

Ness County Cropland, Hunting & Grazing

689.00 Acres | Ness County, KS | \$1,309,000



HAYDEN  OUTDOORS.



Activities & Amenities

Cattle/Ranch

Farm/Crops/Ag

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Upland Birds

Mineral Rights

Land Details

Address: 00000 40 Rd, Beeler,
Kansas 67518, USA

Closest Town: Beeler

Total Acres: 689.00

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: Agricultural

Water Rights: Yes

Mineral Rights: Yes

Estimated Taxes: \$3,074.38

Source of lot size: Assessor/Tax Data



Property Summary

Property Location: Located in Ness County along 40 Road, just 8.5 miles south of Highway 96 and Beeler, KS.

Legal Description:

S15, T20, R26, ACRES 550, S2/NE4/E2 NW4 LESS RD RW &

S22, T20, R26, ACRES 139, NE4 EXCEPT E 320'(S) LESS RD RW





Land

Sitting on approximately +/- 689 contiguous acres of mixed pasture and dryland ground, this offering provides potential for agricultural and recreational pursuits alike. Of the 689 acres, +/- 260 acres are pasture, that is currently about 90% fully fenced with new 4 strand and metal H braces throughout. This pasture is sure to appeal to a cattleman as it includes a solar powered water well, a cattle working/sorting facility, and multiple ponds beds.

The property also includes approximately +/-430 tillable acres with mostly level, Class II soils, currently under a 1/3-2/3 crop share agreement with experienced local tenants. There are currently +/- 219 acres planted to winter wheat to be harvested this summer. Additionally, there is the possible opportunity to enroll a portion of the acreage back into CRP or into the GRP program. The CRP rates have been upwards of \$60 per acre in this area with the Lesser Prairie Chicken Initiative.

Hunting enthusiasts will also appreciate the diverse wildlife population and multiple hunting opportunities this tract offers including whitetail deer, mule deer, pheasants, quail, and prairie chickens. This area of Kansas is known to produce some giant whitetail bucks! The valleys and terrain changes on this tract make it an excellent travel corridor for the local deer population. The diverse landscape of native grasses, crops/food sources, topography, and bedding areas help to create the perfect combination for all of the wild game in the area. There are wildlife and upland water guzzlers situated throughout the property to help provide additional water sources! Waterfowl are also sure to grace and loaf in the ponds when they are full of water as well!

This ranch represents a rare opportunity to own a versatile property that caters to agricultural production, ranching operations, and recreational activities. Whether you're looking to expand your farming portfolio, establish a thriving ranching enterprise, or indulge in outdoor adventures, this property offers significant promise.





Property Features:

- +/- 689 contiguous acres
- +/- 430 acres with Class II soils, level slope, and NCCPI rating of 69.81
- +/- 260 acres of pasture grasses
- Estimated Taxes: \$3,074.38
- Average Annual Rainfall: 22"
- Bordered by county road on the north side, also has access from county road on the west side of property.
- Excellent hunting opportunities: Deer, Upland Game, Waterfowl

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

**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.*





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

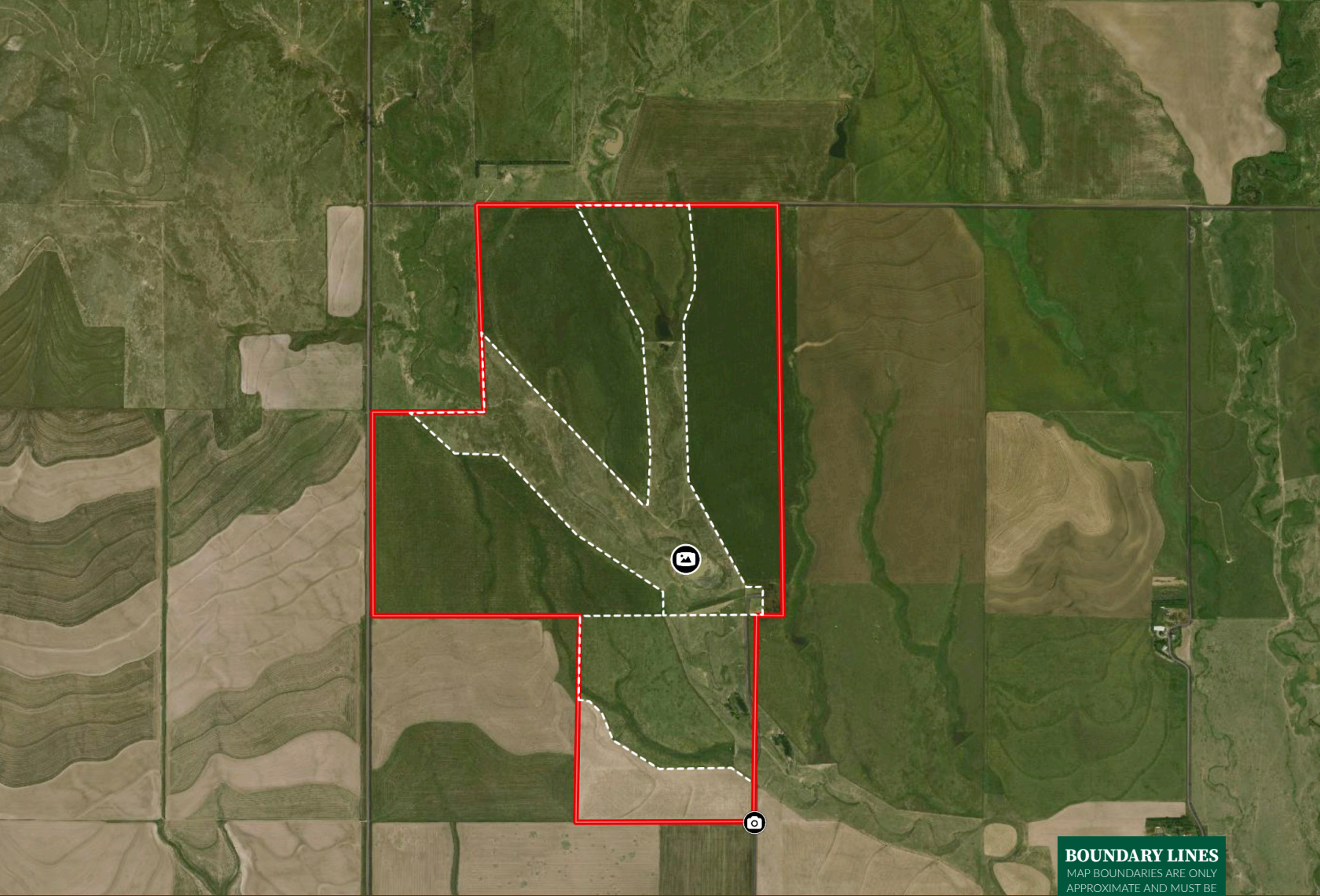


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





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

 Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Alex Birney

📍 Salesperson, Licensed in KS
 ✉️ ABirney@HaydenOutdoors.com
 📞 620.617.8317



Connor Williams

📍 Salesperson, Licensed in KS, MO, & OK
 ✉️ Connor@HaydenOutdoors.com
 📞 620.617.6300