

Lincoln County Cropland & Upland Tract

176.00 Acres

Lincoln County, KS

\$440,000



HAYDEN  OUTDOORS.

Lincoln County Cropland & Upland Tract

TOTAL ACRES:

176.00

PRICE:

\$440,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Lucas, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Predator/Varmint
Hunting - Upland Birds
Hunting - Big Game
Hunting - Small Game
Mineral Rights

Land Details:

Address: 00000 N 20TH RD, Sylvan Grove, Kansas 67481, USA
Closest Town: Lucas
Total Acres: 176.00
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Mineral Rights: Yes
Source of lot size: Other

Property Summary

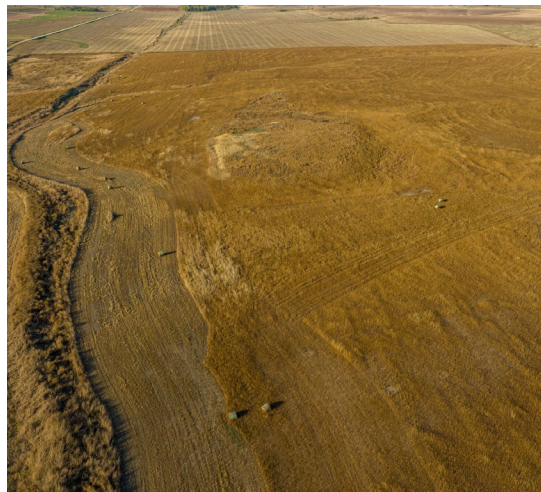
Property Location: Located in Lincoln County along North 20th Road, just a 1 mile north of Highway 18 and 3 miles east of Lucas, KS.

Legal Description: +/- 176 Acres located in S32, T11, R10, TBD by Legal Survey

Land

This property comprises +/-176 acres, with a combination of cultivation ground, native grasses, as well as canal/creek bed. There are approximately +/- 158 acres of dryland cultivation acres on this tract. Historically, the land has seen productive crop rotations, primarily wheat and milo, resulting in a current annual cash rent of \$57.50 per acre, which equates to \$9,085 annually. There is also a current WIHA lease in place paying an estimated annual rate of \$700.

An additional hand dug water well has been used in recent years, operated by a gas pump, which is located under the old windmill. The convenience of on-site electricity enhances the property's functionality. The property is a thriving habitat for prairie chickens, pheasants, quail, and deer, with a favorable blend of habitat, crops, food sources, and bedding areas that support local wildlife



