

**GENE
FRANCIS
& ASSOCIATES**

REAL ESTATE BROKERS & AUCTIONEERS

**FOR SALE – 200 +/- Acres
Stafford Co., KS**



LEGAL DESCRIPTION: NE ¼ & N ½ N ½ SE ¼ of Section 15, Township 23 South, Range 12 West in Stafford Co., KS.

LOCATION: From Stafford, KS – 5 miles north on 70th. From St. John, KS – 2 miles north and 7 ½ miles east.

DESCRIPTION: 200 +/- acres with 129.7 acres of cultivation and 67.25 acres of pasture with 2 ponds. Property would make for an outstanding waterfowl property. There is electricity available and blacktop frontage off of 4th St. Fences are in great condition. There is a 6 inch cased water well in the pasture.

TAXES: \$791.33 Taxes will be prorated to the day of closing.

POSSESSION: Possession will be upon closing. Property is currently cash rented for \$7,500 annually.

MINERALS: Buyer will receive 50% of the minerals at closing. The remaining 50% of the mineral interest will be released in December of 2022 unless production should start.

*Offered by Gene
Francis & Associates*

*Priced at
\$300,000.00*



Gene Francis • Broker & Auctioneer

T: (316) 524-8345 • C: (316) 641-3120

gene@genefrancis.com • genefrancis.com