

Rice County 51 Hunting Haven

51.10 Acres | Rice County, KS | \$204,000



HAYDEN  OUTDOORS.

Rice County 51 Hunting Haven

TOTAL ACRES:

51.10

PRICE:

\$204,000

COUNTY:

Rice County

CLOSEST TOWN:

Geneseo, KS

Activities & Amenities:

Development Potential
Food Plots
Hunting - Predator/Varmint
Hunting - Turkey
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
State Hunting Unit: 6

Land Details:

Address: 1 HWY 4, Geneseo, Kansas
67444, USA
Closest Town: Geneseo
Total Acres: 51.10
Zoning: Agricultural
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$179.16 - 2023
Source of lot size: Appraiser

Property Summary:

Conveniently located with dirt road frontage on the west side and highway 4 frontage on the north end, this property provides easy access to the wonders of nature and the comforts of modern living. Whether you're seeking a peaceful homestead or a premier hunting retreat, this property promises a lifestyle of unparalleled tranquility and adventure.

Legal Description: 51.1+/- Acres of S05, T18, R07W in Rice County

Directions:

- From Geneseo, head east on KS-4 E for 1.5 miles and the property will be on the right.
- From Lyons, head north on KS-14 N and continue straight for 11 miles. Turn right onto KS-4 E towards Geneseo and continue straight for 4 miles. Then the property will be on your right.
- From Ellsworth, head south on KS-14 S and continue straight for 15 miles. Turn left onto KS-4 E towards Geneseo and continue straight for 4 miles. Then the property will be on your right.

Location/Populations

- 1.5 miles east of Geneseo, Kansas (Population: 231)
- 15 miles north of Lyons, Kansas (Population: 3,556)
- 20 miles southeast of Ellsworth, Kansas (Population: 2,992)
- Approximately 25 miles east of Cheyenne Bottoms Refuge
- Approximately 25 miles northeast of Quivira National Wildlife Refuge
- 40 miles northeast of Great Bend, Kansas (population: 15,000)
- 45 miles northwest of Hutchinson Regional Airport-Hutchinson, Kansas (population: 39,712)
- 90 miles northwest of Wichita, Kansas/Dwight D. Eisenhower International Airport (population: 395,699)





Land:

Step into your very own hunting and homesteading paradise with this extraordinary property. Boasting brand new heavy-duty fencing and a freshly installed water well powered by solar energy, sustainability and security are at the forefront. Cross fencing divides the property east to west, complemented by a newly constructed stock tank servicing both sides of the pasture. A seasonal waterway meanders through the landscape, enhancing its natural allure and functionality. The fertile soils are ideal for food plots or cultivating lush gardens, while the dense timber, a mix of hard and softwoods, provides sanctuary for wildlife and adds to the property's picturesque charm.

Wildlife thrives in this habitat, with deer populations comfortably settled and abundant game including turkey, quail, pheasant, and predators. Antler sheds, including an impressive set scoring over 165" + (depending on interior spread), testify to the richness of this hunting ground. Surrounded by cropland and conveniently accessible via a dirt road on the west side and highway 4 frontage on the north, this property offers both seclusion and convenience. Whether you're envisioning a homestead retreat or seeking a premier hunting property, this oasis has everything to fulfill your dreams. Don't miss out on this rare opportunity to own a piece of paradise where adventure, tranquility, and natural beauty converge.

Legal Description: 51.1+/- Acres of S05, T18, R07W in Rice County

Farm Data:

