

FARM LAND FOR SALE

PRICE REDUCED

Ousdahl 30A
30 ± ACRES > Douglas County, Kansas



HECK LAND
— COMPANY —



Property Summary

This parcel offers a good combination of tillable soil along with heavily timbered areas. There are approximately 13 acres of tillable land. Its proximity to Lawrence and hard surfaced road frontage makes this a very desirable tract.

Site Summary

- > Location: 1 mile north of US Highway 59 & Douglas County Road 1045 in Jefferson County, Kansas
- > Sale Price: ~~\$120,000.00~~ \$105,000.00
- > Possession: upon close
- > Water: rural water available through RWD #13
- > Note: Property is owned by People's Bank

Soil Description

- > 55.1% Gymer silt loam, 3 to 7 percent slopes
- > 27.7% Vinland-Martin complex, 7 to 15 percent slopes
- > 13.3% Rosendale-Bendena silty clay loams, 3 to 40 percent slopes
- > 3.9% Pawnee clay loam, 3 to 6 percent slopes



Broker's Note:

This parcel is an excellent home site with trees, hard road, rural water and the opportunity for additional income from farm operations.