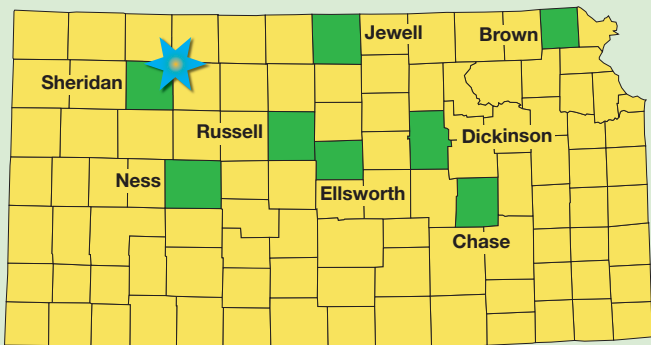


## Land

# Sheridan County land brings \$2,400-per-acre average at Feb. 12 sale



## Kansas Land Report



## Sale of the Month

By BILL SPIEGEL

**B**UYERS paid an average of \$2,466 per acre for three tracts of center-pivot-irrigated farmland 12 miles northwest of Hoxie in Sheridan County on Feb. 12.

The land, sold by Pratt Real Estate, Hoxie, is "choice ground in a choice area," says Les Pratt, broker and auctioneer. "This is just a good area for agriculture. We're close to cattle feedlots and an ethanol plant."

That helps explain why the tracts brought top dollar. "There was a large crowd, and bidding was spirited," Pratt says. Here is the information per tract:

Tract 1: Of 160 acres, 122.46 acres are irrigated by a 1998 Valley 7-tower system and 413 Chrysler natural-gas engine. Water appropriation is 320 acre-feet, with 1,200 gallons per minute diversion rate. The tract brought \$428,800 (\$2,680 per acre).

Tract 2: Of 160 acres, 121.76 acres are irrigated by a 2000 Reinke 7-tower system and 413 Chrysler natural-gas engine. Water appropriation is 320 acre-feet, with 1,200 gpm diversion rate. The tract brought \$440,000 (\$2,750 per acre).

Tract 3: Of 160 acres, 122.72 acres are irrigated by a 1984 Reinke 8-tower system and John Deere diesel engine

with 1,000-gallon tank. Water appropriation is 260 acre-feet, with 745 gpm diversion rate. The tract brought \$315,200 (\$1,970 per acre).

### Ellsworth County

Two tracts totaling 291 acres sold Nov. 20. Tract 1, nine miles north of Ellsworth, has 142 acres and features 139.6 acres that are terraced, rolling cropland. The balance is in Conservation Reserve Program land, with a contract paying \$36.90 per acre through 2010. The land, which borders Interstate 70, sold for \$117,860 (\$830 per acre).

Tract 2, northeast of Ellsworth, is 149 acres, with 142.3 acres in terraced cropland. The balance is in CRP, with a contract paying \$38.90 per acre through 2010. U.S. Highway 156 dissects the land, which sold for \$126,650 (\$850 per acre). Farmers National Co., Omaha, performed the sale.

### Jewell County

Four miles southwest of Randall, 160 acres sold Jan. 9. The tract features 156 acres of terraced Class II upland cropland, with the balance in waterways. The land sold for \$277,000 (\$1,731 per acre). Wiltz Auction and Realty, Hiawatha, had the sale.

### Brown County

A tract of 67 acres located two miles north of Everest sold at auction Jan. 20. The tract has 65 acres of terraced

cropland, with the balance in waterway. The cropland features Class II soils. The tract sold for \$198,000 (\$3,000 per acre). Bowman Auction and Realty, Everest, had the sale.

### Ness County

Four tracts located a few miles northwest of Ness City sold at auction Jan. 7.

Tract 1, 160 acres, features 110 acres of cropland and 48 acres of fenced pasture. The cropland has 84 acres of growing wheat. It sold for \$96,000 (\$600 per acre).

Tract 2, 160 acres, includes 126 acres of cropland with 75 acres of growing wheat. The balance consists of the Wild Horse Creek. It sold for \$128,000 (\$800 per acre).

Tract 3, 160 acres, has 97 acres of cropland, 60 acres of fenced grass and the balance in an old farmstead. It sold for \$106,400 (\$665 per acre).

Tract 4, 318 acres, has 207 acres of cropland with the balance in pasture and Wild Horse Creek. The tract has 123 acres of growing wheat. It sold for \$295,740 (\$930 per acre).

Carr Auction and Real Estate, Larned, performed the sale.

### Chase County

On Dec. 2, 641 acres of rolling Flint Hills Bluestem prairie sold at auction. The land is east of Cottonwood Falls. The tract is watered by two ponds and has good to average barbed-wire fencing. No cattle pens are on the property, but it is accessible by a county road. The tract brought \$589,720 (\$920 per acre). Griffin Real Estate and Auction, Cottonwood Falls, had the sale.

### Dickinson County

A tract totaling 156 acres 11 miles south of Abilene sold Nov. 29. The tract has 111 acres planted to wheat, featuring predominantly Irwin Class II loamy soil. The remainder of the parcel is 27.5 acres of fenced grass, which includes two ponds. The balance is in meadow. The tract sold for \$159,900 (\$1,025 per acre). Riordan Auction and Realty, Solomon, had the sale.

### Russell County

An 840-acre tract of native grass about six miles northeast of Russell sold at auction Jan. 23. The tract is considered average quality, but due to dry conditions the past few years would rate fair, according to Monty Meusch, vice president of real estate at Farmers National Co., which did the auction. Fences on the pasture are good, and water is supplied by one windmill and two small ponds. The buyer is to receive half of the minerals on 680 acres, which includes two operating wells.

"We had 40 to 50 people in attendance, with three bidders participating from start to finish," Meusch says. The land sold for \$621,600 (\$740 per acre).

## Never too early to stop weeds

How much damage can weeds do early in the season? Really? The short answer is a lot. They weaken your corn's stand and ultimately lower your yield. If you think that's old information, well, you better pay attention to this new research.



Recent studies prove that weeds start to rob yield before corn is even 2" tall. And by 4", yield loss can easily top 10%. So even if you spray for weeds that early you're too late. The damage is done.

The best way to stop weeds from hurting your crop is with a preemergence program featuring Lexar®. Why Lexar? Because studies show that it has the highest performance you can get. Instead of repackaging the same old ingredients, its advanced chemistry outperforms any other preemergence herbicide. And postemergence applications of glyphosate just don't compare.

One pass of Lexar can stop weeds before they ever see the light of day. Before they can steal the moisture and nutrients your corn needs to produce top yields.

It's simple. If you don't give weeds a chance you won't leave yield to chance. Nothing does both as well as Lexar.



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