

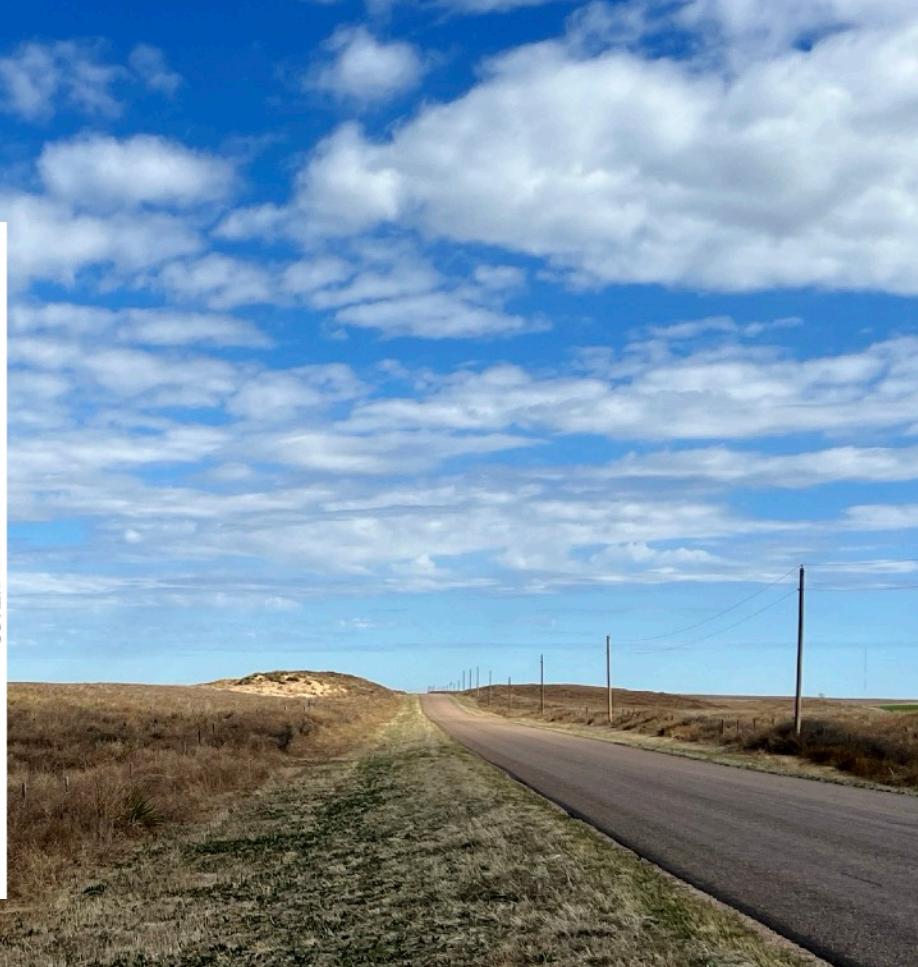
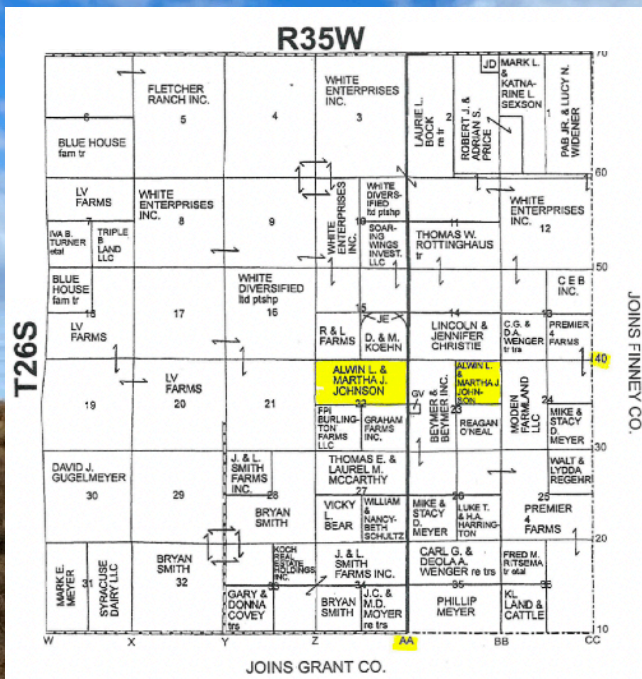
# For Sale

# 478 Acres

*Sandhills grass in 2 tracts*

## Kearny County, Kansas

*Southeastern Kearny County near the Grant/Finney lines*



Offered at: \$500/acre



**Faulkner**  
REAL ESTATE, INC



Call: **Leslie Koehn 620-952-0256**

**Office:** 620-356-5808

More information at: [www.faulknerrealestate.com](http://www.faulknerrealestate.com)

**Directions:** From Deerfield, KS; 12.5 miles south of the Rivier Road on Deerfield LN to the northeast corner of tract #1 (Signs posted).

**Tract #1: Legal Description:** Surface rights in the North-Half (N/2) of Section 22-26-35; less an approximate 1.6 acre tract, Kearny County, Kansas. **Acres:** 318+/-

**Taxes:** \$320.37

**Tenant:** None.

**Mineral Rights:** None included.

**Possession:** Upon closing.

**Crops:** Sandhill grass- previously in CREP.

**Soils:** 100% Valent fine sand 5-20% slope.

**Water:** None.

**Fence:** None.

**Tract #2: Legal Description:** Surface rights in the Northeast Quarter (NE/4) of Section 23-26-35, Kearny County, Kansas. **Acres:** 160+/-

**Taxes:** \$83.43

**Tenant:** None.

**Mineral Rights:** None included.

**Possession:** Upon closing.

**Crops:** Sandhill grass- previously in CREP.

**Soils:** 100% Valent fine sand 5-20% slope.

**Water:** Good well that was previously an irrigation well- call for details.

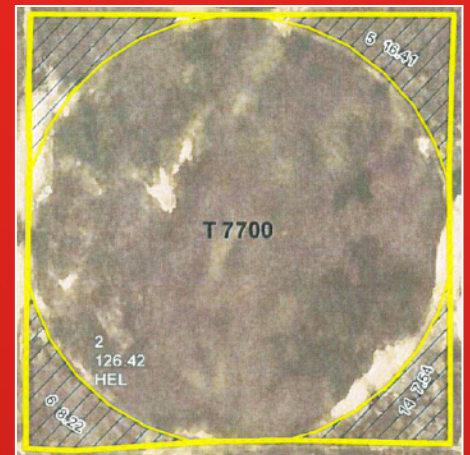
**Fence:** None.

**Note:** Soils maps, FSA info, more pictures, etc. available at [www.faulknerrealestate.com](http://www.faulknerrealestate.com)

Tract #1: N/2 of 22-26-35, Kearny County, Kansas



#2: NE/4 of 23-26-35, Kearny County



**READ THESE IMPORTANT TERMS & OFFER ACCORDINGLY:** Selling through Faulkner Real Estate, Inc. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and offer accordingly. **Announcements during sale take precedence over published information.** NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to offering and to satisfy themselves as to condition, well performance, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.