



TRACT 2: This property includes a "Sears & Roebuck" house with 2 bedrooms, 1 bath, and basement, and several outbuildings.

The house has been vacant for the past several years. The water well worked when house was occupied and the waste disposal system condition is unknown. The property is selling "AS-IS".

There is a "Rain" tree and many fruit trees on this tract, as well as **deer, turkey & pheasant which are abundant on the entire property**, The **Smoky Hill River** runs through the land providing trees for winter protection of livestock.