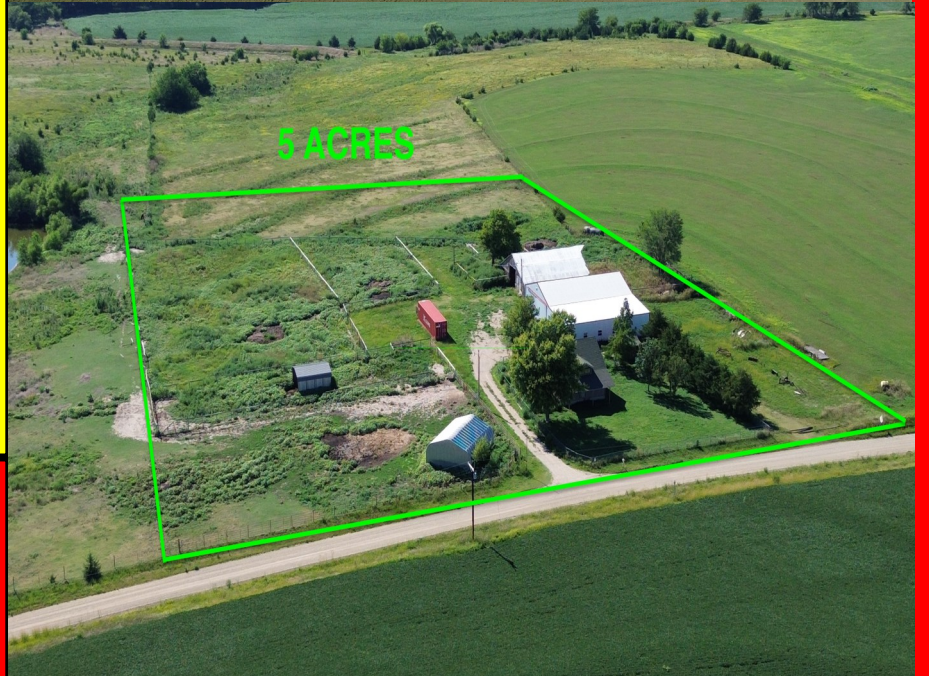
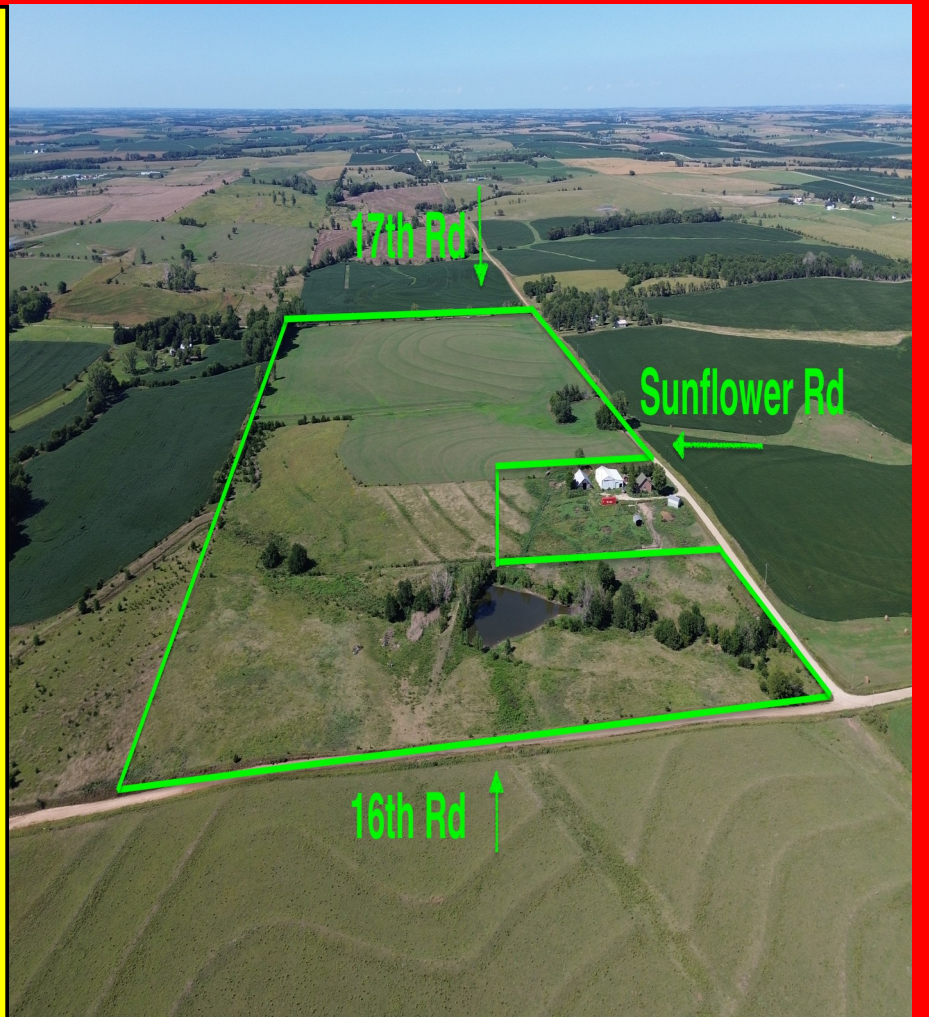
**Land Agent's Notes: Tract 1 features 74 acres  
m/l with the majority being class III Crete  
Silty Clay Loam soils. Currently 47 acres are  
in hay production but could easily be tilled.**

**The balance is pasture  
with good pond.**

**Tract 2 features a 1,144  
sq ft house with 3 bed-  
rooms and 2 full baths on  
5 acres. The interior  
was recently remodeled,  
and the property has ma-  
chine shed with a shop,  
a barn with stalls for  
horses or 4H animals,  
and a large quonset.**



**Barrett Long  
Land Agent**



**Saundra & Jim P  
Dunbar Trust**

**Seller**



**Barrett Long, Land Agent 785.447.0329  
www.MidwestLandandHome.com**