



160± ACRES FOR SALE RENO COUNTY, KANSAS

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| LOCATION: | 60 miles northwest of Wichita (take Hwy. 400 west 25 miles to Hwy 17, go north 15 miles on Hwy. 17 to Arlington Road, go west 21 miles on Arlington Road to Langdon Road, go 3 miles north on Langdon Road to Red Rock Road, and then east 1 mile on Red Rock Road, then north ¼ mile on Avery Road to property on the west side); or 23 miles west/southwest of Hutchinson (go 3 miles south of South Hutchinson on Hwy. 17 to Trails West Road, go west 20 miles to Avery Road, then south 1¼ miles to the property on the west side of the road. |
| LAND TENURE: | 71± acres of CRP (\$2,485.00 annual payments contracted through 2011/2013); balance in native pasture and river bottom. |
| MINERAL RIGHTS: | none |
| LEGAL DESCRIPTION: | S/2 NE/4 & N/2 SE/4 of Sec. 21-24-9, Reno County, KS. |
| TAXES: | \$982.68 (2007 tax year). |
| PRICE: | \$2,500.00 per acre |

COMMENTS

This is a beautiful piece of land with rolling hills from the south that stop at the Ninnescah River as it meanders back and forth through the property, with good river bottom land on the north side of the river. A large spring starts in the southwest portion of the land and feeds 3 nice ponds surrounded by trees as it moves northeast to the river. 71 acres of CRP form the south and west boundaries of this land. There are no buildings.

All information furnished regarding property for sale is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification of any acreages, locations, property boundaries, storage or performance capacities, property conditions, or any other issues as they apply to the property for sale. Boundaries depicted on any maps are estimated, not confirmed, and are for demonstrative purposes only. Doug Wildin & Associates Ranch Brokers (Broker) hereby notifies prospective buyer(s) that: (a) Broker will be acting as transaction broker in this sale; (b) Broker will not be the agent of either the seller or the buyer; (c) information given to broker will be disclosed to both parties.