



**HAYDEN OUTDOORS.
REAL ESTATE**



Antelope Mixed Quarter

156.57 Acres | Lincolnville, Kansas | \$516,681



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000 250th, Lincolnville, Kansas 66858

Summary:

This mixed use quarter section has a bit of everything. There is +/-51.5 acres of good, productive bottom ground tillable acreage on the east, there is +/-53 acres of pasture with good water and fencing, there is 50.48 acres of CRP on the west side of the property and there are ample hunting & recreation opportunities as well. Famed Kansas whitetail deer, upland birds, turkey and waterfowl hunting are all available on this parcel. Land This property is a great mix of production farm ground, CRP

Land:

This property is a great mix of production farm ground, CRP and grazable pasture. It is set up perfectly for a hobby farmer, or anyone wanting variety in their land. There are endless possibilities on how best to utilize this parcel, while hosting great wildlife habitat throughout.

There is a nice variety of elevation change with the farm ground on the low, east side of the property and a gentle rise through the pasture area to where the CRP resides on the highest point and west end.



Antelope Mixed Quarter

Features:

ATV/Off Road
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Mineral Rights
Stream/River
Wooded
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Pond/Lake
Water Rights

Recreation:

Kansas is whitetail deer country....and Marion County is an absolute hotspot for some of the biggest bucks around. This property has all of the ingredients to produce large mature bucks. With water, food, grass, timber for shelter and some real privacy on the north end. Turkey, quail, pheasants and waterfowl are all common on this property. Bobwhite whistles and ring neck pheasant's spring cackles can be heard from all parts of the property. The ponds in the middle of the property attract ducks and geese during the migration, as this property sits within the central flyway. There is even a waterfowl blind constructed out of stone, logs and a couple of old tractor tires that sits alongside the larger of the ponds.

Land Details:

Total Acres: 156.57
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 51.52
Pasture Acres: 103.63
Water Rights: Yes
Water Rights Transfer Upon Sale
Mineral Rights: Yes
Seller is believed to own mineral rights and they are set to transfer upon sale
Include Business?: Yes
Income Type: Lease and CRP
Estimated Taxes: \$1,442.3 - 2022
Source of Lot Size: Other

Building Details:

Homes: None

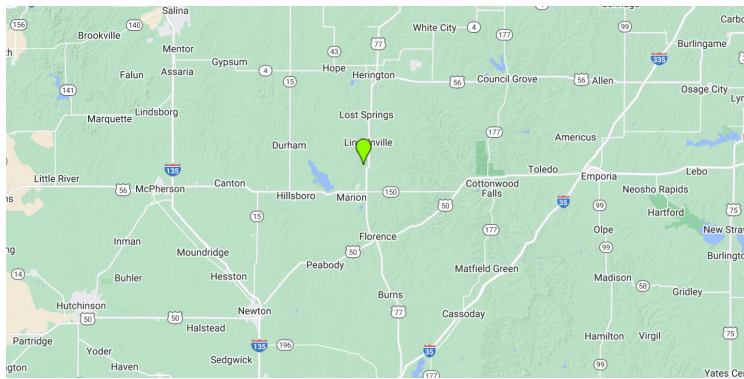
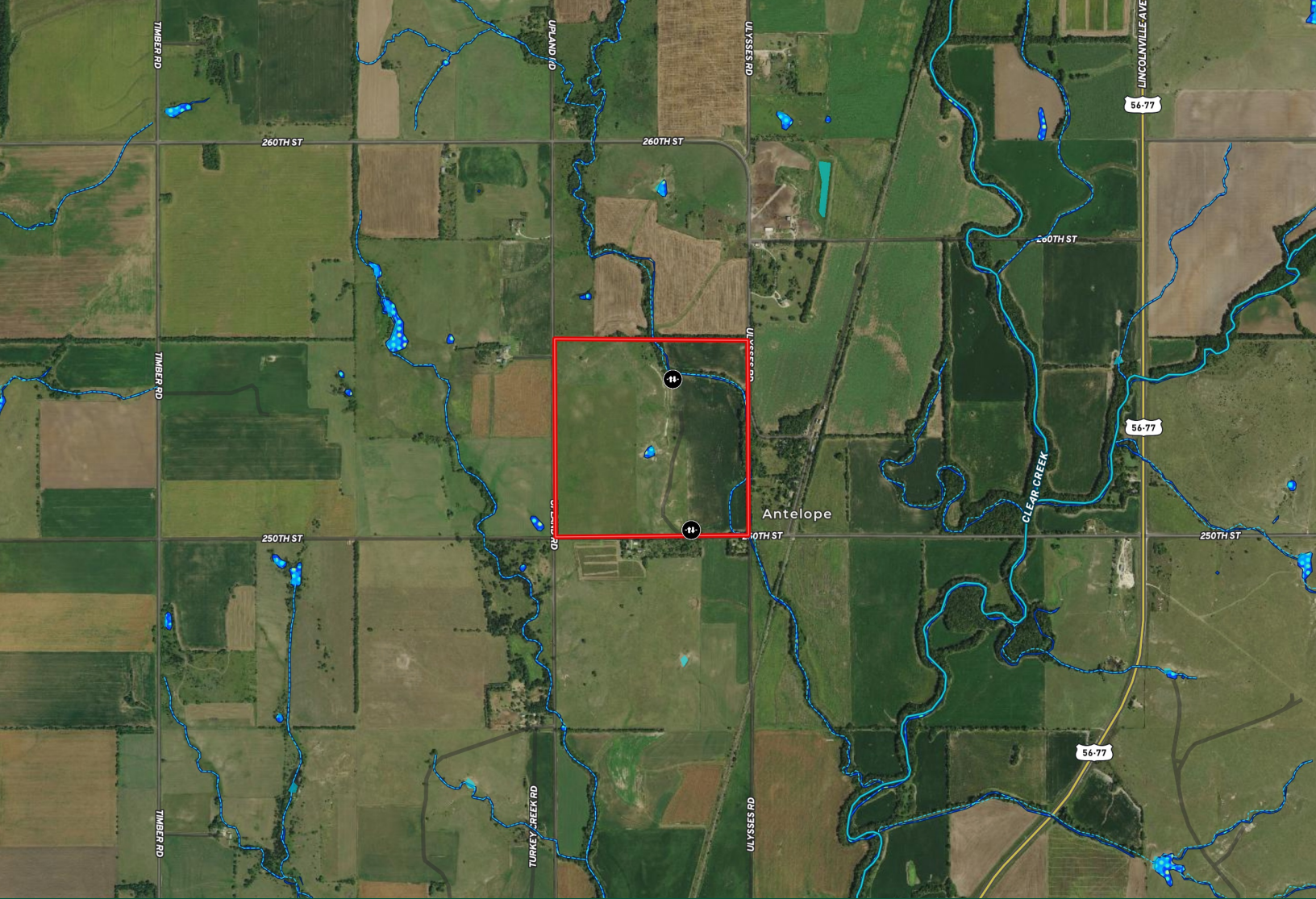


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MAP LOCATION AND BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Directions:

This property is conveniently located just one mile west of US HWY 77 and is less than 7 miles as the crow flies to Marion Reservoir. Sitting right on the western edge of the Kansas Flint Hills, this area is highly desired for its stunning beauty, wildlife diversity and its good agricultural production.

Interactive Map Link: <https://id.land/ranching/maps/8683ff1fa4a988bdc4ea49fe156e1199/share/>



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