

# ROSE HILL DEVELOPMENT LAND 2 TRACTS – 40 ± ACRES EACH

## TRACT 1: SW/c of SW 180th St. & Prairie Creek Rd.

**Legal Description:** TBD, part of a larger tract in the east half of the NE quarter, Section 5, Township 29, Range 3E

**Total Acres:** 40 acres cropland

**School District:** USD 394 Rose Hill

**2018 Taxes:** TBD, currently part of a larger tract.

**Mineral Rights:** Sellers interest to transfer to buyer, understood to be intact.

**Price:** \$250,000.00

**Utilities:** Buyers responsibility to confirm accessibility to any utilities.

- Rural water runs along Prairie Creek Rd.
- Old rural water meter on the site
- RWD #3
- Electric runs along Prairie Creek Rd. and along the north side of property
- Sewer line runs along the west end of the property

### Highlights:

- Blacktop road
- Productive cropland
- Future development potential
- Close proximity to Rose Hill schools
- Great location
- Utilities nearby

## TRACT 2: South & West of SW 180th St. & Prairie Creek Rd.

**Legal Description:** TBD, part of a larger tract in the east ½ of the NE ¼, Section 5, Township 29, Range 3E

**Total Acres:** 40 ± acres cropland

**School District:** USD 394 Rose Hill

**2018 Taxes:** TBD, currently part of a larger tract.

**Mineral Rights:** Sellers interest to transfer to buyer, understood to be intact.

**Price:** \$250,000.00

**Utilities:** Buyers responsibility to confirm accessibility to any utilities.

- Rural water runs along Prairie Creek Rd.
- RWD #3
- Electric runs along Prairie Creek Rd.
- Sewer line runs along the west end of the property

### Highlights:

- Productive cropland
- Utilities nearby
- Close proximity to Rose Hill schools
- Great location
- Future development potential

## DEVELOPMENT & HOME SITE POTENTIAL CROPLAND - GREAT LOCATION





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