



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Sherman County Kansas Land for Sale at iAuction - Anderson Farm

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PROPERTY ADDRESS:

00 County Road 74
Kanorado, KS 67741

ACRES: 160
COUNTY: Sherman

AUCTION DETAILS:

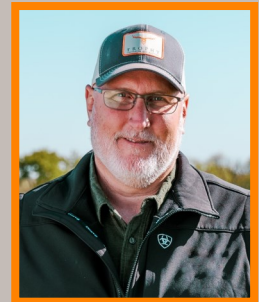
Preview Day Sunday, October 15th 10:30AM to 12PM.

Bidding Ends Monday, October 23rd at 10AM.

Don't miss this opportunity to add a quarter section of high-quality dryland acres to your operation or investment portfolio located in northwest Sherman County. This is a 100% tillable tract with soils consisting of 86% Kuma-Keith silt loams, 0 to 2 percent slopes, 8.1% Keith silt loam, 1 to 3 percent slopes, and the remainder Ulysses silt loam, 1 to 3 percent slopes. Sherman County shows 159.9 taxed acres, FSA shows 158.25 acres with 82.2 wheat base acres.

Minerals are believed to be intact and transfer to the buyer. The legal description is S32, T06, R42, SW4. Directions from the northwest corner of Kanorado go 9.75 miles north on county road 2 to county road 72. Property is northeast of this intersection. Property taxes in 2022 were \$1,109.64.

Tenant rights exist for the property with approximately 81-acres of winter wheat. The buyer receives the 1/3 landowner share of this wheat crop when harvested in 2024. Possession on the unplanted acres upon closing. Possession on the portion planted to winter wheat will be the day following harvest of the crop in 2024.



PRESENTED BY:

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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.