

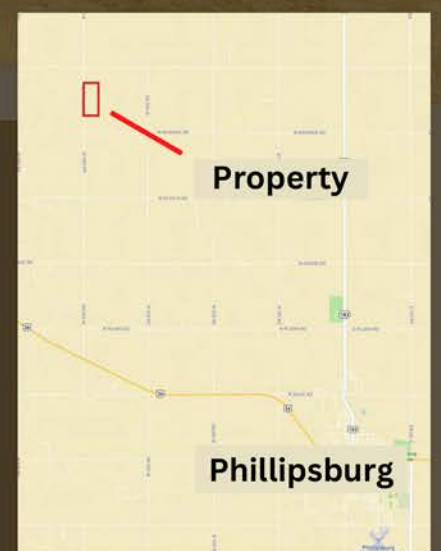


Grassland

71.67 +/- Acres
Phillips County, KS

OFFERED AT
\$200,000

Located just a short drive from Phillipsburg, KS, sits 71.67 +/- acres of rolling grass hills with several tree-filled draws carving through the property. This parcel is perfect for adding more grass to your ranch, a scenic build site in the country, or to enjoy the hunting/recreational features this property offers.



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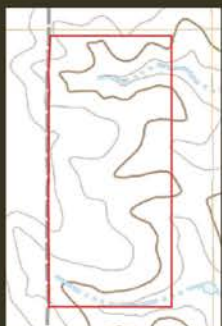
PROPERTY DETAILS



Aerial Map



Soils Map



Topo Map

With an even mix of cool and warm season grasses, along with three ponds for watering livestock, this property is ready for cattle with immediate possession at closing. This tract is surrounded by a four-wire barbed-wire fence in good condition, and is only 4 miles off US Hwy 183, offering easy access to the property.

The deep draws running through the tract are filled with cedar and hardwood trees offering great wildlife habitat for the local whitetail deer and turkey in the area.

Whether you want to add to your ranch, build a home outside of town, or own your very own hunting land, don't miss out on this great property!

Legal Description

Southwest 1/4 Northwest 1/4 & Northwest 1/4 Southwest 1/4, Section 31 - Township 02 South - Range 18 West, Phillips County, KS

Property Taxes

\$208.10

Property Directions

From Phillipsburg, KS, travel north on US HWY 183 for approximately 5 miles. Turn west on County Road W Limestone Rd and continue driving for 4 miles. As you come to the intersection of County Roads W Limestone Rd & W 400 Rd, turn south driving for a quarter mile. The property is located on the east side of the road.

Signs are posted.

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