

# LAND FOR SALE

**83 +/- Acres Riley County, KS Land**  
**Asking Price \$307,700**



**Legal Description:** The NE 1/4 of the NE 1/4 along with a tract of ground in the S 1/2 of the NE 1/4 in Section 8, Township 7 South, Range 5 East in Riley County, KS.

**FSA Info:** 62.17 FSA Cropland acres, 8.85 CRP acres

**Tax Info:** \$750 (prorated per acre on total acres x 83)

**Agent's Note:** Seller will complete full survey with signed purchase agreement upon buyers request.

**Property Location:** From Randolph, KS travel 7 miles west on Hwy 378 (Green-Randolph Rd.) to S. Otter Creek Road. Travel north one mile, east 1/2 mile, then north one mile to the Northeast corner of the property.

**Property Features:** Over 85% total acres income producing. 62 +/- tillable with 8.85 acres in government CRP program. Balance waterways, native grass and wood-lot. All tillable class II and III soil with very minimal grade. Excellent access with very well maintained gravel roads on north and east.



**SELLER**  
**Troy Bruna**



**Toby Bruna, Listing Agent - 785.713.9325**  
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