

Ness County Oil, CRP, & Hunt Tract

160.00 Acres | Ness County, KS | \$480,000



HAYDEN  OUTDOORS.

Activities & Amenities

Cattle/Ranch

Hunting - Big Game

Hunting - Small Game

Hunting - Upland Birds

Farm/Crops/Ag

Hunting - Predator/Varmint

Hunting - Turkey

Mineral Rights

Land Details

Address: 1 NC Rd , Ness City, Kansas 67560

Closest Town: Ness City

Total Acres: 160.00

Water Rights: Yes

Mineral Rights: Yes

Source of lot size: Appraiser



Whether you are a hunter seeking an exceptional hunting property or an investor looking for a lucrative opportunity, this 160-acre gem offers the best of both worlds. With its prime location, breathtaking landscape, and multiple income streams, this property presents a rare chance to own a slice of Kansas paradise.

Land

Introducing a remarkable property nestled in the heart of Kansas, offering an exceptional opportunity for outdoor enthusiasts and investors alike. Welcome to this incredible 160-acre parcel boasting amazing whitetail deer and upland hunting as well as a host of other desirable features. Situated just 4.5 miles north of Ness City, Kansas, this property promises a world of natural beauty and lucrative prospects.

With approximately 152 +/- acres dedicated to the Conservation Reserve Program (CRP) and an additional 4 +/- acres of timber and oilfield roads / equipment along with approximately a 5 +/- acre sandpit/gravel quarry. This property offers a diverse landscape with rolling topography. The CRP contract, set to expire in September 2025,





provides a great source of income, coupled with the added advantage of oil revenue, requiring little to no input costs. This unique combination ensures a desirable return on investment.

Nature enthusiasts will delight in the small yet valuable timber area, which further enhances the property's hunting potential. The amazing whitetail deer hunting opportunities provided here are second to none, attracting passionate hunters from far and wide. Additionally, the property offers incredible upland bird hunting, adding to the outdoor recreational appeal.

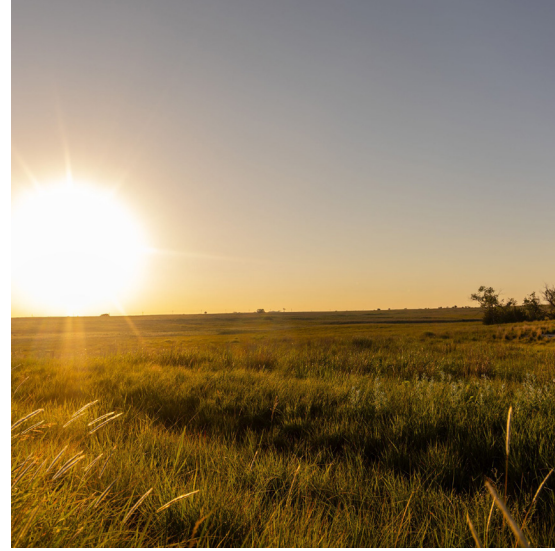
Whether you are a hunter seeking an exceptional hunting property or an investor looking for a lucrative opportunity, this 160-acre gem offers the best of both worlds. With its prime location, breathtaking landscape, and multiple income streams, this property presents a rare chance to own a slice of Kansas paradise. Don't miss out on this extraordinary offering that combines natural beauty, recreational possibilities, and financial potential. Act now to secure your piece of this captivating property.

****Trail Camera photos were taken within 1/2 mile of this property****

Please contact the listing agent for more information on this property or to schedule a private showing!

Legal Description: S/2 SE/4 S30, T17, R23, ACRES 160+/- (Exact legal to be determined by survey and Title)





CRP:

- \$36.48 per acre/year making it approximately \$5,544.96 per year.
- 152 +/- acres of CRP
- CRP contract expires 9/30/2025

Mineral Information:

- \$16,000-22,000 avg. landowner income for the past 5 years.
- 2 producing oil wells (seller receives 1/16 royalty on one well and 1/8 on the other).