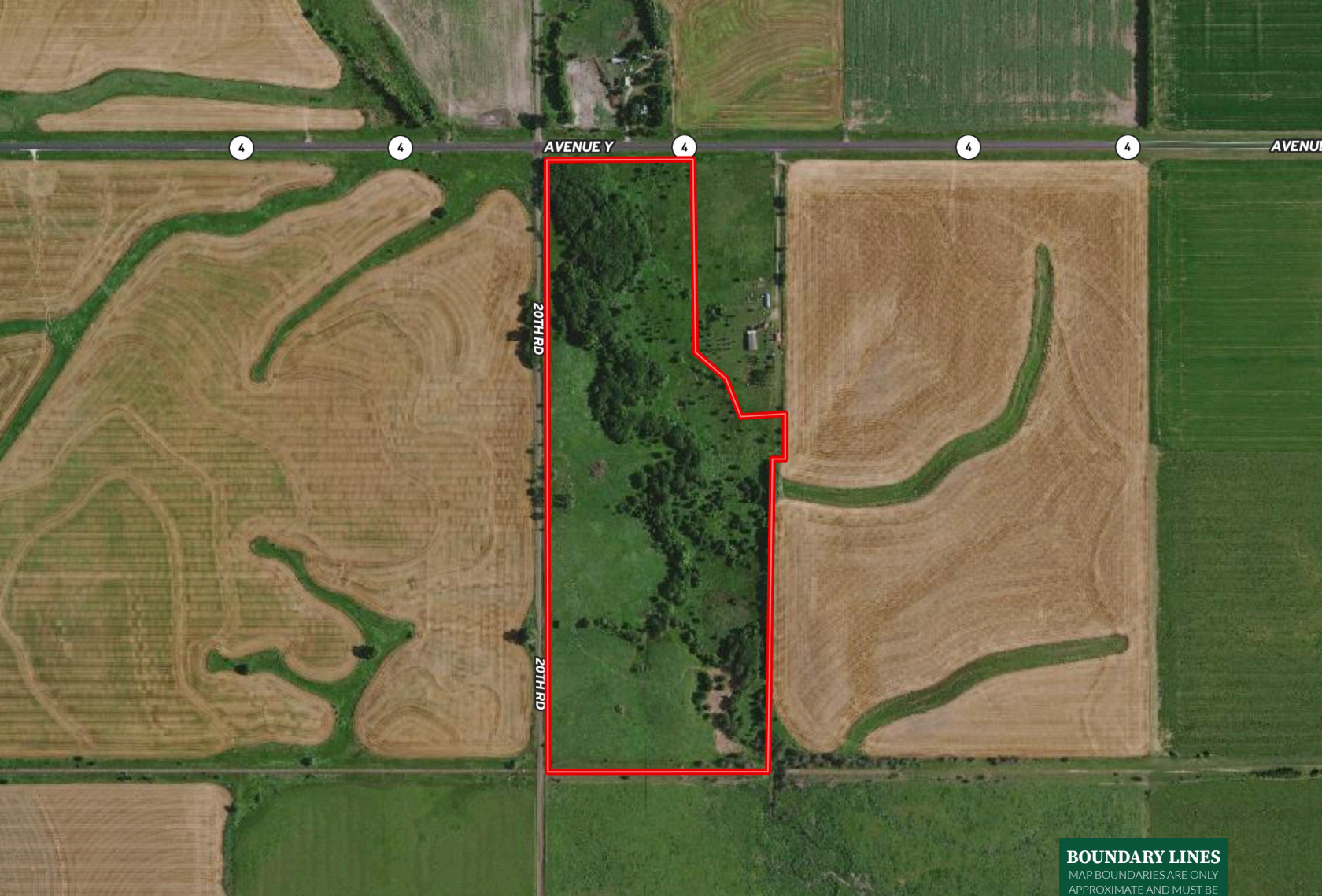
- 2023 Taxes: \$179.16
- State Hunt Unit: 6
- Average yearly rainfall: 27.6
- Closest Town: Geneseo

Community Attractions

- Cheyenne Bottoms Refuge- 41,000 acres of wetlands located in the Central Flyway. Critical stopping point for migratory birds
- Quivira National Wildlife Refuge
- Kanopolis Drive In Theatre-Ellsworth, KS
- Lyons Municipal Pool and splash pad

*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.

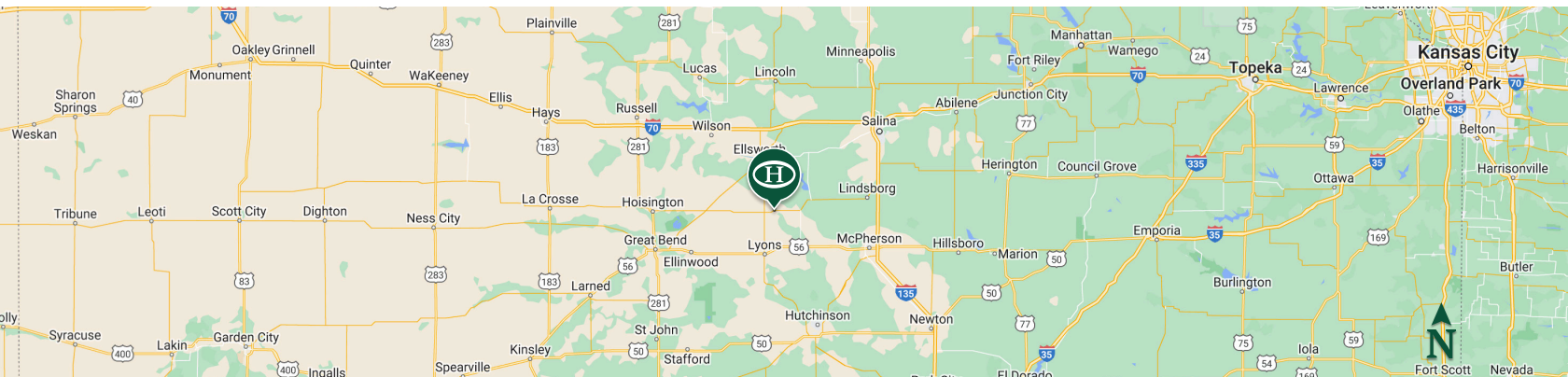




BOUNDARY LINES

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

 Boundary



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