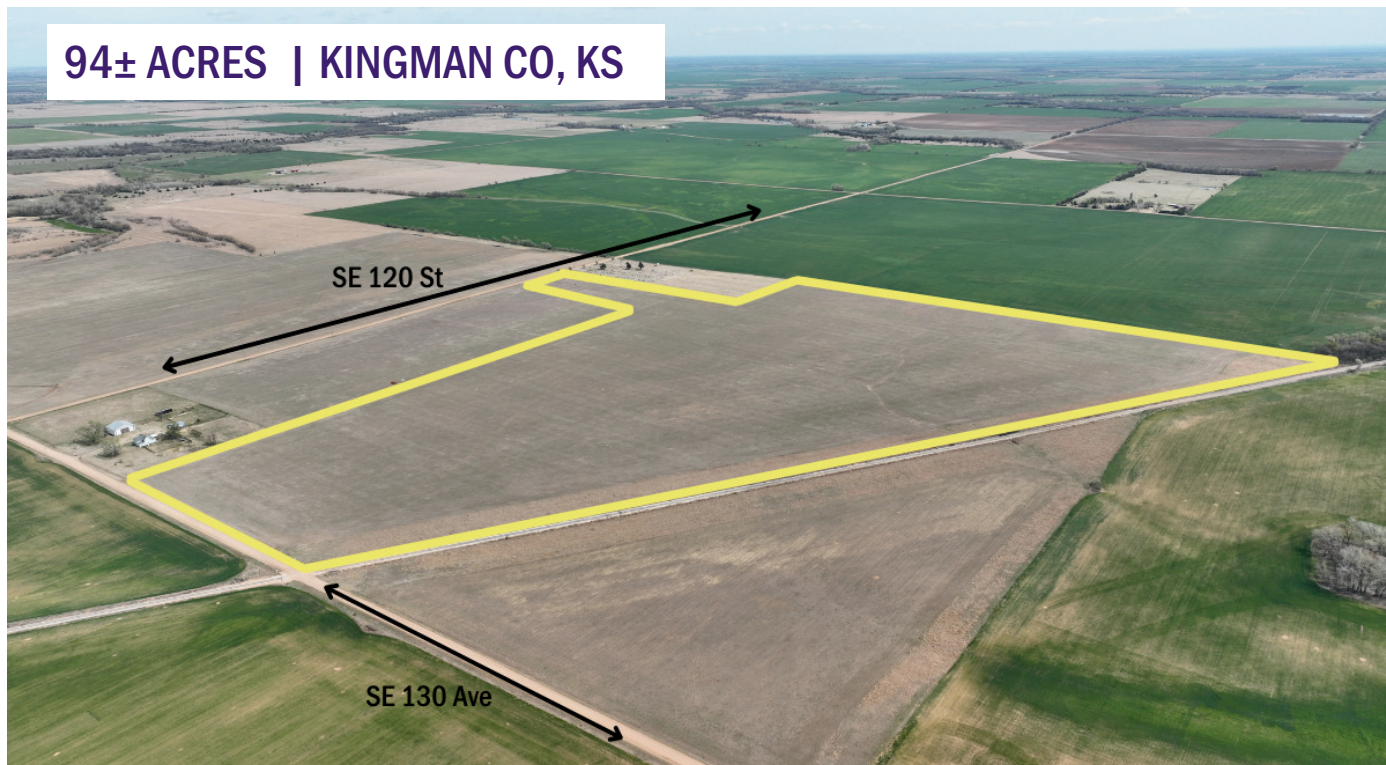


# LAND FOR SALE

94± ACRES | KINGMAN CO, KS



## Crabgrass NW of Norwich in Kingman County

94± acres of premium crabgrass pasture just northwest of Norwich in Kingman County, Kansas — designed for livestock producers or investors seeking high-quality grazing land. This fertile tract offers nutrient-rich crabgrass ideal for summer grazing, with easy access from nearby roads that supports efficient herd movement and management. Whether you're expanding your operation or investing in Kansas pastureland, this well-maintained property delivers a fantastic opportunity. Don't miss your chance to own a productive slice of rural Kansas!

Location: From Norwich on K-42, travel west for one mile to SE 130 Avenue, then travel north for  $\frac{3}{4}$  mile. The property is on the east just north of the railroad track.

Legal description: All of the SW/4 of 4-30-5W, Kingman Co., lying North of the North Right-of-Way line of the K & O Railroad, & All of the NW/4 of 4-30-5W Kingman Co, lying North of the North Right of Way line of the K & O Railroad, Except the following: The North 700 feet of the West 2100 feet and the North 1029.5 feet of the East 437.1 of said NW/4, tract contains 93.84 acres of land more or less which includes road right-of-way on the North & West

Mineral Rights: Seller's mineral interest will pass to the Buyer.

Possession: Possession will be upon closing. The acreage is currently in crabgrass.

Taxes: (2024) \$1,036

Asking Price: \$3,025 per acre

**Tyler Francis - Broker & Auctioneer**  
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