













**MINERALS:** The Seller's own 25% of the minerals that are leased for the remaining two years of a three year lease. The well equipment and tank battery have not been used for several years and have contributed no income from a previous lease owner.



**ADDITIONAL INFORMATION:** An abandoned rail road right-of-way is located on the West side of the property and that easement has been relinquished back to the property. It provides access, on the old rail bed, to a large part of the West side.

The property offers several options of grazing, hunting, recreation and country living while being relatively close to several larger metropolitan areas.

While the owner has not grazed the land for several years, the fencing could easily be repaired to contain a small livestock operation.

The recreation and hunting opportunities are obvious and the cabin and garage are both additional values whether it be for a weekend getaway, temporary home or even as a permanent home.

**TAXES:** The 2009 taxes for the land and improvements was approximately \$550.

<b><u>PRICE:</u></b>	<b>Acreage with all mineral interest transferring.</b>	<b>\$240,000</b>
	<b>Acreage with one half mineral interest transferring.</b>	<b>\$225,00</b>
	<b>Acreage with no mineral interest transferring</b>	<b>\$210,00</b>



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