



Milo Drive Pasture & Recreation Tract

224.00 Acres

Lincoln County, KS

\$515,000

HAYDEN  OUTDOORS.

Milo Drive Pasture & Recreation Tract

TOTAL ACRES:

224.00

PRICE:

\$515,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Lucas, KS

Activities & Amenities:

ATV/Off Road
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Turkey
Pond/Lake
Cattle/Ranch
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Mineral Rights
Water View

Land Details:

Address: 00000 N 20TH RD, Sylvan Grove, Kansas 67481, USA
Closest Town: Lucas
Total Acres: 224.00
Deeded Acres: 0.00
Leased Acres: 0.00
Water Rights: Yes
Mineral Rights: Yes
Source of lot size: Other

Property Summary

Property Location: Located in Lincoln County along East Milo Drive, just a 1 mile north of Highway 18 and 3 miles east of Lucas, KS.

Legal Description: +/- 224 Acres located in S32, T11, R10, TBD by Legal Survey

Land

This property spans approximately +/-224 acres of fenced pastureland. The current owner has taken great care of the pasture, removing any cedar and yucca plants. The current annual cash rent is \$5,600. There is also a current WIHA lease in place paying an estimated annual rate of \$980.

Three ponds grace the pasture, all recently re-dug to ensure ample water source. Even through the historic drought we have been experiencing, all three ponds have maintained adequate water levels for the livestock herds and wildlife species roaming the property. This tract has a well-maintained barbed wire fence on all sides, requiring minimal upkeep, and is also equipped with a catch pen towards the southern end of the pasture. There are two drilled and cased water wells in place, but they remain unused due to the abundant pond water supply. A solar well could easily be installed if additional livestock water was needed to fill the 1,000-gallon stock tank. The convenience of on-site electricity enhances the property's functionality.

The landscape offers remarkable hilltop vista views, presenting deep ravines and valleys that serve as ideal travel routes for the area's impressive White-tailed deer population. The property is also a thriving habitat for prairie chickens, pheasants, and quail, with a favorable blend of habitat, grasses, crops, food sources, and bedding areas that support local wildlife on the property and/or in the immediate





area. This property is located in the Central Flyway, just north of Wilson Lake Reservoir. There are thousands of migratory birds that fly over this area, and many of them utilize the ponds to loaf, helping make this property an ideal destination for waterfowl hunting.

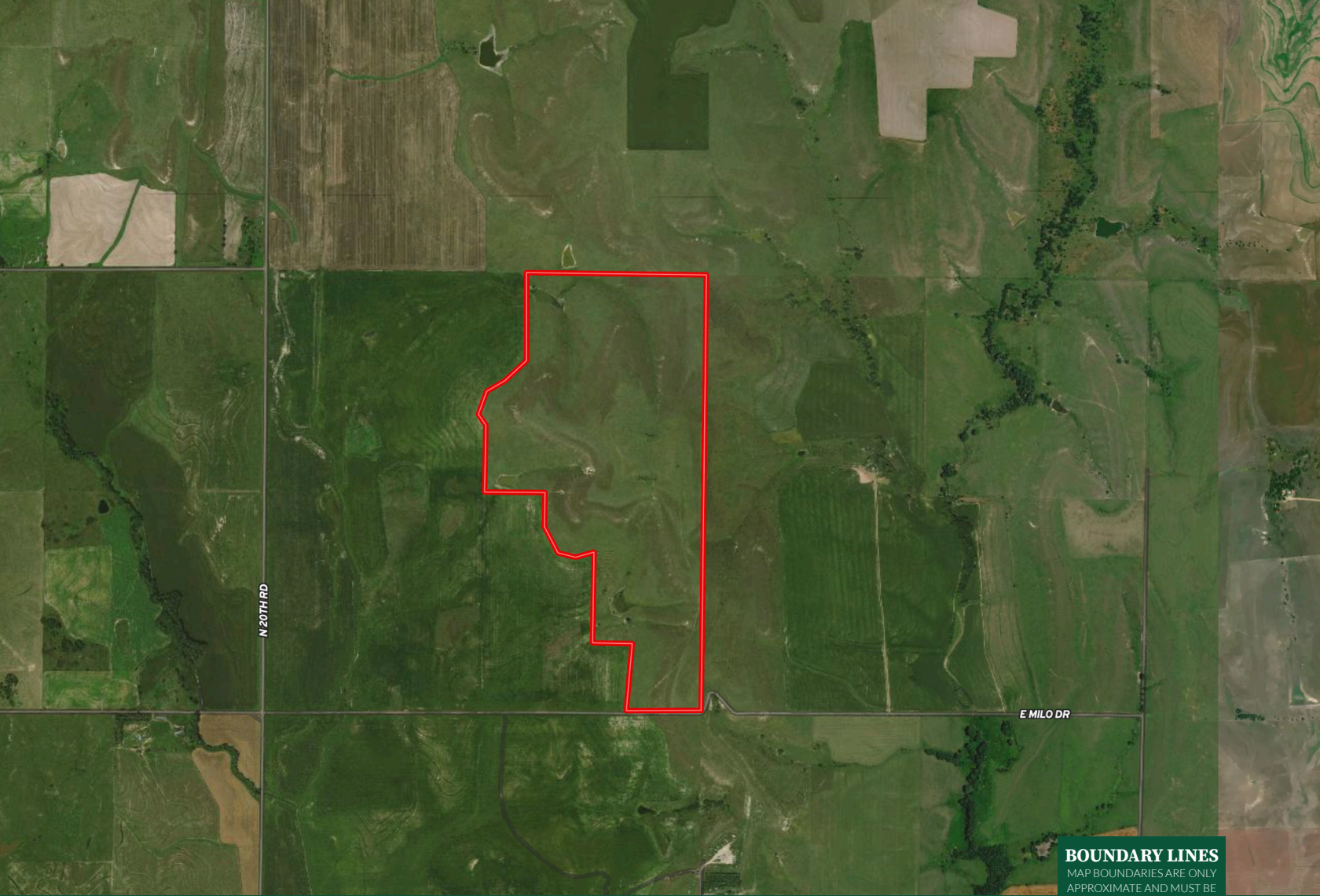
Property Features:

