



North Central Kansas Recreation

96.98 Acres

Osborne County, KS

\$335,000

HAYDEN  OUTDOORS.

North Central Kansas Recreation

TOTAL ACRES:

96.98

PRICE:

\$335,000

COUNTY:

Osborne County

CLOSEST TOWN:

Natoma, KS

Activities & Amenities:

Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Mineral Rights
Wooded
State Hunting Unit: 3

Land Details:

Address: 0 County Rd., Natoma,
Kansas 67651, USA
Closest Town: Natoma
Total Acres: 96.98
Zoning: Agricultural
Estimated Taxes: \$736.6 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

Location: +/- 96.98 acres located in Southwestern Osborne County, Kansas along Highway 18 and S 300th Ave. This parcel is 1 mile from the nearest town, Natoma, Kansas, where there is a grain elevator, gas stations, and other town amenities.

Legal: +/- 96.98 ACRES in SW4 of S07, T10, R15 W

Property Features

- Tillable acres: +/- 42 acres leased at \$50 per acre
- Current hay ground is leased on a 1/3-2/3 crop share
- Timber, Thickets, Native Grass, Creek Bottom: +/- 55 acres
- Highway 18 borders southern boundary
- Excellent build site location
- Electric runs along west county road adjacent to property
- 2023 Approximate Real Estate Taxes: \$736.60
- 1 mile West of the nearest town, Natoma, Kansas
- Yearly Rainfall: 24"
- Seller's mineral rights shall convey
- Only 4 miles north of the Saline River and 1/2 mile north of Paradise Creek
- Hunting Opportunities: Whitetail Deer, Turkey, Pheasant, Quail, & Predators
- 5 hours from Denver, CO/45 minutes from Hays, KS

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





Land

Properties like this one don't come around very often, and they don't last long when they do. This tract features +/- 42 acres of tillable dryland with the +/- 55 acre balance being a combination of a wet weather creek, mature timber and mature thickets, native grass habitat, and beautiful terrain and elevation changes! This area of Osborne County is well known for its trophy white-tailed deer, Rio-Grande turkeys, upland bird population, and this property has all the habitat and food sources to draw in and hold wild game. It is difficult to find everything this property offers in just 96 acres! The +/- 42 tillable acres are currently open with plans to plant to a spring crop. They also provide an excellent food source as well as some additional income for the landowner, with a cash rent lease of \$50 per acre per year. The wet weather creek supplies a great water source and is lined with mature timber. There are rubs, scrapes, and deer trails all throughout this tract. This tract offers multiple areas where you can put up your hunting sets and offers multiple hunting options for the avid outdoorsman. If you are looking for a high caliber Kansas hunting tract, give the listing agent a call today!

Recreation

Community Attractions: Only a 30 mile drive away, Wilson Wildlife Area encompasses over 8,000 acres of excellent public hunting opportunities, fishing, as well as other recreational activities including boating and camping. The 9,000 acre reservoir offers various types of quality fishing including striped bass, walleye, blue/channel catfish, white bass, black bass, largemouth and spotted bass, crappie, bluegill, and white perch. Also located in the Central Flyway, Wilson Lake is a major stopping point for the waterfowl species that migrate through this area during the winter months.

*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.








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

 Boundary



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