

# LAND AUCTION



**ABSOLUTE AUCTION**

**302.8 AC± | 1 TRACT | WALLACE CO, KS**

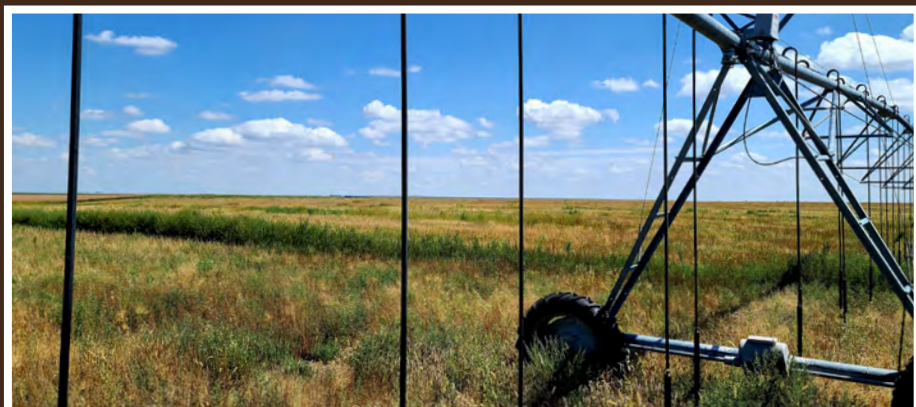
## ABSOLUTE AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 12/19/22 | AUCTION TIME: 5:00 PM**

**AUCTION LOCATION: THE CAB BUILDING | WALLACE CO FAIRGROUNDS, 316 RAMON STREET | SHARON SPRINGS, KS**

302.8 acres total. This excellent irrigated tract is made up of mostly class 2 soil with 240+/- acres under direct irrigation and the remainder being dryland tillable. The well is currently permitted to 640 acre ft pumping on average 325 GPM. This single well is being used for both Valley 8000 series Pivots with a Corn/Wheat rotation typically. While the Kansas Water Commission is thought to be imposing water restrictions on this area of the state, there will be a chance for an appeal on this particular well as it has been conservatively pumped over the last 5 years. This new water allotment is said to be based off of an average water usage of past pumping history. This appeal could result in a better than average amount of water available. Nonetheless, this farmland lays nice and is very productive making it a solid producer year in and year out. The irrigation motor has recently been rebuilt along with 2 newer center pivots only adding to the value of the equipment on this farm. Sellers Mineral Interest will convey. Don't miss the opportunity to own this excellent tract of Kansas farmland, as we all know they aren't making any more of it.



### TRACT 1: 302.8 ± ACRES

**Deeded acres:** 302.8

**FSA Farmland Acres:** 305.45 (From 156 EZ)

**DCP Cropland Acres:** 304.95 (From 156 EZ)

**Soil Types:** Ulysses silt loam, Manter fine sandy loam, Keith szilt loam

**Soil PI/NCCPI/CSR2:** NCCPI 57.2

**Base acres and Yield:** Wheat base 58.9/PLC yield 35, Corn Base 161.3/PLC yield 141, Grain Sorghum Base 63.1/PLC yield 75

**CRP Acres/payment:** None

**Taxes:** TBD

**Lease Status:** Open Tenancy for 2023 crop year

**Possession:** Immediate possession subject to current tenants rights for 2022

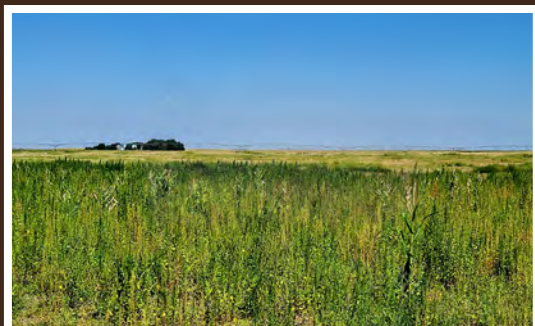
**Survey needed?:** No survey needed

**Brief Legal:** 302.8+/- acres located S30 T15S R40W Wallace Co, KS

**PIDs:** 2793000000001000

**Lat/Lon:** 38.7202, -101.8042

**Zip Code:** 67758



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**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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