

LAND FOR SALE

# GORGEOUS CREEK BOTTOM PROPERTY IN PHILLIPS COUNTY

PRICE: **\$928,000**  
COUNTY: **PHILLIPS**  
STATE: **KANSAS**  
ACRES: **320**



## PROPERTY FEATURES

- 1 mile of Cactus Creek
- Whitetail and mule deer
- Rio Grande turkeys
- Upland birds
- 161.77 +/- cultivated acres
- NCCPI average of 74.3
- Year-to-year cash rent on cropland paying \$6,400
- Water well with new pump
- Power on-site
- New driveway and pad
- Mineral rights included
- Home in town offered as well
- Contact the listing agent today to schedule your own personal viewing of this property

For more information, contact:

**COLE SCHUMACHER**, Land Agent

**785.624.2191** | [CSchumacher@MidwestLandGroup.com](mailto:CSchumacher@MidwestLandGroup.com)

**MidwestLandGroup.com**