- +/- 224 acres TBD by legal survey
- Seller's Mineral Rights shall convey
- County access road on south side
- 2023 pasture cash rent payment of \$5,600.00
- Estimated Walk in Hunting payment of \$980.00
- 3 pond areas for livestock and wildlife
- 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
- 2 drilled/cased water wells
- Highway 18 is only 1 mile south
- Hunting Opportunities: White-Tailed Deer, Pheasants, Quail, Prairie Chickens, Waterfowl, & Predators

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

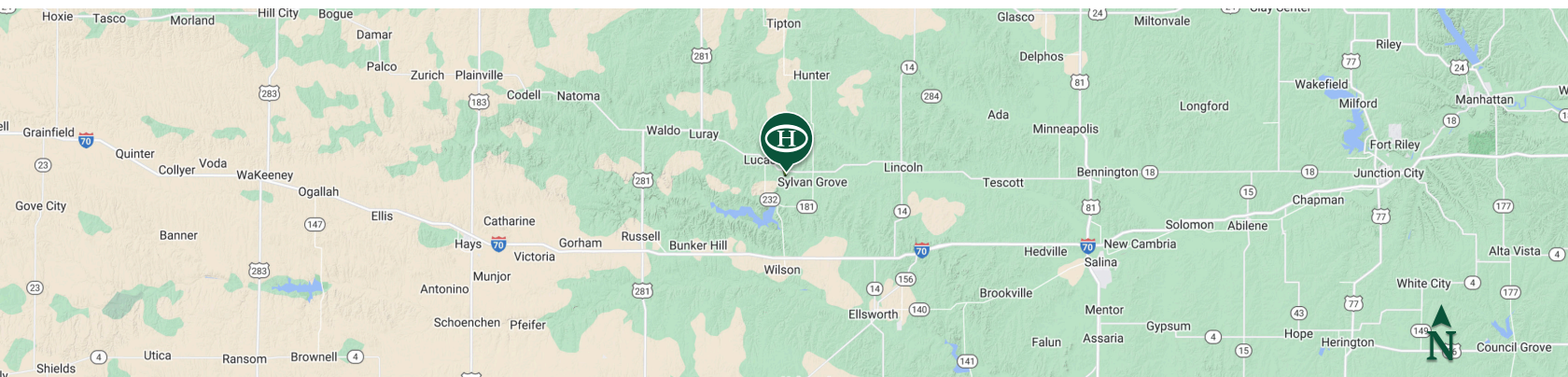
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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