Hunt Lease:

- Approximately \$2,500/year

Property Features:

- Mineral and water rights pass to Buyer
- Average yearly rainfall: 22.3"
- State Hunt Unit: 17





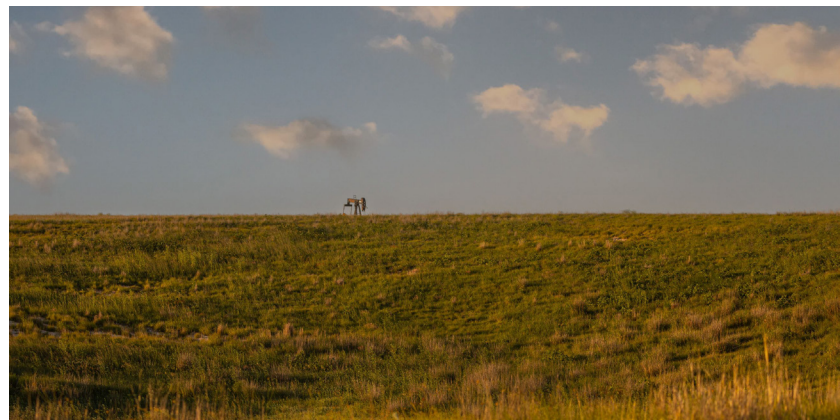
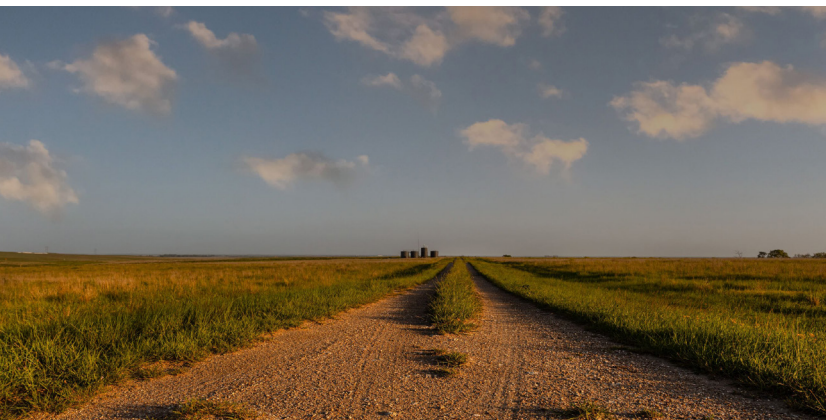
Directions:

- From Ness City, head north on US 283 Hwy and in 4.5 miles the property is on the left.

Location/Population:

- 4.5 miles north of Ness City, KS (Population: 1,327)
- 35 miles southeast of Cedar Bluff Reservoir
- 54 miles southeast of Hays, KS (Population: 27,795)
- 70 miles west of Great Bend, KS (Population: 14,580)
- 70 miles northwest of Larned, KS (Population: 3,621)

