

Jewell County Cropland For Sale

List Price: \$587,000

See Website for Complete Details



157 +/- Acres

Legal Description:

S20, T02, R09W, ACRES 157.0 , SE1/4 LESS ROW

2023 Property Taxes = \$2703.00

FSA Information:

Farmland Acres = 156.99

DCP Cropland Acres = 123.35

Base Acres = 115.81 (Wheat 51.11 ac, Soybeans 38.30 ac, Grain Sorghum 26.40 ac)

Property Location: From Burr Oak travel west on V Road for 2 miles to 90 Road intersection. Turn left and travel south on 90 Road for 1/2 mile and property will be on the right hand side/east side of 90 Road for 1/2 mile till you reach U Road. From the 90 Road and U Road intersection travel west on U Road and property will be on your right/north side for 1/2 mile.



Broker's Notes: This property features 123 acres of cropland with a possibility of adding additional cropland acres with minimal conservation work in the northeast corner. The cropland includes over 58% Class II & Class III soil types.

Bonus...If you have a cattle operation, there is also a nice pasture with a pond in the northeast corner. This is perfect for a small number of cows and would make the perfect spot for wintering and calving. If you been in the market to add quality acres to your existing operation or investment portfolio, **Don't miss this INCREDIBLE opportunity. Land rarely changes hand so ACT NOW!**



Seller
Kenneth Garman
Trust



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