



Farmland Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

**18156 Hwy 59
Mound City, MO 64470
(660) 442-3177**

**1711 Oregon
Hiawatha, KS 66434
(785) 742-4580**

**1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010**

1458 Acres M/L, Flint Hills Ranch, Woodson County, KS

This highly improved Native Grass pasture is located in the most productive areas of the flint hills region of southeast Kansas. With 40 plus inches of annual rainfall, there is abundant grazing for any type of cattle operation. The fences are excellent, ponds and springs supply ample water, and the ranch is free of weeds and brush. Cross fences allow you to maximize your grazing. If a sale is made early, it can be available to a new tenant or operator in 2016, or the owner will lease it back for the season. You will think it is "Home on the Range" when you see the deer that roam this ranch. You will drive your wheels off and not find anything comparable. It is ready to go!



LOCATION: 10 miles south of Yates Center, KS on US Hwy 75 on Woodson/Wilson county line.

PRICE: \$3,451,200.00
Reduced: \$3,061,380.00

IMPROVEMENTS: Corrals, sorting/working pens, and load-out facilities. New! Excellent!

TAXES/TAXABLE ACRES: Approximate 2015: \$4144.47 on 1458 acres, more or less.

POSSESSION: Fall of 2016.

LISTING AGENT: Roger Aberle, 785.547.6289
Email: roger@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Co., listing broker, will fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the sellers.



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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The seller further reserves the right to reject any and all offers. All inquiries, inspections,

Plat Map

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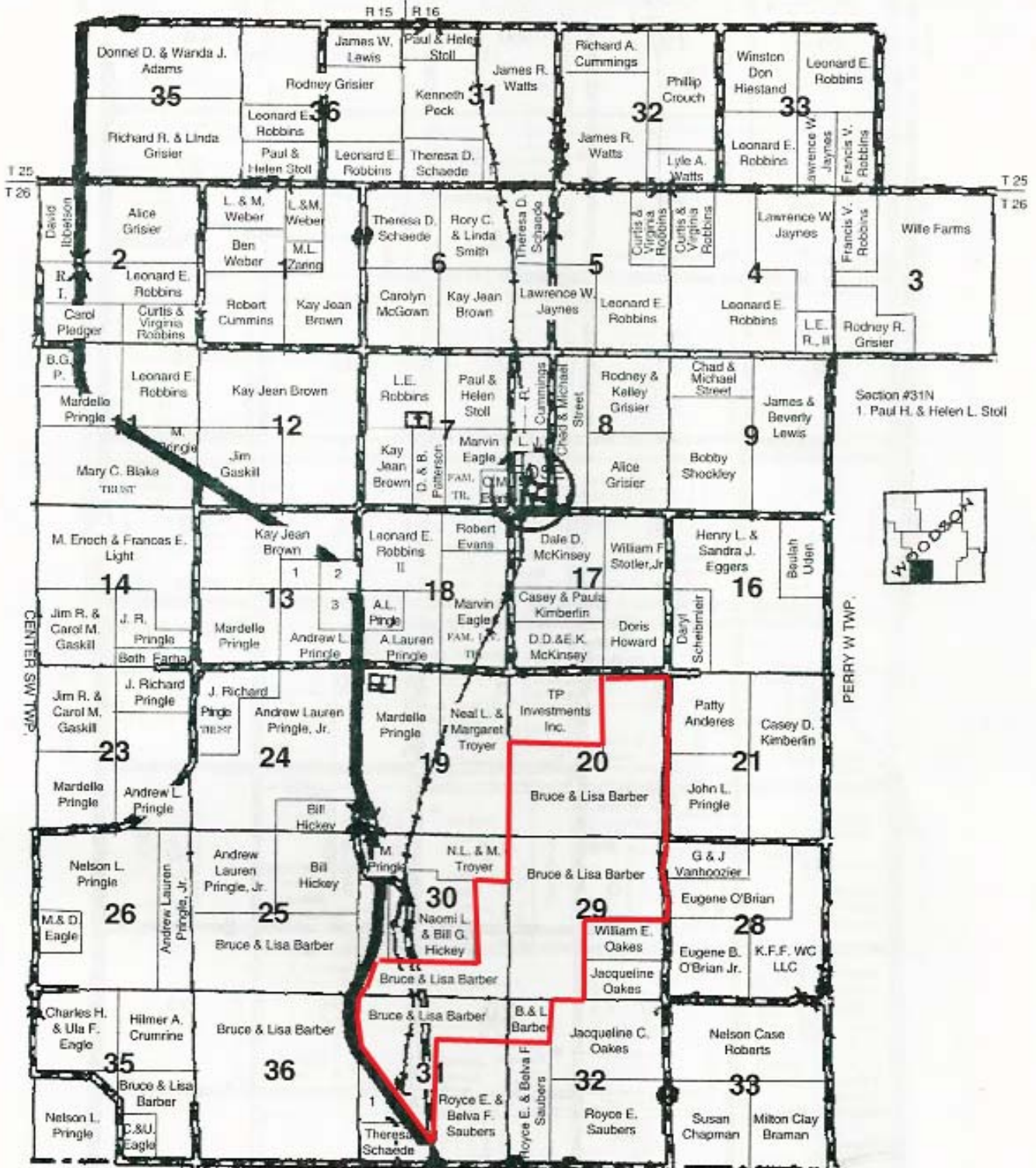
T-25-26-S

