

# 1,125± Acre Cheyenne County Ranch



Scenic Grassland



Productive Cropland



**Ranch Legals:** S/2, NE/4 and E/2NW/4 of Sec.12 and N/2 of Sec. 13, 2S-41; SW/4SW/4 of Sec. 6, N/2SW/4, S/2NW/4 and NW/4NW/4 of Sec. 7, 2S-40, all in Cheyenne County, KS

This well-watered ranch offers native grass with good carrying capacity for summer grazing and productive cropland for wheat or feed. The ranch also provides abundant wildlife and deer habitat. It includes an updated ranch home with a barn, corrals and outbuildings. Don't miss this ranching opportunity!

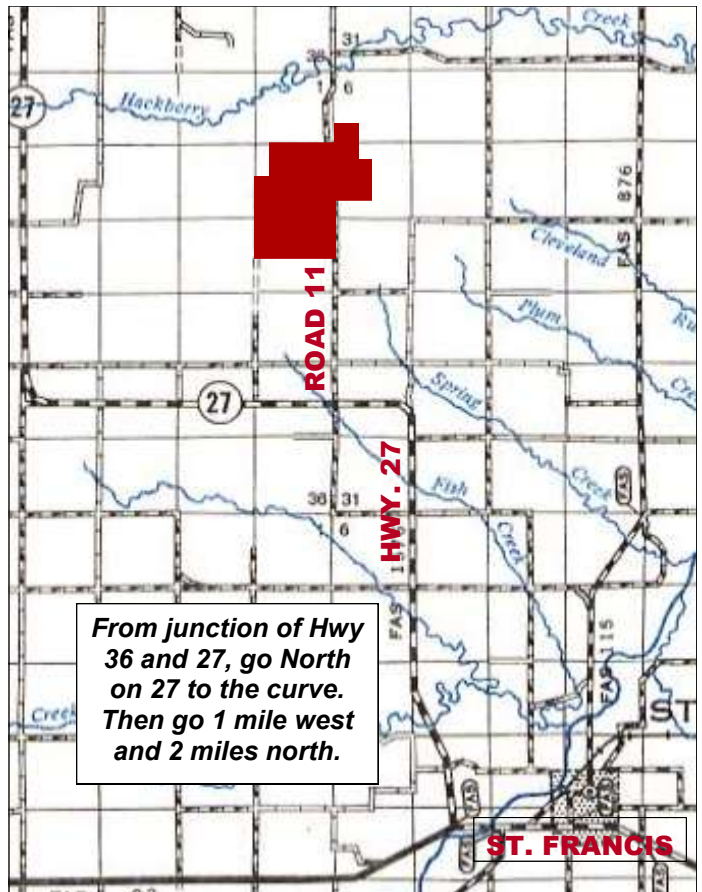
## 1,125± Total Acres

- ♦ 850± Acres Grass
- ♦ 162± Acres Dryland  
Wheat base: 107.8 acres, 32 bushel yield
- ♦ 103± Acres CRP (Could be farmed)
- ♦ 5 Water Wells (3 windmills; 2 submersible wells; 2 bottomless tanks)
- ♦ Pipeline with three 3,000 gal. fiberglass tanks
- ♦ 10± Acres Improvements includes 5-bedroom, 2-bath, 2,092 sq. ft. home, two garages, barn and other livestock buildings
- ♦ Excellent Wildlife & Deer Habitat
- ♦ 2013 Taxes: \$1,686.56

**LISTED PRICE: \$1,250,000**

Grass & Cropland may be purchased separately from Home and Improvements

**Ryan W. Shay, Listing Broker**



ST. FRANCIS







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-  Water Wells
-  Tank
-  Improvements
-  Pipe Line

