

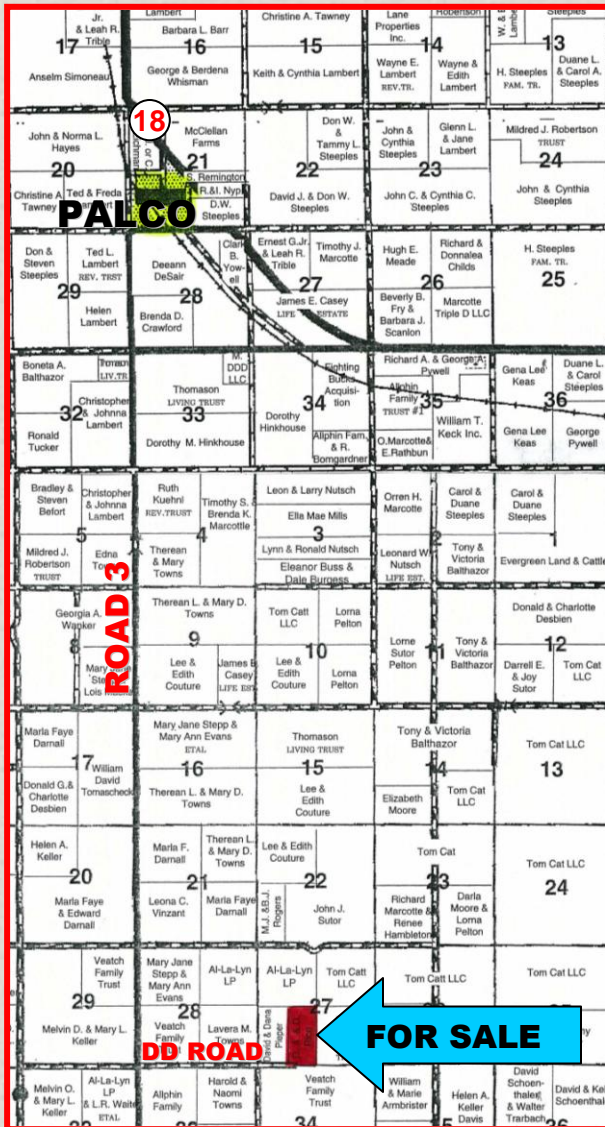
LIVE WATER

FOR SALE

80+/- ACRES GRASSLAND & CROPLAND

ROOKS COUNTY, KS

LEGAL DESCRIPTION: E/2SW/4 OF 27-10-20



LOCATION: From the junction of W Road and Road 3 in Palco, KS, go 7 miles South to DD Road, then 1¼ miles East to the SW corner of the property. **SIGNS WILL BE POSTED!!**

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing, believed to be 100% intact.

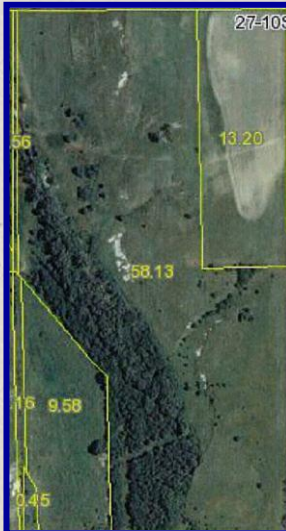
CROPS: There are no growing crops.

FSA INFORMATION: Cropland acres 22.8
Grassland acres 58.1

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 taxes = \$97.64)

PRICE: \$112,000



REALTOR'S NOTE: This is an opportunity to acquire land that will offer years of enjoyment!

- Live water (Wild Horse Creek) crosses the property
- Excellent Hunting
Deer
Turkey
Pheasant
Quail
- Trees and tall grass cover
- Walk-in hunting located nearby

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FARM & RANCH REALTY, INC.

SCOTTY LEGERE, Listing Agent
(785-650-9970)

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