



# Sawmill Creek Cropland and Irrigation

281.13 Acres

Pawnee County, KS

\$1,265,000

HAYDEN  OUTDOORS.



## **Activities & Amenities**

Farm/Crops/Ag

Hunting - Predator/Varmint

Hunting - Turkey

Hunting - Big Game

Hunting - Small Game

Hunting - Upland Birds

Irrigation

Water Rights

## **Land Details**

Closest Town: Rozel

Total Acres: 281.13

Zoning: Agricultural

Water Rights: Yes

Estimated Taxes: \$5,400.42 - 2022

Source of lot size: Appraiser



Conveniently located just a mile from the junction of Highway 183 and 156, the property boasts a grain elevator within close proximity, further enhancing its accessibility to lucrative markets. The property is a wildlife super highway with excellent cover for deer to travel from abundant food sources in the area, water and bedding areas!

Legal Description: S31, T21, R18, Acres 281.13, NE4 & lots 1 and 2 & E2 NW4 Less ROW in Pawnee County

### **Land**

Experience the epitome of prime agricultural land with this exceptional property. Strategically situated on the north side, the property borders highway 156, offering seamless access to markets along paved highways. Conveniently located just a mile from the junction of Highway 183 and 156, the property boasts a grain elevator within close proximity, further enhancing its accessibility to lucrative markets.

Irrigated with mostly class 1 and 2 soils, this property comes with two water rights, each accompanied by their respective file numbers. A 101-acre feet and an 122-acre feet are at your disposal, empowering you to cultivate with confidence and yield bountiful harvests. Adding to its allure, the property currently operates under a mutually beneficial arrangement between the tenant and the landowner. A 1/3 - 2/3 crop share ensures that expenses are shared,





with the landowner responsible for 1/3 of the fertilizer costs. This symbiotic partnership fosters a harmonious and fruitful environment for agricultural pursuits helping both the landowner investor and the tenant. A testament to its efficient infrastructure, the property features a couple of domestic water wells along the creek, all cased and ready for use. Additionally, a reliable aquifer in the area ensures a consistent and steady water supply. Remarkably, all water wells benefit from 3-phase power, diligently maintained by the local utility company.

Anchored by leveled ground, the property maximizes water coverage, providing an optimal environment for cultivation. But it's not just the land that thrives; the property serves as a natural haven for wildlife. The nearby railroad tracks offer excellent cover for deer, facilitating their seamless movement between abundant food sources, watering holes, and safe bedding areas. Moreover, Sawmill Creek gracefully winds through the west side, offering a picturesque sanctuary and essential habitat for the area's impressive deer population. Meanwhile, the eastern side nearly touches the Pawnee River, further elevating the property's allure. Notably, the region boasts a profusion of irrigated land, ensuring a continuous supply of nourishing sustenance for wildlife, promoting their thriving growth and well-being.

Embodying fertile richness, the majority of the property is adorned with class 1 soils, while some sections feature class 2 soils. In this agricultural haven, corn, soybeans, milo, and alfalfa flourish as common crops. The tenant owns the irrigation equipment and is willing to sell the equipment with the land or remove it based on the buyers desire.

Please contact the listing agent for more information on this property or to schedule a private showing. (\*\*Financial verification is required\*\*)

## **Yields:**

### **Farm Data:**

- Tillable Acres: 266 +/-





- Timber / Creek acres: 30+/-
- Class I and II soils
- Average Yearly Rainfall: 28 inches
- Mineral rights pass with land to Buyer at Closing
- Water rights pass with land to Buyer at Closing

**Soil Report:**

- Bridgeport silt loam, rarely flooded: 187.22 Acres
- New Cambria silty clay loam, rarely flooded: 93.75 Acres

**Water Rights:**

- File No. 30896 ID #8 is authorized for 122 AF per year at 600 GPM.
- File No. 30896 ID #9 is authorized for 101 AF per year at 500 GPM There are multiple hay sheds and a 1500 sqft outbuilding to round out the property.

**Directions:**

- From Larned, head west on KS 156 W and the





property is located on your left in 12 ½ miles.

- From Rush Center, head south on S Main St/US 183 Hwy S for 19 miles. Then turn right onto KS-156 W and the property is located on your left in 1 mile.

### Location

- 20 miles south of Rush Center, KS (Population: 144)
- 13 ½ miles west of Larned, KS (Population: 3,621)
- 35 miles southwest of Great Bend, KS (Population: 14,580)
- 45 miles south of Hays, KS (Population: 20,795)
- 55 miles northeast of Dodge City, KS (Population: 27,690)
- 130 miles northwest of Wichita, KS (Population: 395,699)

*\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

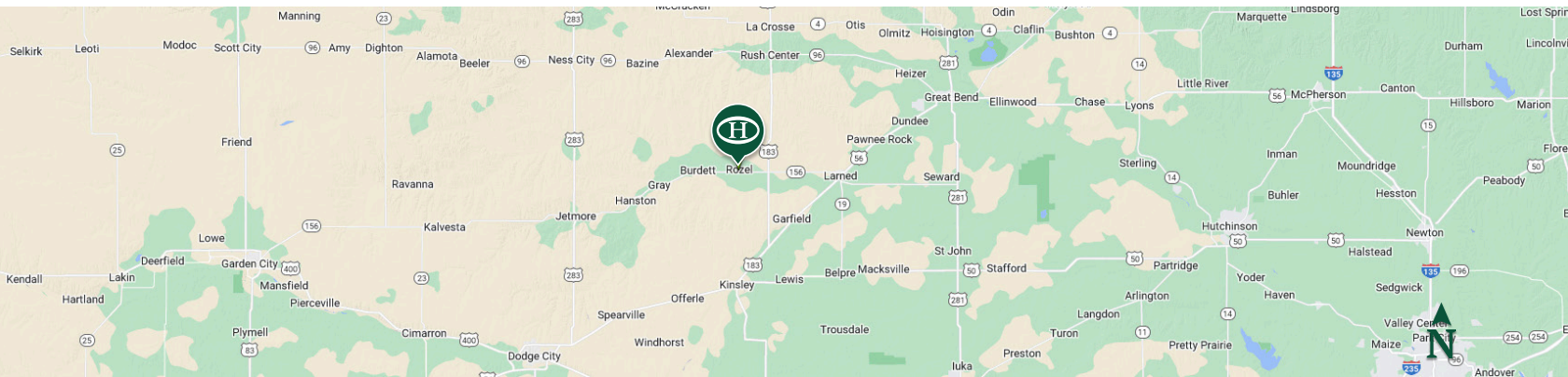
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testimonials





**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

 Boundary



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