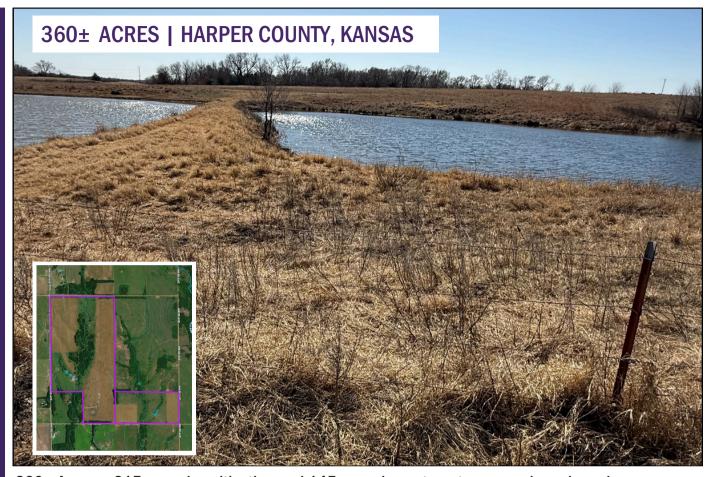
## LAND FOR SALE



**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  $\frac{1}{4}$ , N  $\frac{1}{2}$ , SW  $\frac{1}{4}$  & SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 29, Township 31, Range 8 West (29-31-8) & SE  $\frac{1}{2}$  SE  $\frac{1}{4}$  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 ½ ¾ 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



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