

## FOR SALE BY OWNER — 20 ACRES FOR \$220,000

7331 McDowell Creek Road  
Gary Johnson 785-539-7088

Build your dream house on this nice horse property. Features include:

1. A 54 by 90 Morton Building, tall enough for an 18 wheeler. The northwest corner has a 15 by 30 room with a propane furnace and a wall air conditioner. The northwest corner has a 7 by 7 toilet with electric heat. The remainder of the building is open. The floor is asphalt millings except for a 3 ft concrete apron around the outside wall. The building has its own septic system.
2. A 64 by 28 split level barn. The upper level has six tack rooms, facing north or east. The lower level is an open livestock shelter, facing south.
3. An oversize single-car garage, 28 by 18, with modern crank-out windows, painted sheet rock on the inside and Hardy board on the outside, with concrete floor. A 12 ft lean-to with dirt floor is attached on the east side.
4. A corrugated steel storage building, 12 by 14, on a concrete floor.
5. A corral partially upgraded to vertical and horizontal welded steel tubing, ideal for horses. The renters who moved out in November 2007 had between three and six horses in the corral at all times for the past ten years.
6. An RV site with water, sewer, and electricity north of the Morton Building. (Needs a load of gravel and an electrical disconnect.)
7. A well that produces ample quantities of good tasting water, located just across McDowell Creek Road. A new hinged roof has recently been added and the well lining refurbished.
8. Four hundred walnut trees planted on 13 ft centers about 1996 and 1997. A few have reached the height where no more pruning is necessary.
9. About 6-7 acres of virgin prairie grass, with a dozen or more varieties of wild flowers.

The property has about a half mile of highway frontage, ending at 52nd St. on the south. The land across the road is subject to a 100 year flood, with whatever constraints that imposes on new construction. The pasture to the west and north belongs to Dr. Frank and Jan Lyons, breeders of high quality Black Angus bulls.

I expect to burn the pasture in mid-April. Some minor maintenance on the barn and general cleanup of the site are in progress.

Feel free to walk the land. Open any door that is unlocked and look around. I often come out and putter on nice weekdays, from about 9 to 4. Look for me in the Morton Building if the big doors are open.

Please no agents, speculators, or developers. I want to sell this property to someone who will live on it, who has a plan for the usage of the buildings, and who has the resources to do it comfortably.