CENTER NC TWP.

CENTER SE

CENTER NE TWP.

R-15-16-E

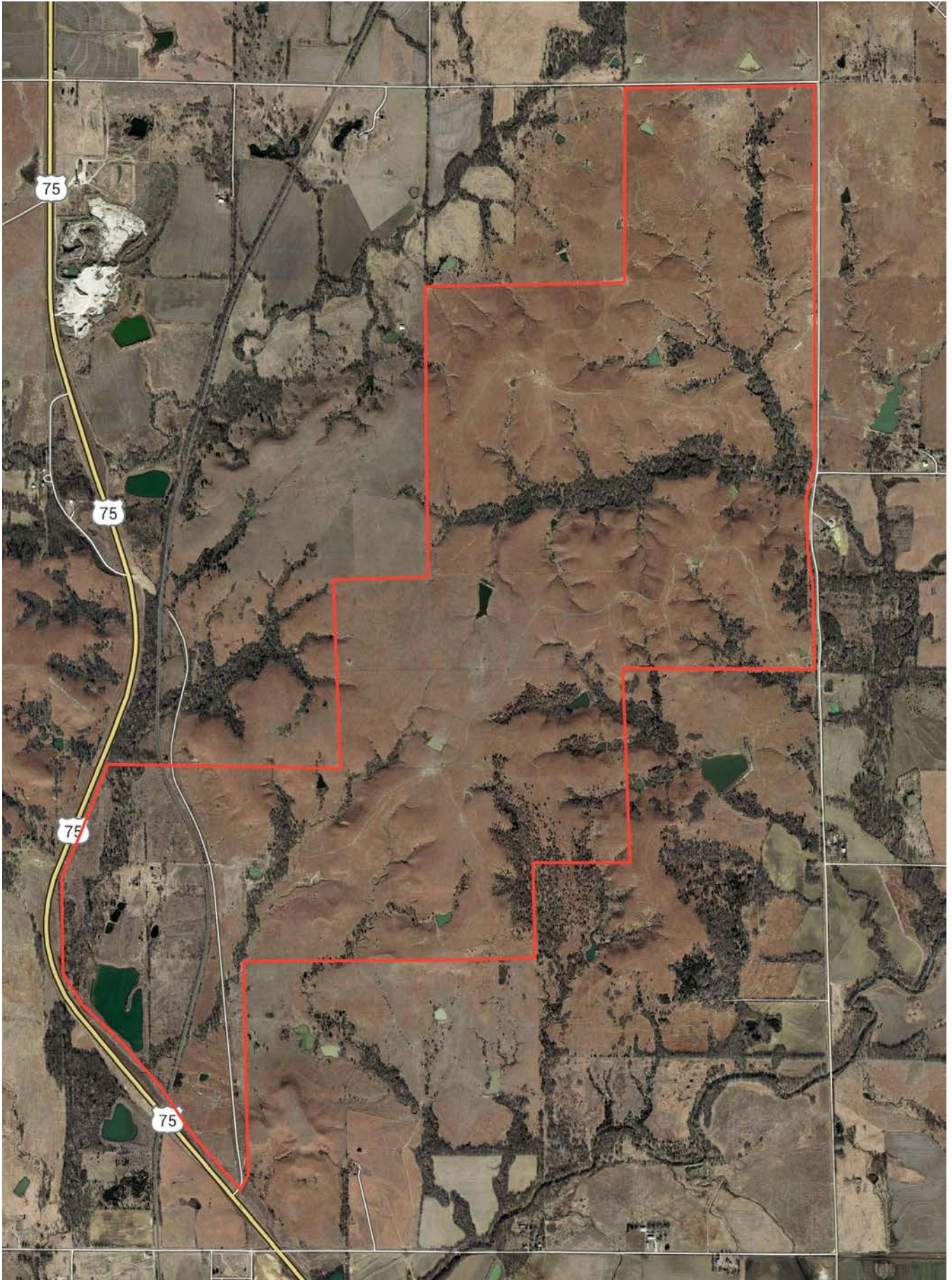


Section #13
1. John Porter
2. Henry Stockbrand
3. Sandra Noel

WILSON CO. R 15 R 16
Section #31
1. Gary & Susan Greve
2. Theresa Schaede

WOODSON COUNTY, KANSAS 2015

