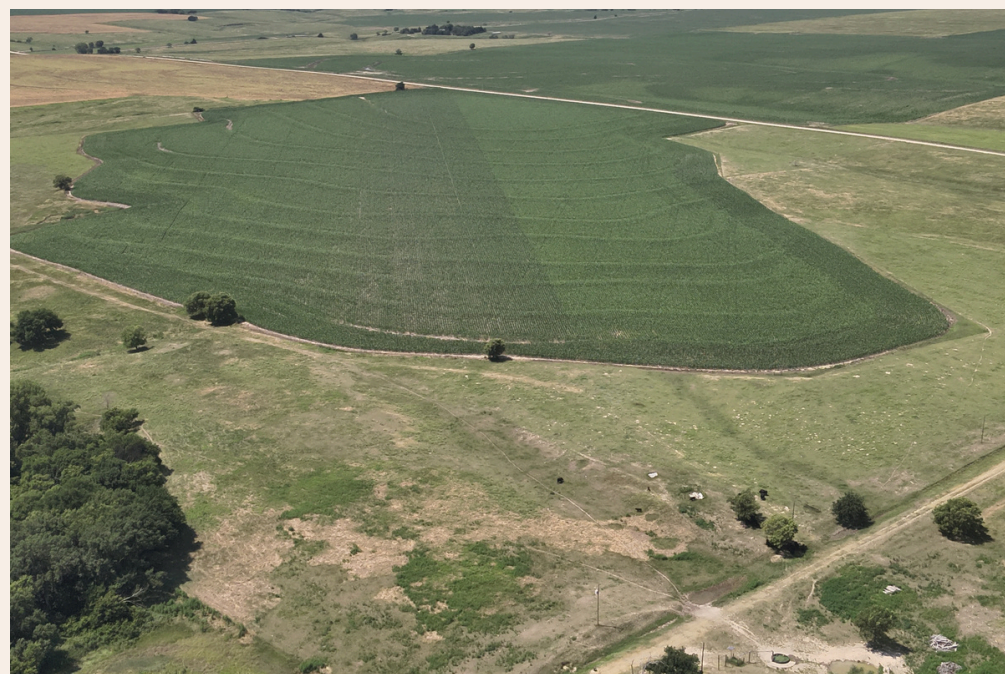


# FOR SALE



Property located 3 miles south of Nebraska line on Road 11 in Norton County, Kansas.



## 600 Acres of Farmland Norton County, Kansas

Here's your chance to own hunting property. This property is the typical western Kansas big buck producer. Numerous coveys of bobwhite quail are frequently scattered on the property in the lush grass and thick fence lines.

With good soils and adequate lay, there's additional investment opportunities with 340 acres already broke for farming.

**\$1,600,000**

- 600 Acres
- 340 Acres of broke farmland
- Another 150 acres can be broke
- **Dry creek bottom**
- **CRP for habitat/hunting**
- **Two solar powered active wells for cattle**
- **One well runs all the time to overflow for wildlife**
- **Contour hills around dry creek bed**
- **Trophy bucks (mule and white)**
- **Houses turkey and quail**
- **100% owned minerals (oil & gas, water, wind)**

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