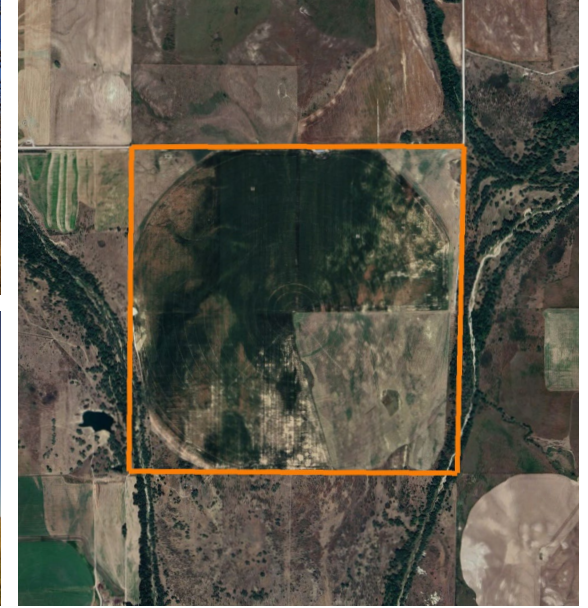


LAND FOR SALE

RARE IRRIGATED SECTION ALONG THE SOLOMON RIVER

PRICE: **\$3,109,100**
COUNTY: **GRAHAM**
STATE: **KANSAS**
ACRES: **622**



PROPERTY FEATURES

- 622 +/- acres
- Between Nicodemus and Hill City
- 60 +/- acres dryland
- 527.23 +/- acres irrigated
- 34.77 +/- acre native habitat
- Excellent tenant in place
- Very strong whitetail, turkey, upland, and waterfowl hunting
- Fully turn-key hunting property with blinds and feeders
- 37'x128' covered hay storage
- Encompassed by the South Fork of the Solomon River
- Hunting lease income possible
- Good access less than a mile of HWY 24
- Great location near Webster Reservoir and Wildlife Area

For more information, contact:

COLE SCHUMACHER, Land Agent

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