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PROPERTY DETAILS - Brown East 160

Common Name: Brown East 160 - 60th and Osage Rd.

Legal Description: The East Half of the North Half of Section 12, Township 26, Range 15 East of the 6th P.M. of Woodson County, Kansas.

Property Size: 160 acres more or less.

Location: 60th and Osage Rd., Yates Center, Kansas.

Directions: From Yates Center - Go south on Hwy 75 for 3.5 miles to 70th Rd and turn east. Proceed 1.75 miles to Osage Rd. and turn south. Follow for 1 mile and property begins on west side.

Property Description: This exceptional Quarter of native grass has been very well managed by its current and long-time tenant who has been a true steward of this property. It's rare we see a pasture at this time of year in such tremendous condition! There's a sizable pond nicely located near the center of the property and there's also a rural water line at the intersection of 60th and Osage Rd. Capacity and meter availability can be obtained from the Rural Water District.

Exterior fences are adequate and there's a newer cross fence running from east to west. This property is being offered individually as well as in combination with the adjoining west Quarter. Possession will take place at closing. Seller's mineral interest transfers to the buyer. Whether individually or in combination, this is a very high quality parcel of native grass! Call Charly Cummings for details and a tour at 620-496-7108.

Possession and Tenancy: Possession will take place at closing. Property sells free of leases.

Taxes: TBD

Bidder Signature

Date

Bidder Name (print)

