

# DICKINSON COUNTY (WAKEFIELD) PROPERTY FOR SALE

**79 +/- Acres**

**Tract 1 Legal Description:**

**Legal Description: S08, T11, R03, ACRES 79.4, W2 SE4, LESS R/W**

**2024 Property Taxes = \$763**

**FSA Information:**

**DCP Cropland Acres = 54.60**

**Base Acres = 36.45 Wheat, 1.90 Corn, 16.05 Grain Sorghum**

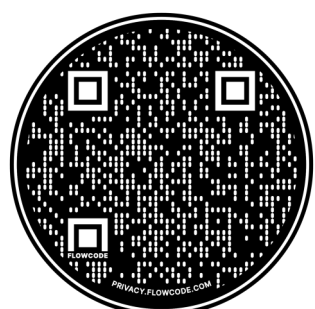
**PLC Yield = Wheat 38, Corn 75, Grain Sorghum 70**

**Property Location: From Highway 15, head East on 3550 Ave 1/2 a mile. Property lies between Navajo (HWY 15) and Mink roads.**

**LIST PRICE: \$330,000**



**Agent's Notes: This 79 acres features approx. 50 acres of terraced cropland, a 15 acre pasture with 2 ponds, the balance being timber and an old homesite. The wooded draw is an excellent wildlife corridor for deer and turkey. With quick access to the highway, this property would make an excellent homesite for country living and is conveniently located approximately 20 minutes from Chapman, Abilene, Wakefield and Clay Center!**



**ARMIN SCRIPTER  
SELLER**



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