Google Aerial



Early Spring, 2016





New Sorting Pens



Cattle Loadout

Early Spring, 2016



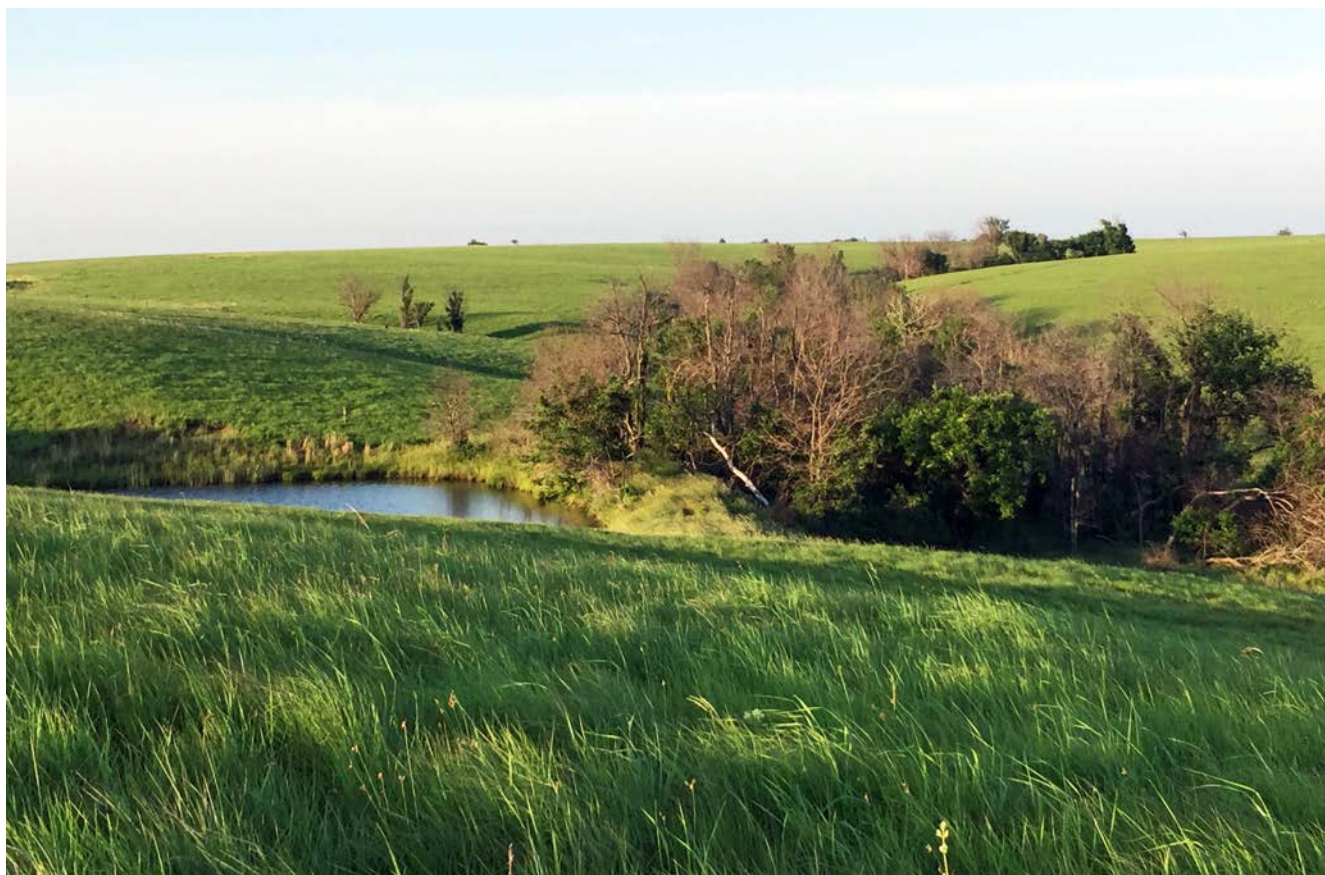
Early Spring, 2016



2015 Grazing Season



2015 Grazing Season



2015 Grazing Season



June, 2016 Aerials





Hunting Possibilities