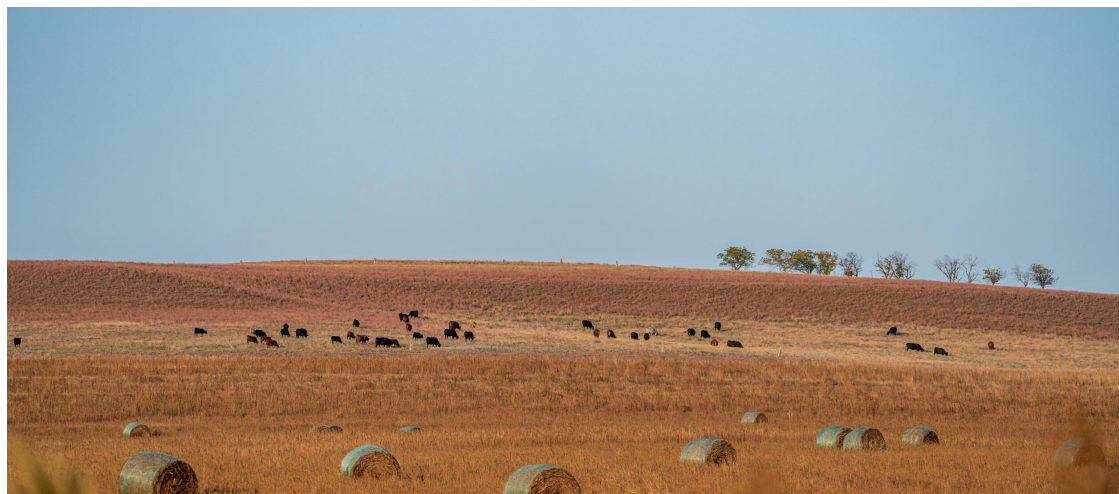


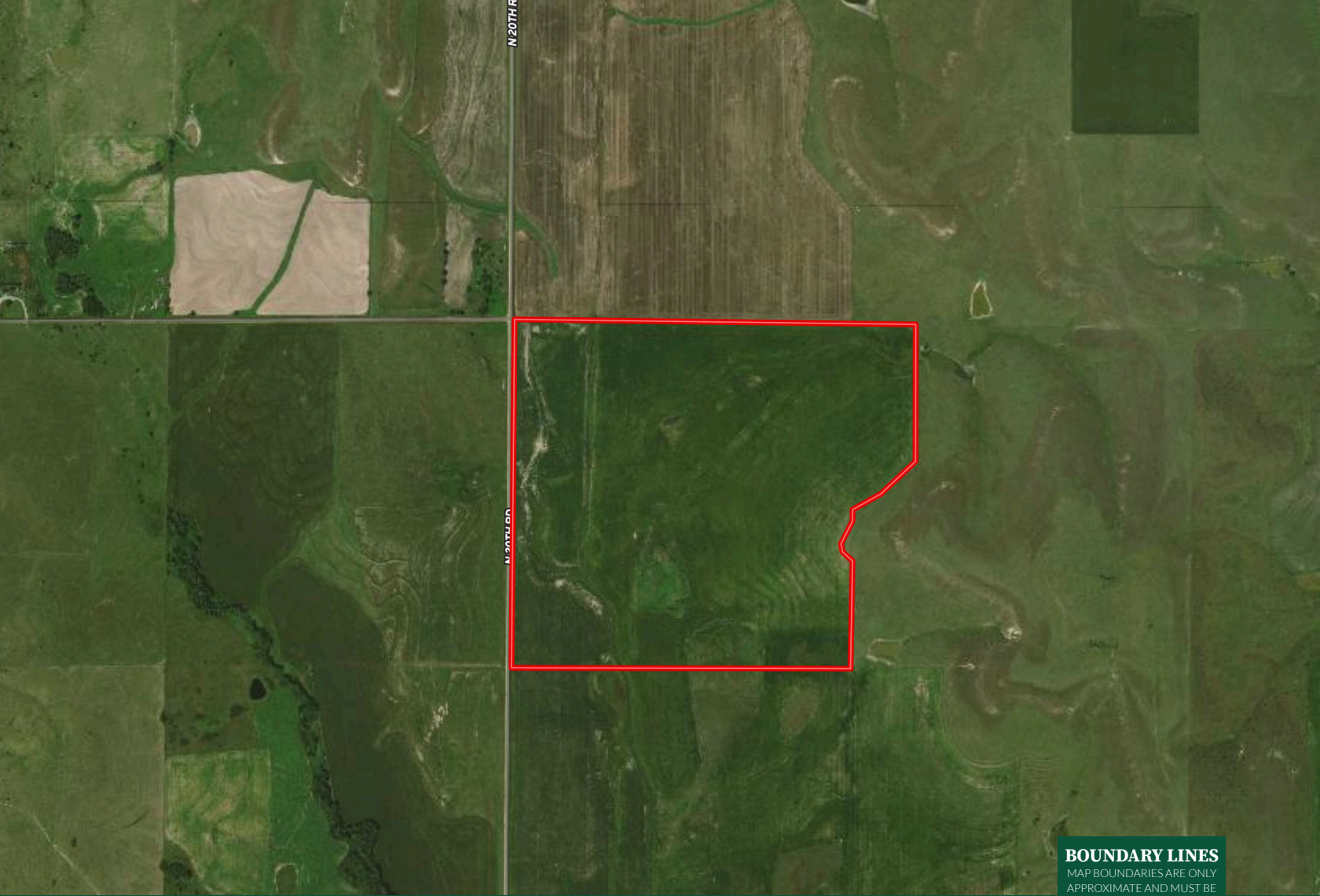
Property Features:

- Seller's Mineral Rights shall convey
- County access road on west side
- 2023 dryland cash rent payment of \$57.50 per acre or \$9,085.00
- 2023 estimated Walk in Hunting payment of \$770.00
- Average annual rainfall: 25"
- 3 miles east of the nearest town Lucas, Kansas
- 5 hours from Denver, CO
- 3 hours from Kansas City, MO
- Electricity on site
- 1 water well
- Highway 18 is only 1 mile south
- Hunting Opportunities: White-Tailed Deer, Pheasants, Quail, Prairie Chickens, & Predators

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

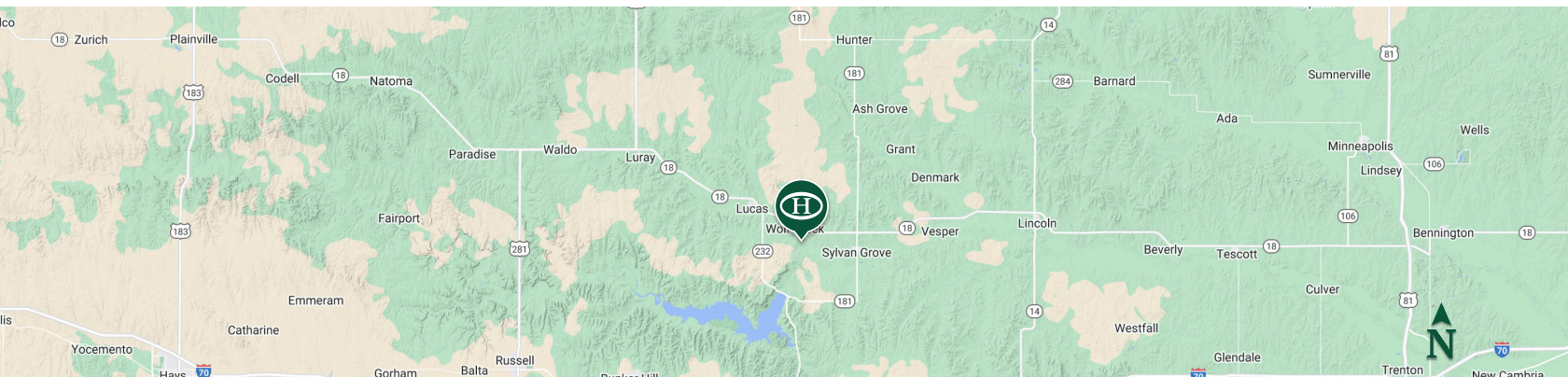
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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