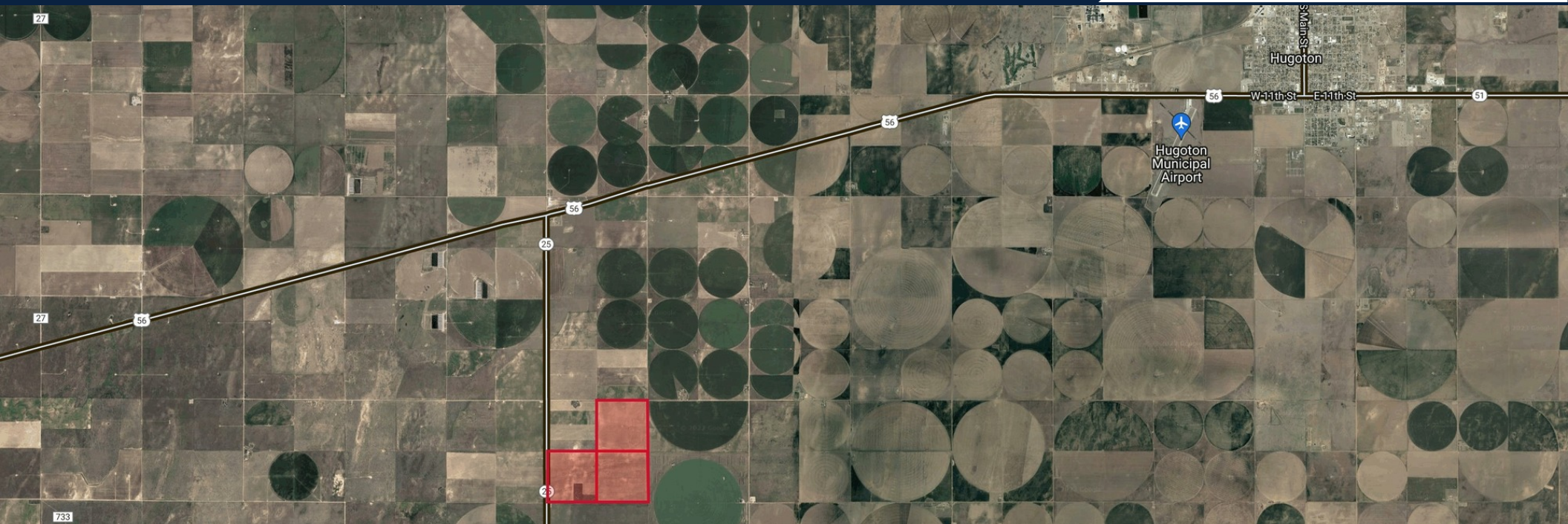


# 470 +/- ACRES OF PRODUCTIVE FARM GROUND WITH ACTIVE GAS INCOME

530 Road J, Hugoton, KS 67951




**SALE PRICE:**  
**\$1,500.00/ACRE**



<b>LOT SIZE:</b>	470 Acres
<b>ZONING:</b>	Agricultural
<b>TAXES:</b>	
<b>-PARCEL 1:</b>	Generals: \$285.91 Specials: \$7.76
<b>-PARCEL 2:</b>	Generals: \$298.75 Specials: \$7.85
<b>-PARCEL 3:</b>	Generals: \$275.86 Specials: \$7.95

## PROPERTY HIGHLIGHTS

- 470 +/- acres of continuous tillable farm ground in Stevens Co., KS
- 100% of mineral rights and current gas production income transfer to new owners.
- Current crop share agreement with tenant farmer.
- Utilities are available on-site.
- Three active gas wells on the property.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
 <b>POPULATION</b>	18	359	19,063
 <b>AVG. HH INCOME</b>	\$62,520	\$59,548	\$53,034
 <b>MEDIAN AGE</b>	30.4	30.2	31.2



