

SCOTT & LANE COUNTY TILLABLE TRACTS

MULTIPLE TRACTS | SCOTT & LANE COUNTY, KANSAS



**HAYDEN
OUTDOORS
REAL ESTATE**



**HAYDEN
OUTDOORS[®]
REAL ESTATE**



SCOTT COUNTY TILLABLE 486

LANE COUNTY TILLABLE TRACT 1

LANE COUNTY TILLABLE TRACT 2

LANE COUNTY TILLABLE TRACT 3

MAPPING

SCOTT COUNTY TILLABLE 486



SCOTT COUNTY TILLABLE 486

486.50 ACRES | \$1,459,500

SUMMARY

Property Location: Located in Scott County along East Road 100, just 1.5 miles east of Highway 83, 4 miles south of Highway 96, and about 3 miles southeast of Scott City, KS.

Legal Description: S08, T19, R32, ACRES 320.8, E/2 LESS R/W & S05, T19, R32, ACRES 165.7, SE/4.

LAND

Situated on 486.5 contiguous acres of flat cultivated dryland ground, this property offers an excellent opportunity. Access to the property is acquired by a well-maintained county road along the southern boundary, providing ease of entry and exit.

The property boasts a history of successful crop rotations, including corn, wheat, and milo, attesting to its versatility and productivity. The soils are a mix between Limon clay, Lubbock silty clay loam, Buffalo Park-Ulysses silt loams, and Beeler silt loam with mainly 0-1% slopes.

In close proximity to Scott City, KS, the property benefits from its strategic location, providing easy access to essential amenities, services and grain elevators. Currently under a 1/4-3/4 crop share agreement with the farm tenant, where the seller is not responsible for any of the crop expenses. The southern +/- 320 acres of this tract is currently planted to winter wheat and will be harvested this summer.

Whether you're an investor seeking fertile agricultural land or a farmer looking to expand your portfolio, this farm is one you don't want to miss!



LANE COUNTY TILLABLE TRACT 1



LANE COUNTY TILLABLE TRACT 1

318.40 ACRES | \$955,000

SUMMARY

Property Location: Located in Lane County at the SW corner of County Rd. 70 & Newton Rd, just 2 miles east of Highway 23, 8 miles south of Highway 96, and about 8 miles southeast of Dighton, KS.

Legal Description: S33, T19, R28, ACRES 318.4, N/2 LESS CO RD ROW.

LAND

Situated on 318.40 acres of prime flat cultivated dryland ground, this property offers an excellent opportunity. The northeast corner is bordered by electricity, ensuring convenient access for potential development. Access to the property is acquired by a well-maintained county road on the north and east, providing ease of entry and exit.

The property boasts a history of successful crop rotations, including corn, wheat, and milo, attesting to its versatility and productivity. The soils are highly productive, predominantly classified as class 2 and 3 Harney and Richfield silt loam with 0-1% slopes.

In close proximity to Dighton, KS, the property benefits from its strategic location, providing easy access to essential amenities and services. Currently under a 1/4-3/4 crop share agreement with the farm tenant, where the seller is not responsible for any of the crop expenses.

Whether you're an investor seeking fertile agricultural land or a farmer looking to expand your portfolio, this farm is one you don't want to miss!



LANE COUNTY TILLABLE TRACT 2





LANE COUNTY TILLABLE TRACT 2

160.10 ACRES | \$480,000

SUMMARY

Property Location: Located in Lane County just north of County Rd. 80, just 4 miles east of Highway 23, 6 miles south of Highway 96, and about 7 miles southeast of Dighton, KS.

Legal Description: S23, T19, R28, ACRES 160.1, NW 1/4.

LAND

Situated on 160.10 acres of prime flat cultivated dryland ground, this property offers an excellent opportunity. Access to the property is acquired by a well-maintained county road coming from the south end of the property off of County Rd. 80.

The property boasts a history of successful crop rotations, including corn, wheat, and milo, attesting to its versatility and productivity. The soils are highly productive, predominantly classified as class 2 and 3 Harney and Richfield silt loam with 0-1% slopes.

In close proximity to Dighton, KS, the property benefits from its strategic location, providing easy access to essential amenities and services. Currently under a 1/4-3/4 crop share agreement with the farm tenant, where the seller is not responsible for any of the crop expenses. This tract is currently planted to winter wheat and will be harvested this summer.

Whether you're an investor seeking fertile agricultural land or a farmer looking to expand your portfolio, this farm is one you don't want to miss!



LANE COUNTY TILLABLE TRACT 3



LANE COUNTY TILLABLE TRACT 3

33.20 ACRES | \$99,600

SUMMARY

Property Location: Located in Lane County along Ogallah Rd., just 3.5 miles east of Highway 23, 7 miles south of Highway 96, and about 7 miles southeast of Dighton, KS.

Legal Description: S27, T19, R28, ACRES 33.2, S 32.33 AC N 64.66 AC NE 1/4 LESS CO RD ROW.

LAND

Situated on 32.33 acres of prime flat cultivated dryland ground, this property offers an excellent opportunity. The east boundary is bordered by electricity, ensuring convenient access for potential development. Access to the property is acquired by a well-maintained county road on the east, providing ease of entry and exit.

The property boasts a history of successful crop rotations, including corn, wheat, and milo, attesting to its versatility and productivity. The highly productive soils, predominantly classified as class 2, feature an impressive NCCPI rating of 71.