**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."

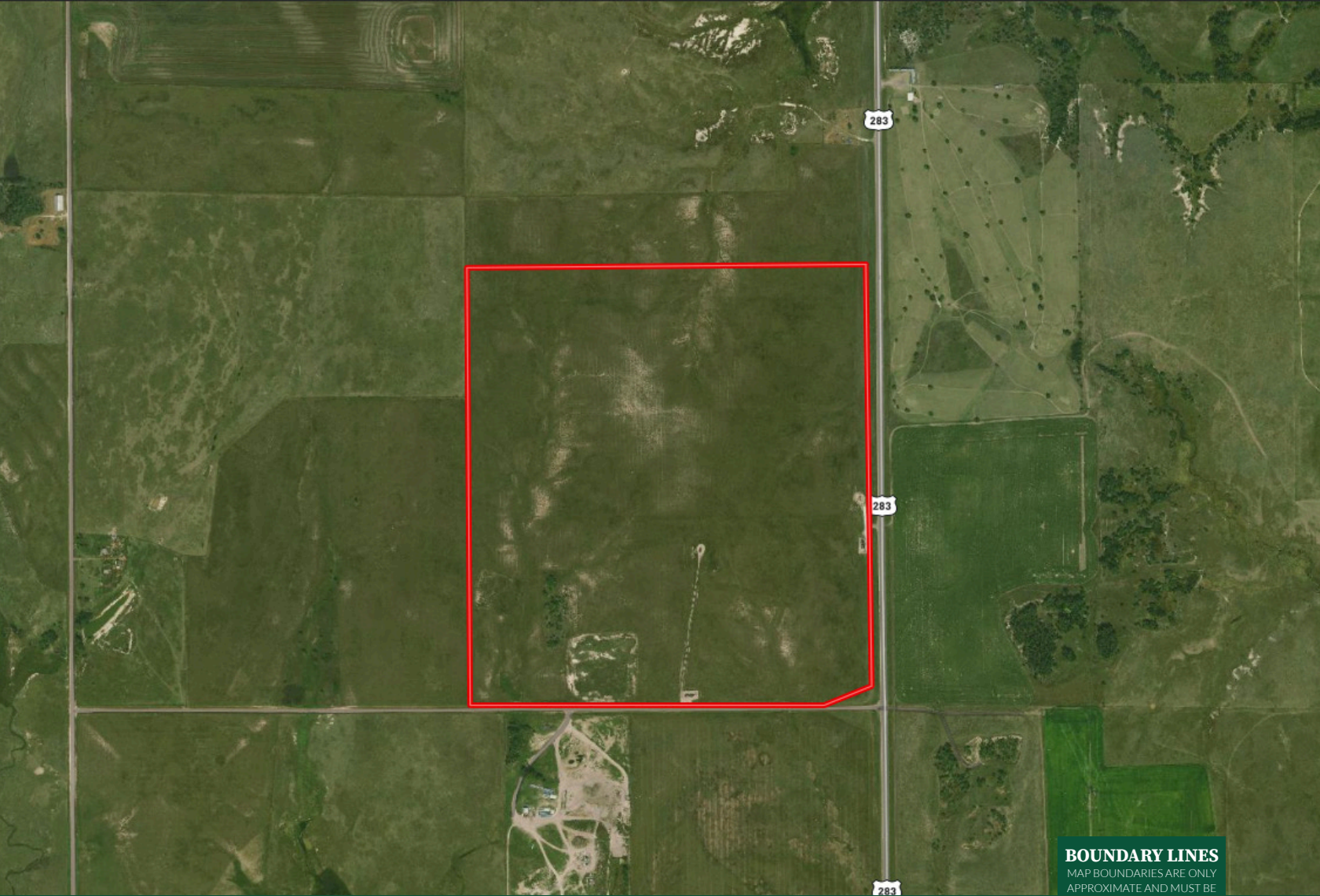


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

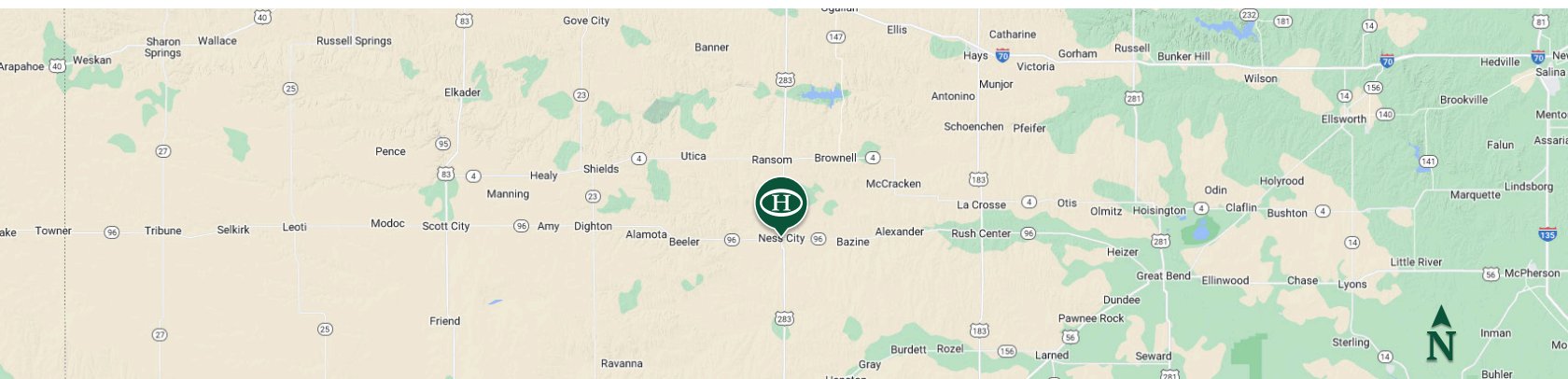
Scan to see more
testimonials








 Boundary

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



JC Bosch

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