



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

Sumner County Kansas Land for Sale at iAuction - Wall-Baird Farm

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:

00 E 180th Street
South Haven KS 67410

ACRES: 320

COUNTY: Sumner

AUCTION DETAILS:

Bidding Ends Wednesday, April 24th at 10AM.

If you are looking to expand your farming operation in south central Kansas or north central Oklahoma, this high-quality Sumner County farmland can fit your needs. Located in far Southern Sumner County, this farm tract consists of 314.48 tillable acres and the rest grass waterways. There is public road access from three sides allowing for easy farming. Soils are primarily Brewer silty clay loam, Rosehill clay loam 3 to 6 percent slopes, Rosehill clay loam 1 to 3 percent slopes, and Kirkland silt loam 1 to 3 percent slopes.

This property has a long-term tenant in place with a 1/3 - 2/3 crop share verbal lease. The buyer will receive the landlord 1/3 share of the existing wheat crop. The seller has paid \$7,347.73 for the landlord's 1/3 share of fertilizer and herbicide inputs. The buyer will not be required to re-imburse these expenses.

The tenant plans to double crop soybeans this summer and the buyer will receive 1/3 of that crop and will be responsible for 1/3 herbicide and pesticide inputs for the soybeans. Full possession will be the day following soybean harvest.

Any mineral rights owned by the Seller transfer to the Buyer.

USDA/FSA information: 314.48 Farmland Acres with 314.48 DCP, 289.60 wheat base acres, and a PLC yield of 33.

This property is 5 miles southeast of South Haven and 6.5 miles north of Braman Oklahoma. From the South Haven I-35 exit (exit 4) go east 1.5 miles on Highway 166. South on South Hydraulic Rd 2 miles. The property is southeast of the East 180th St. South and South Hydraulic Road intersection.



PRESENTED BY:

DAN MELSON

Land Specialist - KS

M: (785) 979-3402

P: (855) 573-5263 x745

E: dmelson@trophy.com

Trophy Properties and Auction

640 Cepi Drive Suite 100

Chesterfield, MO 63005

www.TrophyPA.com

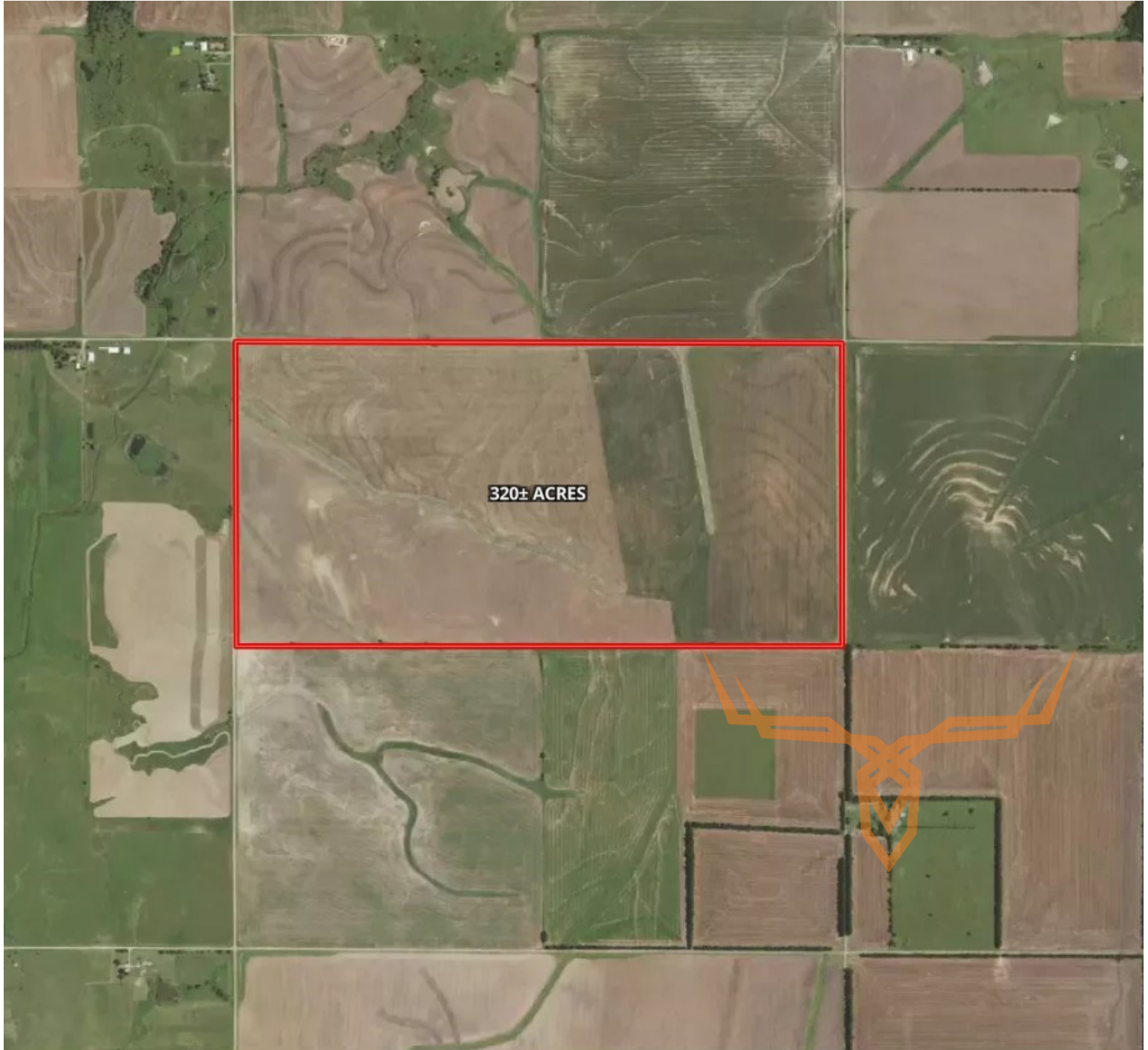
leads@trophy.com



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

Sumner County Kansas Land for Sale at iAuction - Wall-Baird Farm

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com



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.