

# Pawnee Co. Farmland - Griffith

156.13 Acres | Pawnee County, KS | \$365,000



HAYDEN  OUTDOORS.



# Pawnee Co. Farmland - Griffith

TOTAL ACRES:

156.13

PRICE:

\$365,000

COUNTY:

Pawnee County

CLOSEST TOWN:

Rush Center, KS

## Activities & Amenities:

Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Upland Birds  
Income Producing  
Mineral Rights  
Water Rights  
State Hunting Unit: Kansas Whitetail Unit 5

## Land Details:

Address: Y County Road , Rush  
Center, Kansas 67575, USA  
Total Acres: 156.13  
Deeded Acres: 0.00  
Leased Acres: 0.00  
Zoning: Agricultural  
Tillable/Crop/Orchard Acres: 152.76  
Mineral Rights: Yes  
Seller is believed to own mineral rights  
and they shall transfer to Buyer.  
Include Business?: Yes  
Income Type: Farming  
Estimated Taxes: \$1,320.8 - 2023  
Source of lot size: Other

## About This Property

This Pawnee County, KS high quality production farm land is for sale for the first time in generations. With more than 90% of the property holding Class 2 soils, this farm land has a proven history of good yields and solid returns. This is your chance to add to your current holdings or purchase as an investment.

## Land

The property has a total of 156.13 acres and 152.76 of FSA determined tillable acres. Positioned just one-half mile west of Hwy 183, the property is easy to get to and maintain. The property is currently partially planted to wheat and the northern portion is currently in milo stocks.

## Soil Details:

74.54% CLASS 2 – Harney Silt Loam with 1% to 3% slopes

16.11% CLASS 2 – Harney Silt Loam with 0% to 1% slopes

9.34% CLASS 3 – Harney Silty Clay Loam with 1% to 3% slopes







## Recreation

Pheasants, small game and coyotes can be hunted on this parcel. Whitetail deer can also travel through or bed down in this parcel.

## Agriculture

The Sellers have owned this parcel for many years and have managed it from afar on a crop share agreement with a local, long-term tenant. The tenancy is currently “crop to crop” and could be available for you to get your own crop in the ground during the next planting season.

## Water/Mineral Rights & Natural Resources

Both Water Rights and Mineral Rights are believed to be 100% owned by Seller and will transfer to Buyer at closing.

## Region & Climate

Pawnee County, Kansas experiences all four seasons throughout the year. The county averages 25 inches of rain each year, along with 16 inches of snow as well. The sun shines a total of 237 days per year, on average.

