

# CHEYENNE CO., KANSAS IRRIGATED & DRYLAND

## FOR SALE

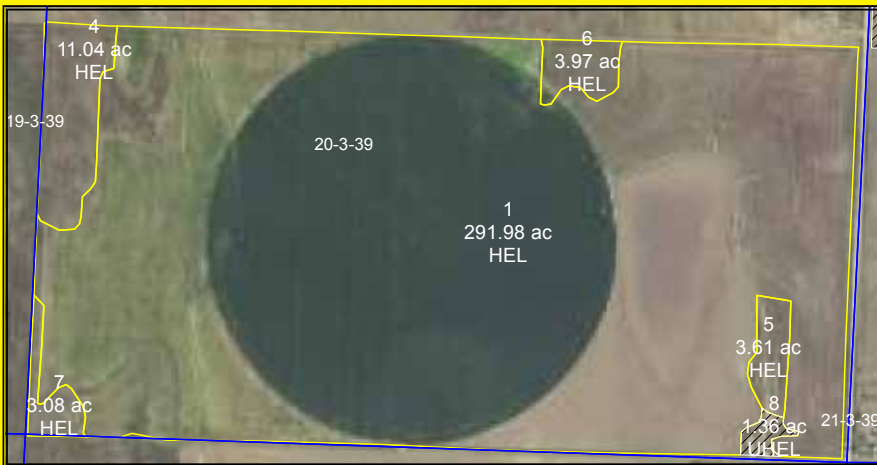
**S/2 OF 20-3-39 - 320 ac.  
Just north of Wheeler, Ks**

Another Great Listing Offered by:



**Auction & Real Estate, LLC**

**785-332-8990**



**8000 bu. Grain bin erected in 2000  
40' x 32' Storage Building**



**Auction & Real Estate, LLC**

*d/b/a in NE as Auction & Real Estate by Western LLC*

**785-332-8990**

**[westernauctionandrealestate.com](http://westernauctionandrealestate.com)**

**P.O. Box 928 - St. Francis, KS 67756**

**Betty L. Petersen, Broker 785-332-8421**

**Skip Petersen, Sales Agent**

**& Auctioneer 785-332-8221**

**Robin A. Petersen, Assoc. Broker**

**& Auctioneer 785-332-5586**

**Brett Petersen, Ks. Agent**

**& Auctioneer 785-332-7121**

**"From Concept to Completion!"**

**Licensed in Kansas, Colorado & Nebraska**

## **S/2 of 20-3-39, Cheyenne County, Kansas**

*Approx. 320 +/- acres*

**LISTING PRICE - \$715,000**

**2009 Zimmatic 7 Tower Sprinkler, motor**

**Nozzled at 400 GPM, 170 AF**

**122 Irrigated acres**

**57 ac. Planted to Wheat, Seller retain 1/3 share**

**34 ac. Stubble, 75 ac. corn stalks**

**11.04 ac. Grassland**

**FSA Base Information:**

**Wheat 191.0 ac./42 PLC YLD**

**Oats 8.5 ac./33 PLC YLD**

**Corn 48.3 ac./144 PLC YLD**

**Sorg. 0.3 ac./46 PLC YLD**

**2017 Taxes \$4,897.98**

Information provided, while not guaranteed, is believed to be from reliable sources. FSA information & maps obtained from the Cheyenne County FSA office.