

Republic County Land For Sale



**ASKING PRICE
\$625,000**

**SEE WEBSITE FOR
COMPLETE
PROPERTY DETAILS!**



150.2 +/- Acres

Legal Description:

S22, T04, R05W, ACRES 150.2 , NE 1/4 LESS 4.34 AC & ROW.

2023 Property Taxes = \$2861.02

Property Breakdown (per Appraiser's Office):

Dryland Acres = 108.9

Native Grass Acres = 36.2

Tame Grass Acres: 5.1

Property Location:

From Belleville: Travel south on US Highway 81 for approximately 8 miles to the US Highway 81 and KS148 Highway intersection. Then travel west on KS148 for approximately 10 miles to Kackley. From Kackley (KS148 & County Rd 5 Intersection), property is on the south side of KS148 as you travel west and the east side of County Rd 5 as you travel south. Look for signs.



Broker's Notes: This GREAT property offers many GREAT features including over 77% Class II & Class III soil types with 77.3 acres of Crete Silt Loam 0-3% slope, considered PRIME for crop production. Adding additional cropland acres appears to be possible with minimal additional work. This property also has 1 mile of highway frontage and access on 2 sides with KS148 on the north and County Road 5 on the east. If you have cattle, there is also approximately 50 acres that is currently pasture and meadow with a pond. This is perfect for a small number of cows or part could be converted to cropland. Don't let this once in a lifetime opportunity pass you by.



**Seller:
Dorothy
Swearingen**



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