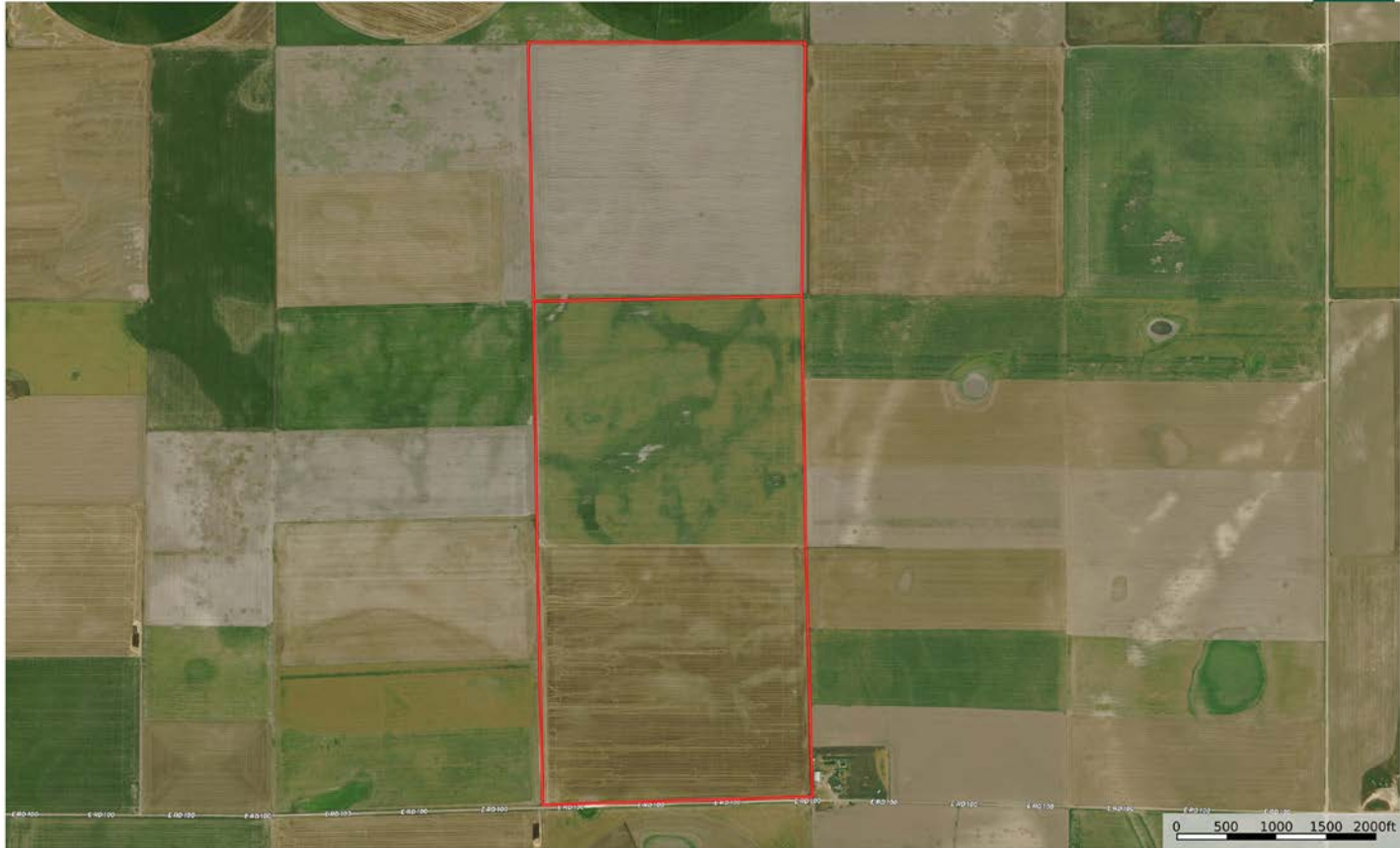
In close proximity to Dighton, KS, the property benefits from its strategic location, providing easy access to essential amenities and services. Currently under a 1/4-3/4 crop share agreement with the farm tenant, where the seller is not responsible for any of the crop expenses.

Whether you're an investor seeking fertile agricultural land, a farmer looking to expand your portfolio, or someone looking for a build site location in Western Kansas, this farm is one you don't want to miss!



MAPPING

Scott County Tillable 486
Kansas, AC +/-



Boundary

Hayden Outdoors Great Plains
P: 866-741-8323 www.haydenoutdoors.com 501 Main St.

The information contained herein was obtained from sources deemed to be reliable. Hayden Outdoors Real Estate, Inc. does not warrant as to the completeness or accuracy thereof. 844.832.8327 - hayden.com

Lane County Tillable Tract 1
Kansas, AC +/-



Boundary

Hayden Outdoors Great Plains
P: 866-741-8323 www.haydenoutdoors.com

501 Main St.

id The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 landid.com

Lane County Tillable Tract 2
Kansas, AC +/-



 Boundary

Hayden Outdoors Great Plains
P: 866-741-8323 www.haydenoutdoors.com 501 Main St.

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Lane County Tillable Tract 3
Kansas, AC +/-



Boundary

Hayden Outdoors Great Plains
P: 866-741-8323 www.haydenoutdoors.com 501 Main St.

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