

# LAND FOR SALE

360± ACRES | HARPER COUNTY, KANSAS



**360± Acres — 215 acres in cultivation and 145 acres in pasture, trees, creek, and ponds.**

This versatile property includes three oil/gas wells, electricity, fencing, and excellent access via blacktop and gravel roads. Offering both agricultural and recreational value, it features a spring-fed, stocked pond, ATV trails, and prime whitetail deer hunting in Kansas Deer Management Unit 16. Outstanding habitat for wildlife. Located just one hour from Wichita.

**Legal Description:** NW ¼ , N ½, SW ¼ & SE ¼ SW ¼ of Section 29, Township 31, Range 8 West (29-31-8) & SE ½ SE ¼ of Section 29, Township 31, Range 8 West (29-31-8)

**Location:** 2 miles north and 10 miles west of Harper KS

**Crops:** Crop share ⅓ ⅔ with tenant, Cash Rent \$15/acre.

**Minerals:** The seller's mineral interest will transfer to the buyer. There are three oil wells on the property.

**Water Rights:** The seller's water rights will pass to the buyer.

**Taxes:** \$763.47

**Possession:** Possession will be upon closing.

Asking Price: \$1,242,000

**Gene Francis - Broker & Auctioneer**

**12140 W. K-42 Hwy - Wichita, KS 67227**

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**GENE  
FRANCIS  
& ASSOCIATES**

REAL ESTATE BROKERS & AUCTIONEERS