



SHARED WATERSHED LAKE – PRODUCTIVE CROPLAND – RANCH HOME
 ORCHARD – PASTURE LAND – OUTBUILDINGS – HUNTING – FISHING

Tract 1: 76.80 Acres

Tract 2: 78.24 Acres



R|S
 RUPP|STEVEN

PRICE REDUCED!
RECREATIONAL LAND & HOME SITE FOR SALE

8604 S. Webb Road, Newton, KS 67114

ReeceNichols
 SOUTH CENTRAL KANSAS
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TRACT 1: 8604 S WEBB RD, NEWTON, KS 67114

Total Acres: 76.80 ± acres
2017 Taxes: TBD. Part of a larger tract.
Schools: USD 206 Remington
Price: ~~\$565,000.00~~ \$499,000.00
Modular Home Details:
Main Floor: 1,750 3 SF
Basement: None
Bedrooms: 3 **Baths:** 2
Year Built: 1992 **Garage:** 1 car detached
HVAC: Central Heat and Air

Highlights:

- Shared watershed lake
- Hunting & fishing
- Modular home
- 2 equipment/storage buildings
- 1 outbuilding with lean-to
- Cropland

FSA Information: Available upon request.
Contact listing agent.

Mineral Rights: Seller's interest to transfer to the new buyer at closing, understood to be intact.

TRACT 2: SW/C OF SE 84TH ST & EAST LAKE RD, NEWTON, KS 67114

Total Acres: 78.24 3 acres
Schools: USD 206 Remington Schools
2017 Taxes: TBD. Part of a larger tract.

FSA Information: Available upon request.
Contact listing agent.

Price: ~~\$340,000.00~~ \$310,000.00

Mineral Rights: Seller's interest to transfer to the new buyer at closing, understood to be intact.

Highlights:

- Productive cropland
- Sits along blacktop road
- Great investment
- Timber
- Orchard
- Fenced areas for animals
- Scenic views
- Timber
- Connected to rural water
- Quality soils
- Strong area
- Home site potential
- Seasonal stream
- Hunting opportunities
- Rural water runs along the property

