

Sumner County KS “Big Pasture”

157.30 Acres

Sumner County, KS

\$416,000



HAYDEN  OUTDOORS®

Sumner County KS “Big Pasture”

TOTAL ACRES:

157.30

PRICE:

\$416,000

COUNTY:

Sumner County

CLOSEST TOWN:

Wellington, KS

Activities & Amenities:

ATV/Off Road
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Pond/Lake
Water Rights
State Hunting Unit: Kansas Whitetail Hunting Unit #15

Land Details:

Address: W 60th Ave. North,
Mayfield, Kansas 67103, USA
Closest Town: Wellington, Kansas
Total Acres: 157.30
Zoning: Agricultural
Pasture Acres: 157.3
Water Rights: Yes, Water Rights to
transfer to buyer upon closing.
Include Business: Yes
Income Type: Ag Production or Rent
Estimated Taxes: \$226 - 2022
Fence Type: Barbed Wire

Property Summary

This quarter section of good, clean pasture located in Sumner County, KS has been grazed by one family's cattle herd for more than three generations. A source of good, dependable grass with a reliable water source is invaluable to any rancher and this property continues to produce year after year. This property has a transmission line located on the property, so it may be attractive to solar producers as well.

Land

Located in South Central Kansas and the heart of farming and ranching country this ranch land has a small roll to it, culminating in a cleared creek bed that splits the property in two east and west. The creek feeds a good sized pond that sits near the geographical center of the property.

Improvements

The fences are good on this property and there are three different gate access points, making for easy livestock management.

Recreation

This property could potentially be hunted for waterfowl, predators, small game and upland birds. Whitetail deer frequent the area and this property could certainly provide an opportunity for a rifle hunter.





Agriculture

This property would be a good addition to any ranching portfolio. The cattle market remains strong...it may be time to capitalize on that by adding more grass to your ranch holdings. Don't miss your chance on this one.

Water/Mineral Rights & Natural Resources

Water Rights will transfer to the Buyer upon closing. The Seller does not own the Mineral Rights.

Region & Climate

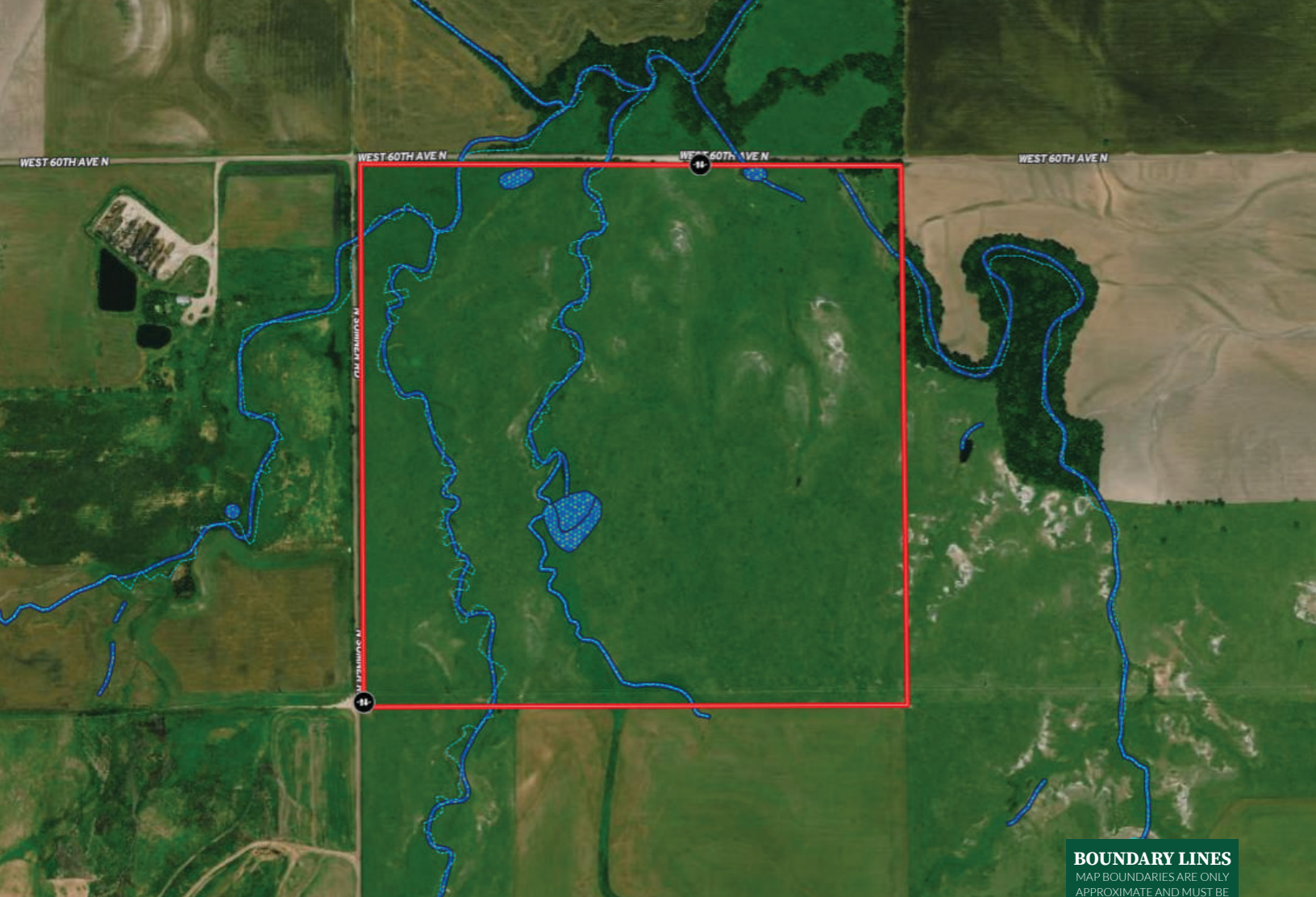
South Central Kansas experiences all four seasons with an average of 74 days per year having some precipitation. The average annual rainfall is 35 inches and an additional 11 inches of snow each year. The summer high temperatures can reach well over 100 degrees and the winter lows can go into the negatives, with everything in between.

Location

This property is conveniently located within 30 minutes of Eisenhower National Airport in Wichita, KS. Kansas City is a 3.5 hour drive and Oklahoma City is 2 hours and 15 minutes away. Wellington, KS is located 15 minutes away and is a full-service city with grocery store, restaurants, hospital/health care facilities and other modern amenities.

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