

LAND FOR SALE

GREAT LOCATION ON PAVED ROADS

PRICE: **\$248,000**
COUNTY: **FRANKLIN**
STATE: **KANSAS**
ACRES: **31**



PROPERTY FEATURES

- 31.26 +/- total acres
- Great location 1 mile north of Ottawa, Kansas
- 6 miles south of Lawrence, Kansas
- Great access with hard surface roads
- 24 +/- acres of tillable with farming income
- 8 +/- acres of pasture and the remaining has wooded draws
- Small creek and pond on the property
- Utilities at the road
- Mineral rights are intact and pass to the new owner
- 2024 property taxes \$481



For more information, contact:

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