

Doug Wildin & Associates

Ranch Brokers



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BEAL RANCH

1,625± Acres

Topeka, Kansas

LOCATION

- 6 miles west of the Topeka city limits along the south side of Interstate 70;
- northeast corner of property starts at milepost 349 and the northwest corner is at milepost 348;
- driving west from Topeka take Exit 350 and go south on Valencia Road 1 mile, turn right on 13th Street and go west 1 mile to Docking Road;
- property on both sides of 13th Street for 1 mile, with 640± acres on the north side of the road and 1,040± acres on the south side;
- driving east from Manhattan take Exit 347 and go south on West Union Road 1 mile to 13th Street, then go east ½ to property.

LAND TENURE

- All native flint hills pasture in two contiguous tracts, with 1 mile of frontage along Interstate 70 on the north boundary of the north tract;
- 13th Street divides the two tracts;
- property is very scenic as the topography is the typically beautiful rolling hills with sweeping valleys and scattered rock outcroppings;
- livestock water is provided by numerous ponds, some of which are spring-fed;
- hard-wood trees are widely spread throughout the valleys and draws;
- there are residential developments along the entire east boundary of the north tract, and partially along the east boundary of the south tract.

IMPROVEMENTS

- small set of corrals on the south tract along 13th Street;
- upright silage storage silo in the north tract.

POSSESSION

- subject to seasonal grazing lease.

MINERAL RIGHTS

- negotiable (all owned by the seller)

REAL ESTATE TAXES

- \$4055.36 for the 2005 tax year

PRICE

- \$2,200 per acre

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.