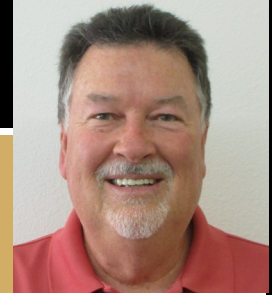


# LAND FOR SALE



## 157 Acres CROPLAND

SW/4 of Section 22-8-35, Thomas County, KS

FSA Information:  
Cropland Acres 157.27

Total BASE ACRES: 107.73  
Wheat /Yield 61.60/51  
Corn /Yield 46.13/83

**MINERALS:** Seller shall retain 1/2 of the Minerals Rights for 10 years, non-participating in leasing, bonuses, and delayed rentals.

**POSSESSION:** Immediate possession . The land has been prepared with fertilizer and is ready to plant. The Buyer shall reimburse the land preparation expenses at closing.

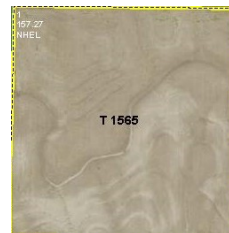
**LAND LOCATION:** 3 miles South of Levant on Road 407 to Road O, then 1/2 mile West to the South East corner of property.

2021 TAXES: \$1,381.18

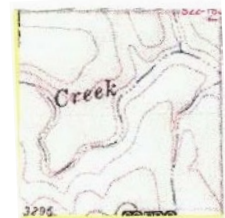
**\$471,000**  
**\$3,000 per Acre**



Aerial



Topography



**Agents Remarks:** Good access to quarter from Highway. Quarter is terraced. This property has a 50 yr. lease with Solomon Forks Wind Project, LLC for approximately \$15.00 per acre. Call Tom for more information and a tour.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. Neither seller or information providers shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

**Tom Harrison 785.443.0136**

tharrison@harrisonra.com



TOM HARRISON, BROKER / AUCTIONEER



**HARRISON**  
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