Offered exclusively by: **Kevin Howell**  
316-292-3971 | khowell@weigand.com

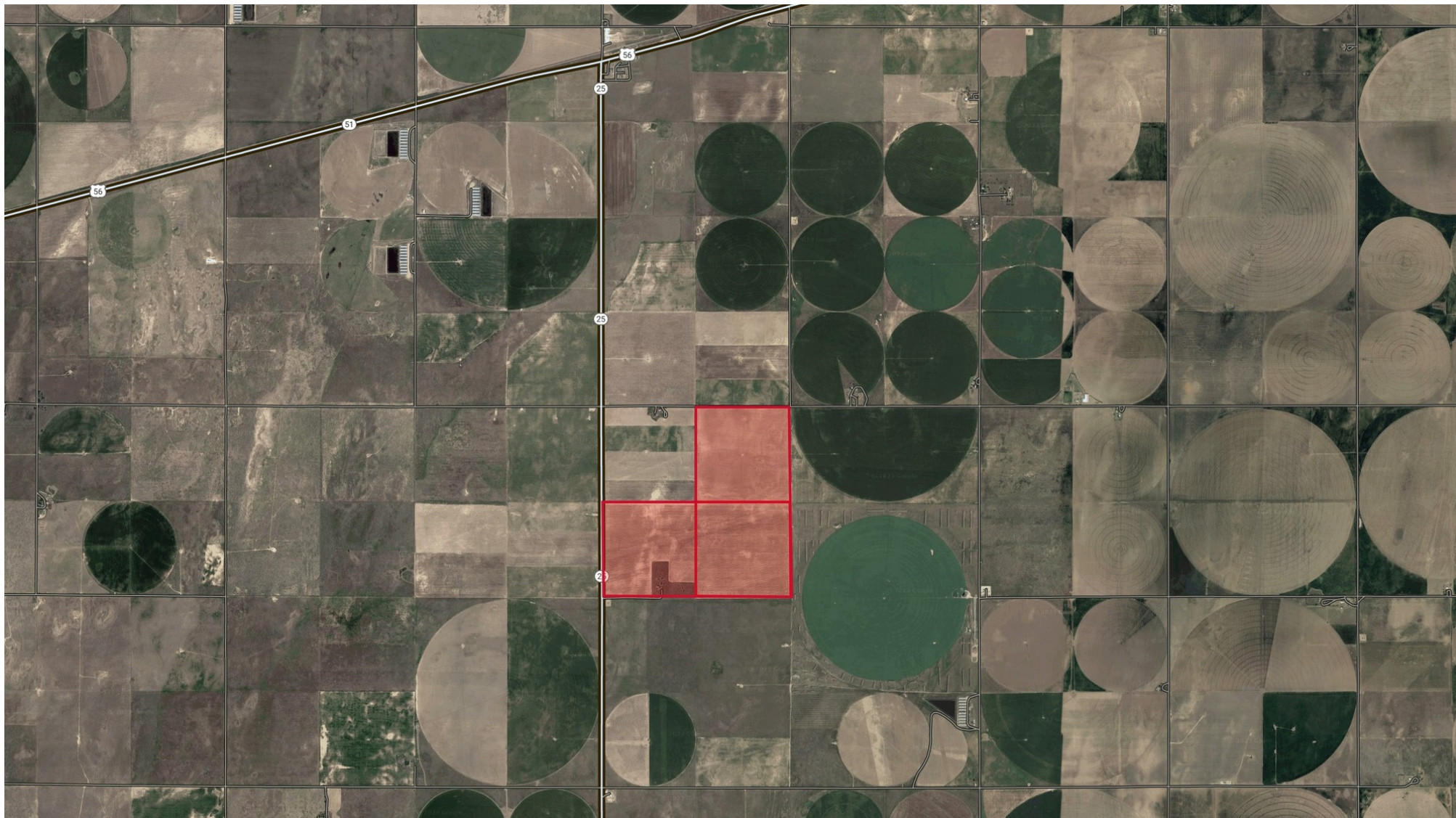
**Ben Gartner, CCIM**  
316-292-3967 | bgartner@weigand.com



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