

Doug Wildin & Associates

Ranch Brokers



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SPRING HILLS RANCH Greenwood County, Kansas

- ACRES:** 4,500± deeded acres, all contiguous except an 80 acre hay field located ½ mile east of the ranch lying on the north side of Highway 400.
- LOCATION:** Four miles east of Beaumont with nearly all of the ranch lying along the south side of Highway 400.
- TOPOGRAPHY:** Typical rolling flint hills all in native pasture; there are numerous tracts of bottomland that used to be farmed many years ago; about ½ mile to the east of the ranch is an 80 acre tract that is used for hay.
- WATER:** The south branch of Otter Creek and another intermittent creek meander through the ranch and come together just south of the headquarters and then depart the ranch to the east; there are numerous springs scattered all over the ranch that serve as sources for the approximately 24 ponds.
- IMPROVEMENTS:** Good set of cattle pens with scales, horse barn, bulk overhead bin, a nice metal shed that is insulated.
- PRECIPITATION:** 34±" annually.
- MINERAL RIGHTS:** All mineral rights owned by the seller included in the listed price.
- POSSESSION:** Negotiable.
- PRICE:** \$1,200 per acre.

All information furnished regarding property for sale is from the Seller and is 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. This property can be removed from the market or a change in price can be made at any time without notice.