

# Edwards County 80

79.30 Acres

Edwards County, KS

\$175,000



HAYDEN  OUTDOORS®



# Edwards County 80

TOTAL ACRES:

79.30

PRICE:

\$175,000

COUNTY:

Edwards County

CLOSEST TOWN:

Lewis, KS

## Activities & Amenities:

Farm/Crops/Ag  
Hunting - Upland Birds  
Mineral Rights  
Water Rights  
State Hunting Unit: 16

## Land Details:

Address: 1, Lewis, Kansas 67552, USA  
Closest Town: Lewis  
Total Acres: 79.30  
Zoning: Agricultural  
Water Rights: Yes  
Mineral Rights: Yes  
Estimated Taxes: \$546.52 - 2021  
Source of lot size: Appraiser

## Property Summary

+/- 79.3 Acres of quality tillable farm ground for sale 15 miles Southeast of Lewis, KS.

## Land

Introducing an exceptional opportunity to acquire flat and fully tillable farmland encompassing over 61 acres of high-quality class 2 soils, along with approximately 18 acres of class 3 soils. Currently fallow, this property has exciting plans for the upcoming fall of 2023 when it will be planted with winter wheat. With recent drought conditions affecting yields in the past two years, the area has finally received some much-needed rain, creating optimistic prospects for an abundant winter wheat crop.

As the new owner, you will benefit from a well-established tenant in place, ensuring a seamless transition and enhanced investment potential. Under the existing agreement, the landowner assumes responsibility for 1/3 of the total income and expenses related to fertilizers, pesticides, and herbicides, providing a balanced cost-sharing arrangement.

This property's desirability is further heightened by the scarcity of quality tillable land in the market. The demand for such properties is consistently high, and with the added advantage of a reliable and experienced tenant, this turnkey farm investment opportunity is becoming more and more difficult to find.

Don't miss your chance to own this prime farm investment property, boasting fertile soils, upcoming winter wheat, and the potential for improved yields due to favorable weather conditions. Seize this opportunity to become part of the thriving agricultural sector and secure a promising investment for the future.

Legal Description: W2 SW4 of S13, T26, R17 in Edwards County







### Soil Report:

- Saltcreek Naron fine sandy loams, 0 to 1 percent slopes: 61.31 Acres
- Pratt-Lincoln loamy fine sands, 0 to 4 percent slopes: 17.87 Acres
- Pratt loamy fine sand, 1 to 5 percent slopes: 0.03 Acres

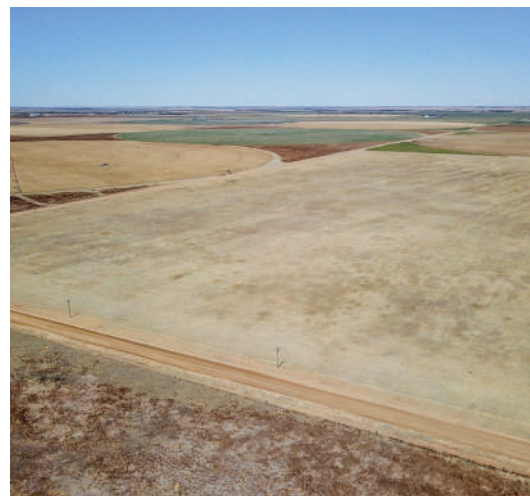
### Directions:

- 3.5 Miles southeast of Fellsburg, KS
- 4.5 Miles southwest of Trousdale, KS
- Approximately 15 miles southeast of Lewis, KS
- The nearest blacktop is less than two miles east of the property (CR 53)

