

**SPORTSMEN,
FARMERS AND
RANCHERS,
LISTEN UP!!**

1,044.27 +/- Acres of Ag Real Estate

FOR SALE

ROOKS COUNTY, KANSAS

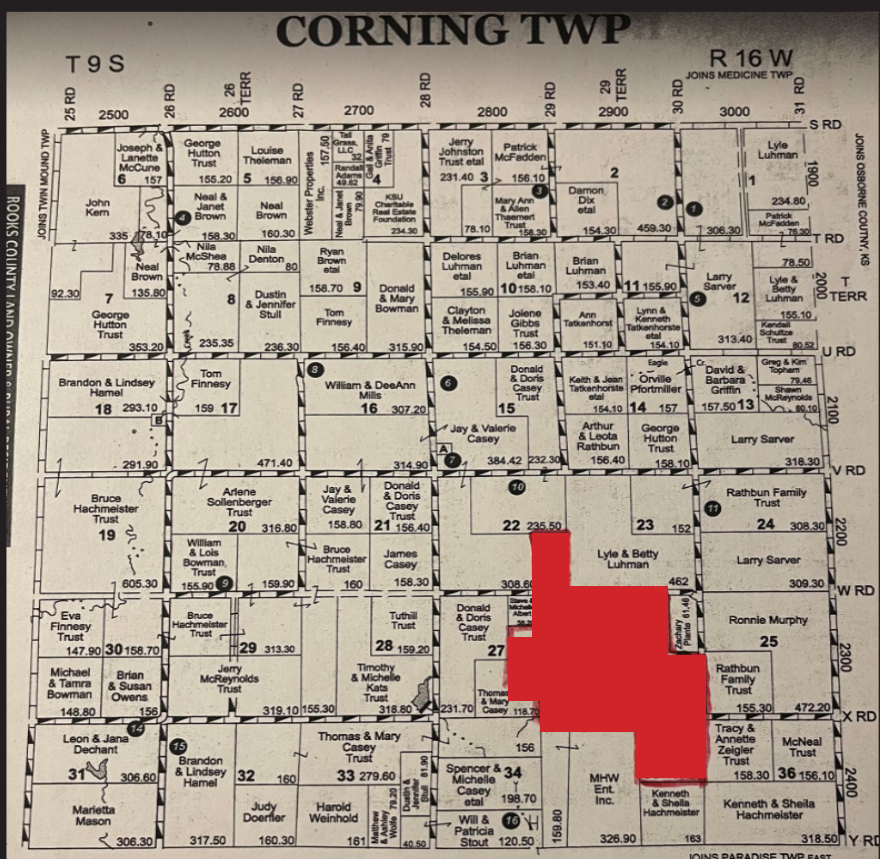


FSA Information:

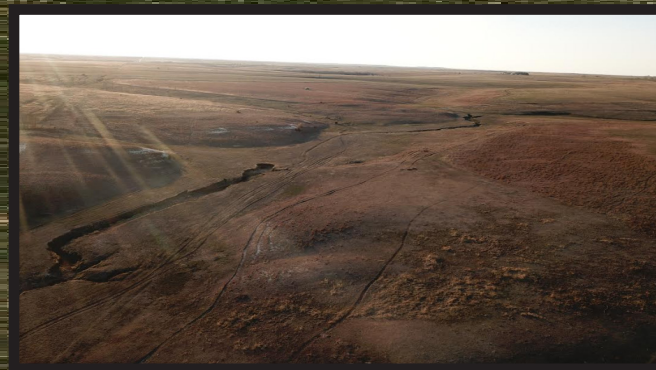
384.01 acres of Cropland
 554.75 acres of Grassland
 67.48 acres enrolled CRP that will transfer to the Buyer
 19.63 acres of Brome and Native grass for Hay
 Outstanding Hunting areas for Sportsmen
 Currently under Lease for Wind Energy (annual lease payment of \$ 3,116.97)
 Payment for 2025 was \$ 2,077.98
 Any Minerals owned by Seller is passed to the Buyer (minerals believe to be intact)
 Possession is negotiable
 Purchase Options:
 A: Cash with 10% down at signing of Contract
 B: 20% down with a 10 year Owner Financing Agreement at 5.5% Interest

Land Location:

From Natoma KS: 4 miles West,
 3 1/2 North, then 1 mile East



Sale Price: \$2,000 Per Acre



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