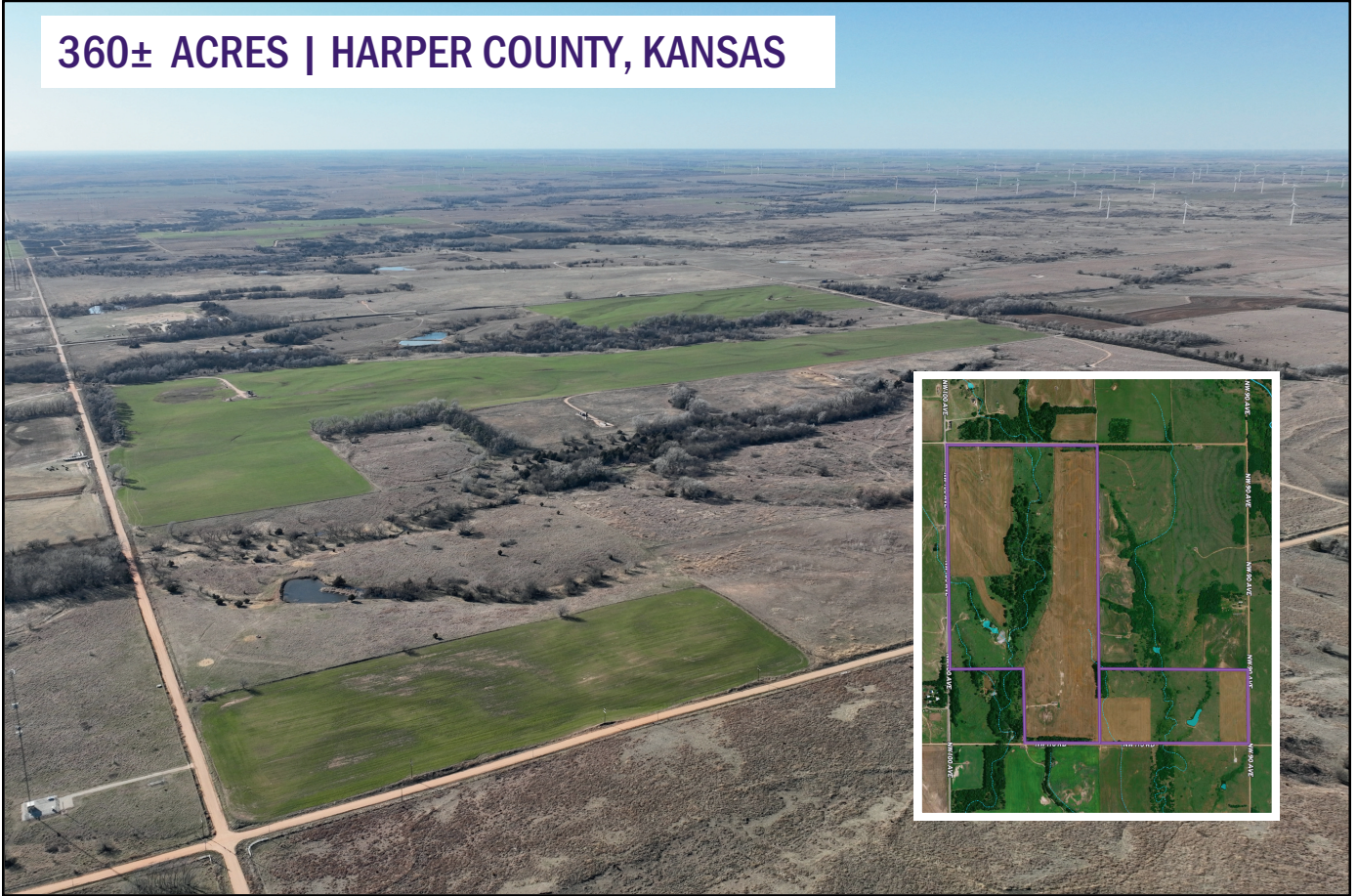


LAND FOR SALE

360± ACRES | HARPER COUNTY, KANSAS



360± Acres — 215 acres in cultivation and 145 acres in pasture, trees, creek, and ponds.

This versatile property includes three oil/gas wells, electricity, fencing, and excellent access via blacktop and gravel roads. Offering both agricultural and recreational value, it features a spring-fed, stocked pond, ATV trails, and prime whitetail deer hunting in Kansas Deer Management Unit 16. Outstanding habitat for wildlife. Located just one hour from Wichita.

Legal Description: NW ¼ , N ½, SW ¼ & SE ¼ SW ¼ of Section 29, Township 31, Range 8 West (29-31-8) & SE ½ SE ¼ of Section 29, Township 31, Range 8 West (29-31-8)

Location: 2 miles north and 10 miles west of Harper KS

Crops: Crop share ⅓ ⅔ with tenant, Cash Rent \$15/acre

Minerals: The seller's mineral interest will transfer to the buyer. There are three oil wells on the property.

Water Rights: The seller's water rights will pass to the buyer.

Taxes: \$763.47

Possession: Possession will be upon closing.

Asking Price: \$1,242,000

Gene Francis - Broker & Auctioneer

12140 W. K-42 Hwy · Wichita, KS 67227

(316) 641-3120 · gene@genefrancis.com



**GENE
FRANCIS
& ASSOCIATES**

REAL ESTATE BROKERS & AUCTIONEERS