

LAND AUCTION



274.41 AC± | 1 TRACT | THOMAS CO, KS

AUCTION: LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 1/13/25 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: CITY LIMITS CONVENTION CENTER
2227 S RANGE, COLBY, KS 67701

This tillable farm is located minutes northeast of Colby in the north half of section 27-7-33. The cropland consists of over 40% Keith Silt Loam 1-3% class 2 soil, with the remaining acreage comprised of a mix of class 3 and 4 soils and carries an average NCCPI Score of 61.68. The FSA office has historic yields of 112 bu/ac for corn and 44 bu/ac for wheat with approximately 100 base acres of each crop. The farm includes a quality terrace system with a CRP grassed waterway to control erosion. The CRP contract has an annual payment of \$170, expiring 9/30/2029. Whether you are looking to expand your farming operation or your investment portfolio this farm provides a great opportunity.

The farm is currently planted in wheat and the Buyer is to assume a 1/3, 2/3 share crop agreement on those wheat acres. Ask the listing agent for details. Buyer also has the option to buy tenant out of the wheat crop and take over the wheat.

While this isn't your typical recreation farm opportunities still exist. While photographing the acreage I saw several herds of mule deer, pheasants and lots of mourning doves in the area. The grassed waterway and railroad right a-way on the south boundary provide habitat that pheasants, deer and other wildlife will utilize.

If you are looking for a place to build a country home, there are good gravel roads on the eastern and northern boundaries with utilities nearby. City amenities are a short drive away with less than two miles of gravel to Highway 24. There are multiple areas that could work to establish a farm headquarters and rural homesite.



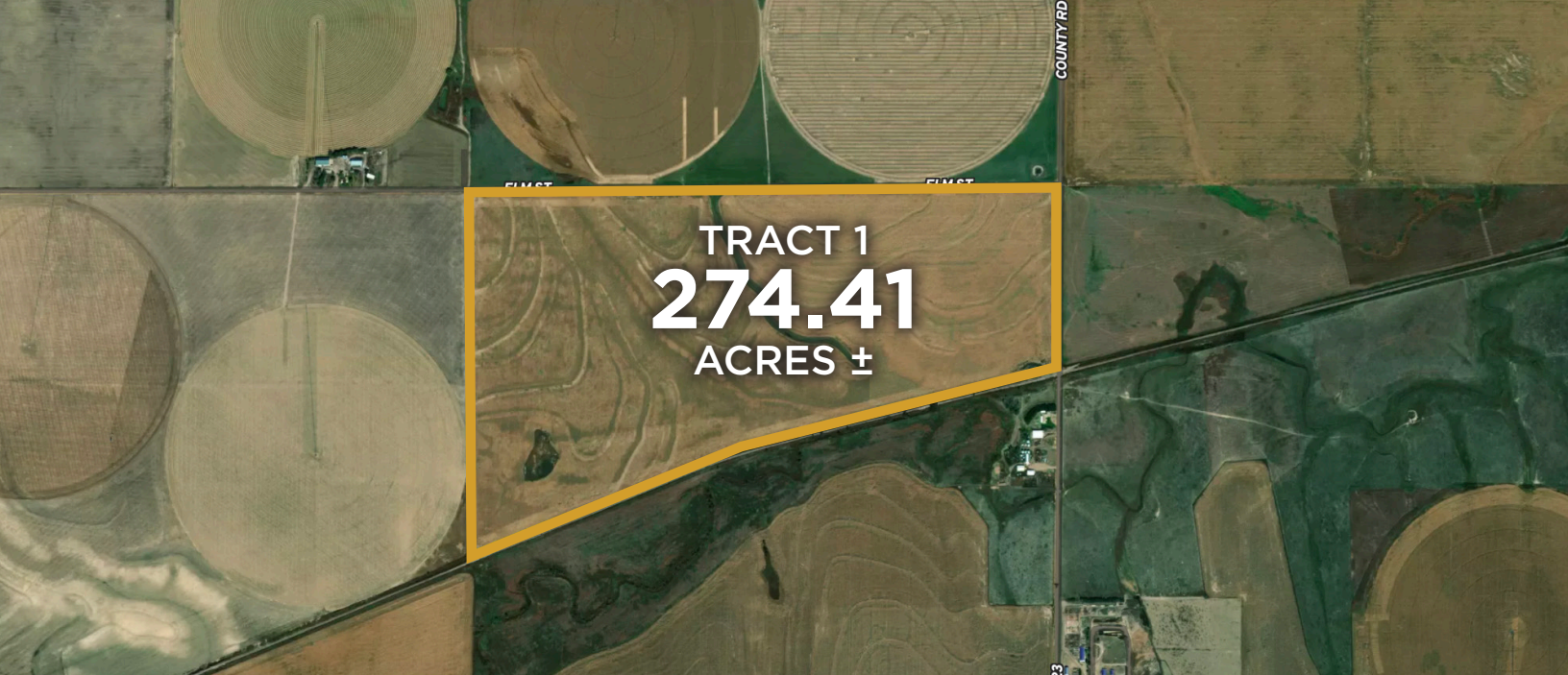
Deeded Acres:	274.21±
Soil Types:	Keith silt loam, Buffalo Park silt loam, Ulysses silt loam
Soil PI/NCCPI/CSR2:	NCCPI 60.9
CRP Acres/payment:	3.4 acres paying \$170/acre thru 2029
Taxes:	TBD
Lease Status:	Open Tenancy for 2025 crop year after wheat harvest
Possession:	Immediate possession subject to current tenant's rights for 2024/25 Thru wheat harvest
Survey needed?:	No survey needed
Brief Legal:	274.41± acres N ½ north of Railroad S27 T7S R33W Thomas Co, KS
PIDs:	part of PID 108-27-0-00-00-001.02-0
Lat/Lon:	39.4188, -100.99003
Zip Code:	67701

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
MATT PALMQUIST, AGENT: 785.826.0995 | matt.palmquist@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Matt Palmquist, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.826.0995 | Brandon Hamel, Auctioneer



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