

PASTURE AND CROPLAND 306± ACRES ROOKS COUNTY, KS

» SELLING IN 2 TRACTS «

LAND FOR SALE

BigIron REALTY

[EXPERTS IN SELLING LAND]

PRICED AT

TRACT 1:

\$216,000

TRACT 2:

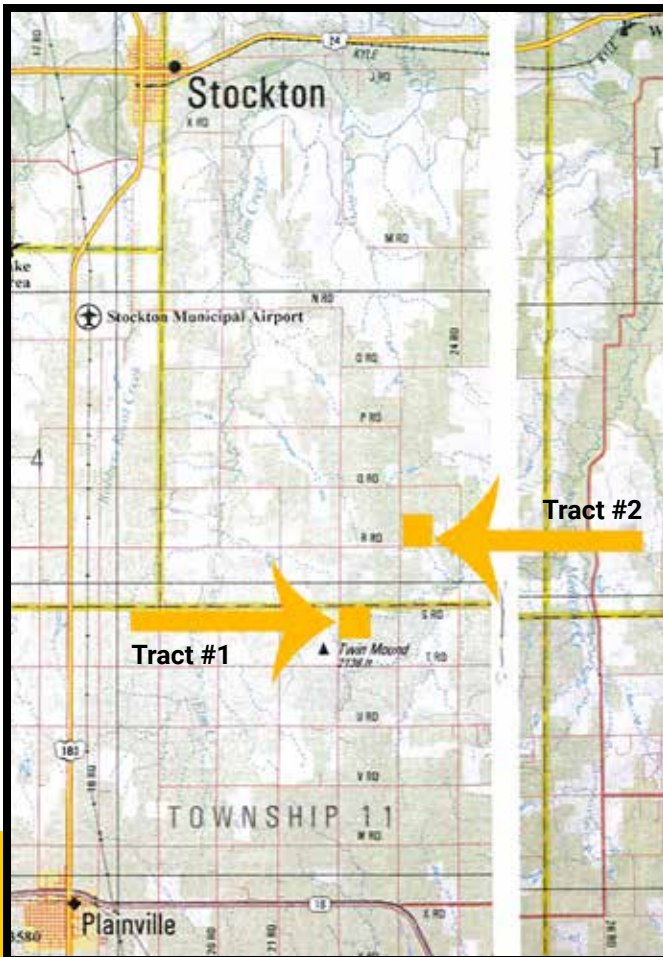
\$197,000



Sellers: James & Ann Ochampaugh

Contact the Listing Agents

Lee Juenemann 785.871.0960 | Emily Swatzell 785.202.0217



Information:

Both tracts of land are in productive areas and feature waterways and ponds, which provides excellent hunting opportunities. The NW ¼ is currently in wheat stubble. The stubble has been sprayed once by the current tenant. The SW ¼ is cash rented now until March 1, 2021.

Location:

Tract #1: From Stockton, KS, go 8 miles south on Hwy 183 then turn east on Road S and go 3 miles to the northwest corner of the property.

Tract #2: From Stockton, KS, go 6 miles south on Hwy 183 then turn east on Road R and go 4 miles to the southwest corner of the property.

Legal:

Tract #1: The NW ¼ of Section 3-9-17 Rooks County, KS, containing 160± acres. **Tract #2:** The SW ¼ of Section 26-8-17 Rooks County, KS, containing 146± acres.

Taxes:

Tract #1: \$1,273.82

Tract #2: \$1,084.12

FSA Data:

Visit www.bigironrealty.com for more information

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions.

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