

# Cheyenne County, Kansas Pivot Irrigated Farm



Cheyenne05 Tract 1



Here is a great opportunity to purchase a high-quality irrigated farm along Highway 36 in Cheyenne County, KS. This property is composed of some of the best soils in the county, consisting of Class II & III Ulysses and Keith silt loam soils spread over 90% of the farm.

**Total Property Acres - 155.11 +/-**

**Irrigated Acres - 122.93± Dryland Acres - 32.18±**

### **Legal Description**

N2 LESS ROW 31-03-41

**Price - \$660,000**

### **Property Taxes**

\$2,732.28



**Directions:** From St. Francis, KS, travel 8 miles west on Highway 36. The property runs along the south side of Highway 36 with County Road 6 running along the east side of the property.

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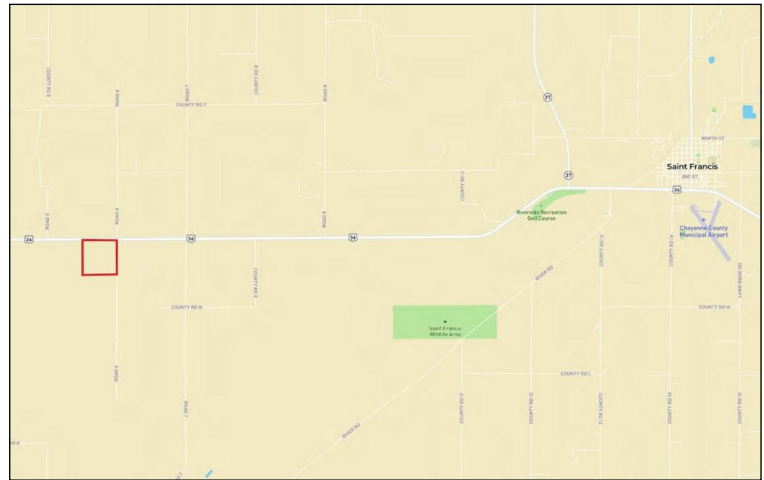
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### **Irrigation Information**

A 2012 8000 series High Profile Valley center pivot, in excellent condition (#10924203), spans the 122.93 irrigated acres, with the remaining 32.18 acres comprised of pivot corners. This 155.11 acre tract contains 2 water wells for irrigation (#6740 & #9132), and is authorized for 121 AF and 214 AF Limited.



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