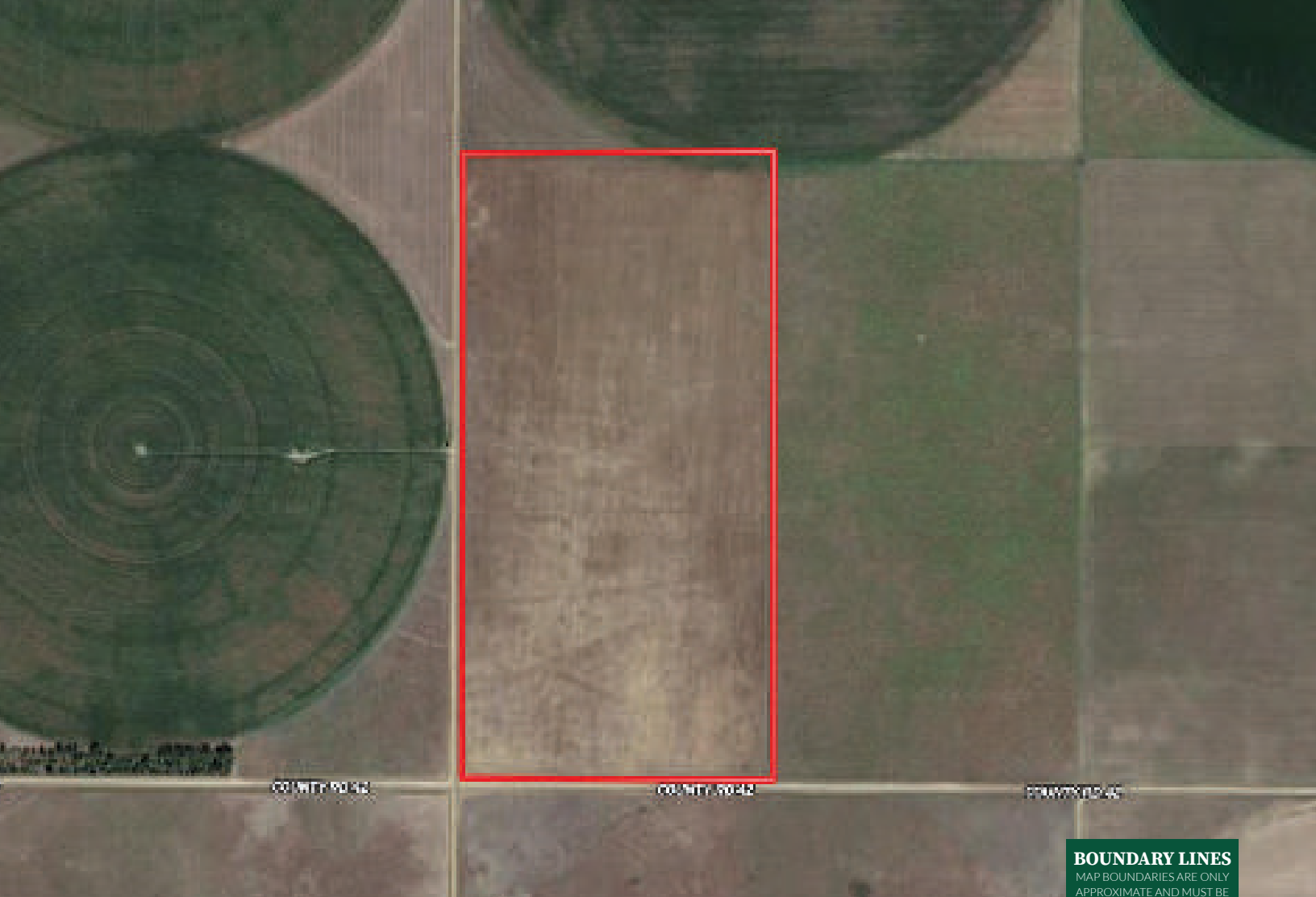
*For more information or have questions about the property, give JC Bosch a call today!*



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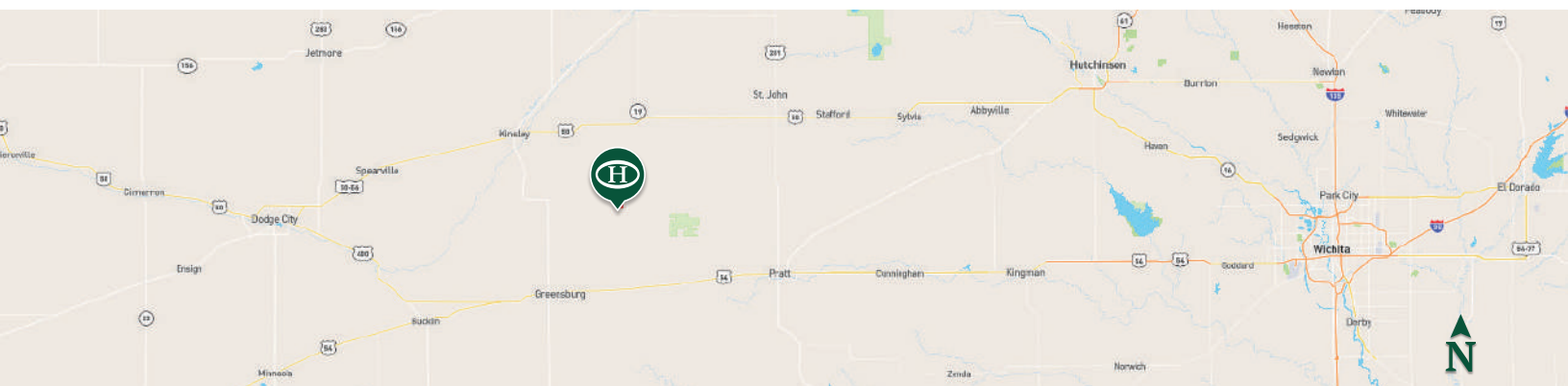






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



**JC Bosch**

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