

Pawnee County East Road Quarter

157.73 Acres

Pawnee County, KS

\$399,980



HAYDEN  OUTDOORS.

Pawnee County East Road Quarter

TOTAL ACRES:

157.73

PRICE:

\$399,980

COUNTY:

Pawnee County

CLOSEST TOWN:

Macksville, KS

Activities & Amenities:

Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Hunting - Predator/Varmint
Hunting - Turkey
State Hunting Unit: 5

Land Details:

Address: 1 Co Rd, Larned, Kansas 67550, USA
Closest Town: Macksville
Total Acres: 157.73
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Estimated Taxes: \$82.75 - 2023
Source of lot size: Appraiser

Property Summary:

Don't miss the chance to own this piece of Kansas paradise – a versatile property that combines natural beauty, abundant wildlife, and the potential for various land uses. Boasting a diverse and thriving ecosystem, this land is a haven for wildlife enthusiasts.

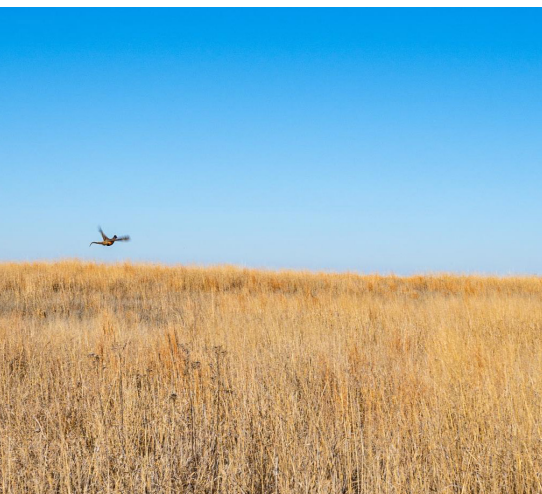
Legal Description: NW4 of S16, T23, R15 in Pawnee County

Directions:

- From Larned, head south on KS-19 S for 7 miles then turn left onto East Rd. In 6 miles the property is located on your right.
- From Macksville, head north on NW 120th Ave for 6 miles then turn left (west) onto East Rd and the property is located on your left in ½ mile.
- From Great Bend, head south on US-281 Hwy for 13 miles then turn right onto KS-19S. In 12 miles, turn left onto 40th Ave and continue straight for 7 miles. Turn right onto East Rd and the property is located on your left in ½ mile.

Location/Populations

- 6 miles north of Macksville, KS (Population: 471)
- 14 miles southeast of Larned, KS (Population: 3,621)
- 27 miles west of Quivira National Wildlife Refuge
- 30 miles southwest of Great Bend, KS (Population: 14,580)
- 40 miles southwest of Cheyenne Bottoms Wildlife Refuge
- 45 miles southeast of Rush Center, KS (Population: 144)
- 65 miles east of Dodge City, KS (Population: 27,690)
- 75 miles south of Hays, KS (Population: 20,795)





Land:

Welcome to your Kansas land dream! This beautiful quarter section of grass in Pawnee County offers a serene escape with quiet blacktop access, making it a perfect retreat for nature enthusiasts and outdoor lovers. The property comes equipped with a water well and electricity on-site, providing convenience for various potential uses.

Boasting a diverse and thriving ecosystem, this land is a haven for wildlife enthusiasts. This area is some of the best pheasant hunting in the country and holds extremely large whitetails with the high quality irrigated land all around providing food and water even in drought years this area consistently produces great upland bird numbers and a large amount of trophy deer! The property features phenomenal numbers of deer, pheasants, and quail, thanks to the great habitat throughout. With thick grass, a gentle roll to the landscape, and abundant sandhill plum thickets, the location is an ideal staging and bedding area for some of the largest deer in the area. Previously utilized as cropland, the property was enrolled in the CRP program over a decade ago and has spent the last 10 years as productive grazing pastureland. The versatility of this land allows for multiple options – it can be converted back into cropland, re-enrolled in the CRP program, or left as pasture, offering flexibility to meet your specific vision for the property. 2023 taxes were \$82.75 for the year.

For hunting enthusiasts, an old oil tank has been creatively modified into a hunting blind on the property, providing an excellent vantage point to observe and engage with the abundant wildlife. The deer on the property are not only plentiful but also comfortable, making it an optimal location for hunting or simply enjoying the beauty of nature. Adding to the appeal is the possibility of creating a pond, enhancing the landscape and providing additional recreational opportunities. With electricity already on-site, this blank canvas is ready for you to paint your Kansas land dreams.

Don't miss the chance to own this piece of Kansas paradise – a versatile property that combines natural beauty, abundant wildlife, and the potential for various land uses. Make this your own private haven or an investment in the rich agricultural heritage of Pawnee County.

Legal Description: NW4 of S16, T23, R15 in Pawnee County

Farm Data:

- 2023 Real Estate Taxes: \$82.75
- Class III and IV soils
- Average Yearly Rainfall: 25 inches
- State Hunt Unit: 5
- Closest Town: Macksville

Soil Report:

- Pratt loamy fine sand, 5 to 12 percent slopes: 113.12 Acres
- Pratt loamy fine sand, 1 to 5 percent slopes: 44.53 Acres

Community Attractions

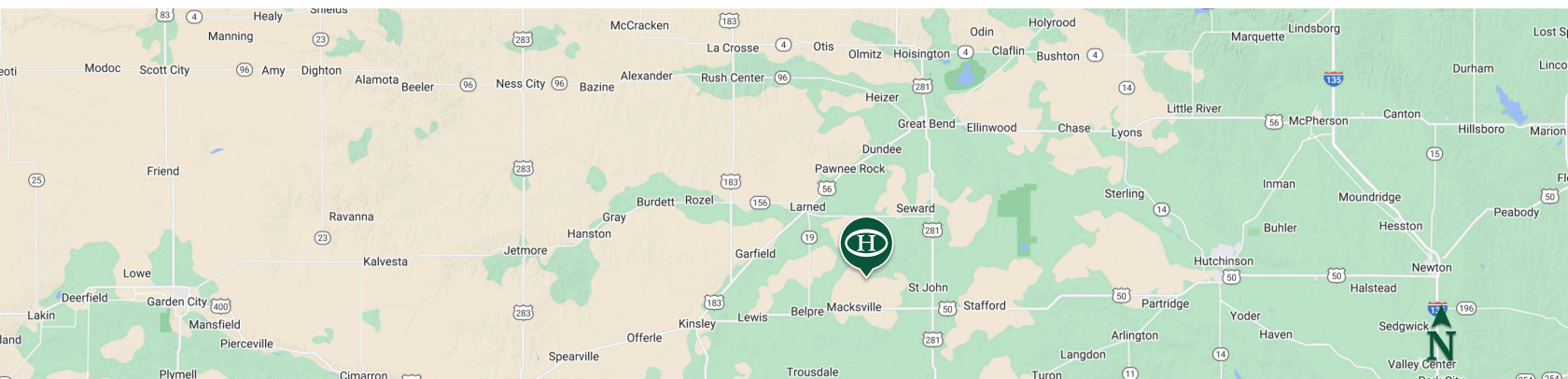
- Fort Larned National Historic Site in Larned
- State Theater in Larned
- Fort Hays State University in Hays
- Boot Hill Casino and Museum in Dodge City

*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.






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 Boundary



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