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PROPERTY DETAILS - Massey 270

Common Name: Massey 270 - 2038 M Road

Legal Description: The Northwest Quarter of Section 04, Township 25 Range 10 AND the North Half of the Southwest Quarter AND a tract in the Northeast Quarter of Section 04 Township 25 Range 10 of the 6th P.M. of Greenwood County, Kansas.

Property Size: 270 acres more or less.

Location: 2038 M Road Eureka, Kansas 67045

Directions: From Eureka - Go north on Lake Rd. for 3.5 miles to 190th St. and turn west. Proceed 2 miles following curve north on "M" Road. Property begins in 1.25 miles on east side.

Property Description: This offering presents an excellent opportunity to expand or enhance your cattle operation. This backgrounding yard is comprised of 270 acres more or less and is set up nicely for cattle management. There are tens of thousands of dollars of amenities with this listing including grow, sorting and sick pens, "J" bunks, a quality Luco hydraulic chute, metal buildings and much more! There are 5 pens with 136' of concrete bunks each and are fronted by concrete aprons. Each pen has frames for shade canopies and large two-sided Johnson automatic waterers. Speaking of water, there's two large ponds on the property with one having a pump system that flows to a holding tank and is dispersed to the automatic waterers as needed. This is a highly efficient setup! Cattle can easily be sorted and moved through a main alley to the load-out/sick pens that are adjacent to the hydraulic chute. The chute is protected from the sun and rain under a lean-to attached to a newer metal building that provides excellent storage. Possession takes place at closing. Seller's mineral interests transfer to the Buyer. There's lots to like here and we think you'll agree. Give Charly Cummings at 620.496.7108 a call for a tour!

Possession and Tenancy: Possession will take place at closing. Property sells free of agricultural leases.

2017 Taxes: \$913.96

Bidder Signature

Date

Bidder Name (print)

