

Stafford County Tillable, Oil, & Recreation

158.80 Acres

Stafford County, KS

\$410,000



HAYDEN  OUTDOORS.

Stafford County Tillable, Oil, & Recreation

TOTAL ACRES:

158.80

PRICE:

\$410,000

COUNTY:

Stafford County

CLOSEST TOWN:

Zenith, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Mineral Rights
Pond/Lake
Wooded

Land Details:

Address: 00000 NE 20TH ST,
Stafford, Kansas 67578, USA
Closest Town: Zenith
Total Acres: 158.80
Zoning: Agricultural
Mineral Rights: Yes
Estimated Taxes: \$1,185.98 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

This property is located 1.5 miles north of Zenith, KS along the Zenith blacktop, 1.5 miles north of Hwy 50, and 1.5 miles north of the Zenith grain elevator. Located at the intersection of NE 140th Avenue & NE 20th Street in Stafford County.

Legal Description: S11, T24, R11, Acres 158.8, Ne4 Less Rd R/W

Property Features

- +/- 158.8 acres
- Sellers mineral rights shall transfer, believed to be 100%
- Excellent access from blacktop
- Class 2 & 3 soils with minimal slope throughout
- Electric borders on the north side
- Thick mature shelter belt
- 4 acre wetland area
- Annual Rainfall Averages: 27-28'
- 1.5 miles north of Highway 50 and Zenith, KS
- Hunting opportunities: Deer, Turkey, Quail, Pheasants, & Waterfowl
- 2023 Taxes - \$1,185.98

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





Land

Presented is an excellent agricultural and recreational opportunity, encompassing a total of +/-158.8 acres. Approximately 147 acres are comprised of fertile, mostly flat, and highly productive tillable farmland with class 2 & 3 soils. The balance consists of +/- 8 acres of a mature wooded shelterbelt as well as a +/- 4 acre shallow pond/wetland area on an average rainfall year. This superb property is highlighted by its rich soils, terrain, and excellent wildlife habitat & opportunities. The thick shelterbelt is perfect for holding white-tailed deer and upland game including pheasants and quail. When the wetland area is full of water, this property is sure to attract multiple species of waterfowl being only 6 miles south of Quivira National Wildlife Refuge. This area of Kansas is well known for its trophy whitetails, outstanding waterfowl hunting, Rio-Grand turkeys, and incredible upland bird hunting. The shelterbelt is loaded with rubs, scrapes, and deer trails as you walk through it.

About half of the tillable acreage is designated for a winter wheat crop. Crop rotations in the past have included corn, milo, soybeans, and wheat. The soil quality on this property is excellent, consisting of all Class 2 & 3 soils. Access to this farmland is also very convenient, with a county road running along the north side as well as a blacktop bordering the east side of the property. Currently operated under a 1/3-2/3 share crop agreement with the farm tenant, this property offers a reliable source of income for landowners. Additionally, there is an oil well on site that brings in additional income for the property (Call the listing agent for more details).

With its flat and fertile terrain, crop diversity, and favorable location to grain markets, along with Kansas hunting opportunities, this is an asset that promises both productivity as well as convenience. Whether you're an established farmer, an investor seeking an addition to your portfolio, or someone looking for a perfect location to build a new home, this is one farm you won't want to miss! Contact the listing agent for information.

*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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