



EXCLUSIVELY PRESENTS FOR SALE

*Southwestern Sedgwick County
One quarter dryland*



Legal: NW¼ Section 14, T10N – R46 West of the 6th P.M., Sedgwick County, Colorado.

Location: Approximately eight miles south of Ovid, Colorado and four miles west along County Road 16.

FSA Data: 159.93 cropland with 100.87 wheat base acres with 45-bushel yield

Price: \$162,000 cash, buyer to receive owner's share of 2019 crop if purchased prior to May 1st.

Taxes: \$748.89 for the 2018 assessment.

Soils: According to the USDA soils map:

1. 33% of the soil is Wages gravelly loam with 5-9% slopes,
2. 26% of the soil is Richfield loam with 0-3% slopes,
3. 22% of the soil is Rago kuma silt loam with 0-3% slopes,
4. 15% of the soil is Richfield loam with 3-5% slopes,
5. 4% of the soil is Wages gravelly loam with 3-5% slopes.

According to the County Assessor: 104 acres are Class 2 soils & 58 acres are Class 3 soils.

Brokers note: All farmland is being farmed as dryland, and that is considered its highest and best use. Call for your personal showing and additional details.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4th St.,
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