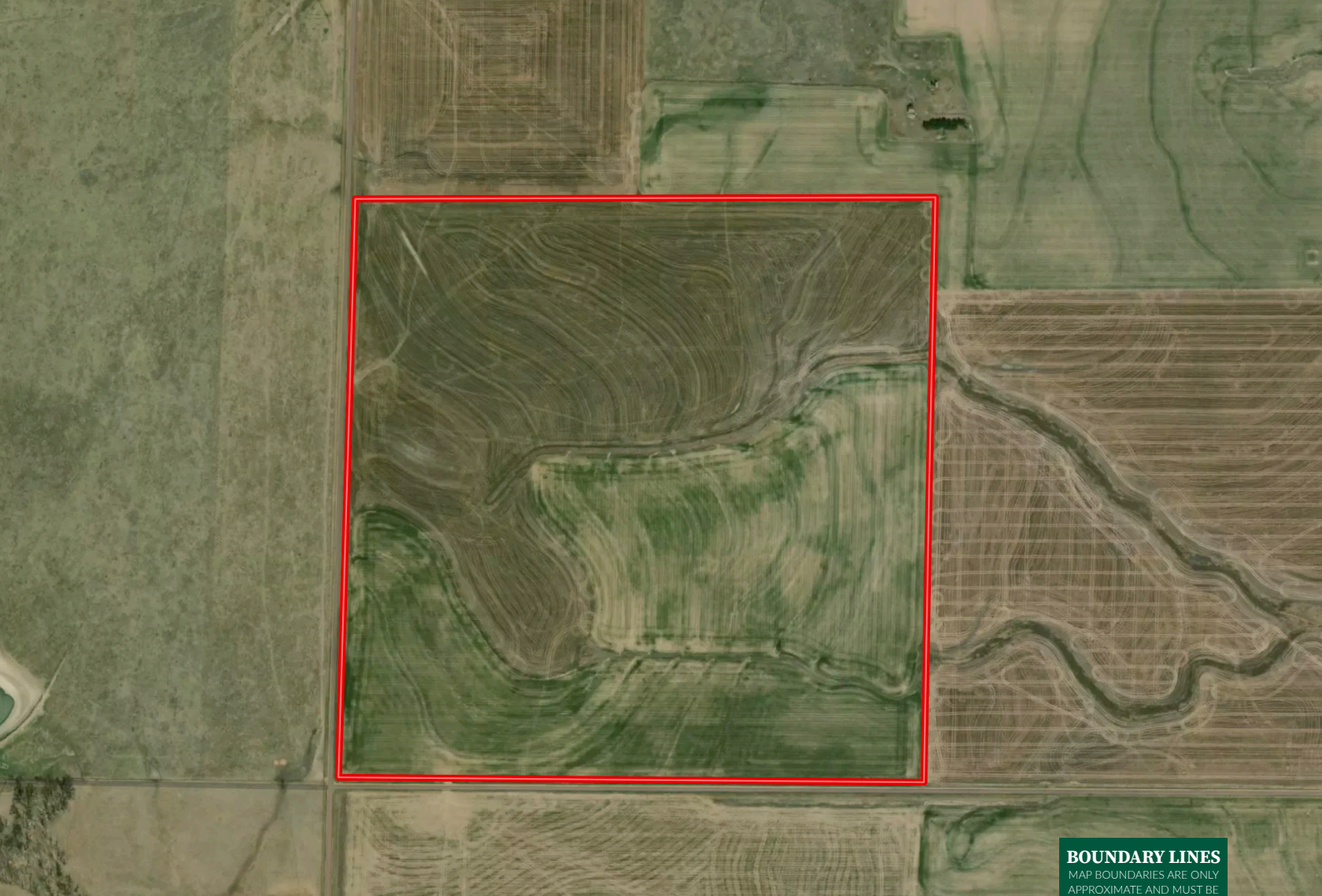
## Location

This property is located in northern Pawnee County, Kansas only one-half mile south of the Rush County, Kansas line.

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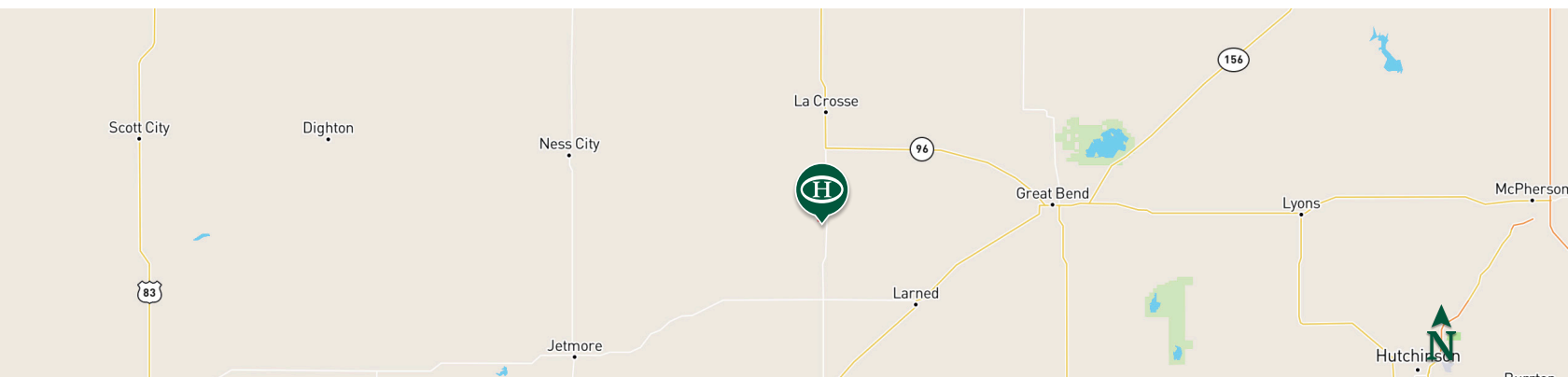






 Boundary

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



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