

# LAND FOR SALE

**27 +/- Acres Clay County, KS Land**  
**Asking Price \$112,700**



**Legal Description:** S20, T10, R04E, ACRES 27.4, TR BEG SE COR SW4 N 1650 W 330 S 330 W 330 S 660 W 330 S 660 E TO POB LESS ROW.

**FSA Info:** 28.3 Farmland acres, 19.01 cropland acres

**Property Location:** From Wakefield, KS travel 3 miles south on Sunflower Rd (1900) and 1 mile east on 3rd Rd (Co Rd 837).

**Property Features:** Beautiful tract of property in an affordable package that offers everything that an outdoor enthusiast could hope for. 27+/- acres of native grass, hardwoods, wooded fence-lines as well as an income producing CRP contract. Topography with views of beautiful Milford Lake and seclusion supported by Corp of Engineer property. A 250 square foot modern cabin that spells perfect weekend get-aways for family fun. Do not miss an opportunity to view this amazing property.



**SELLER**  
**Jerry Gene**  
**Patterson Trust**



**Toby Bruna, Listing Agent - 785.713.9325**  
**Jeff Dankenbring, Broker**  
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