

Stafford County Cropland & Pasture

156.04 Acres | Stafford County, KS | \$273,000



HAYDEN  OUTDOORS.

Stafford County Cropland & Pasture

TOTAL ACRES:

156.04

PRICE:

\$273,000

COUNTY:

Stafford County

CLOSEST TOWN:

Stafford, KS

Activities & Amenities:

Cattle/Ranch
Farm/Crops/Ag
Hunting - Predator/Varmint
Income Producing
Mineral Rights
Pond/Lake

Land Details:

Address: 00000 NE 90TH AVE,
Stafford, Kansas 67578, USA
Closest Town: Stafford
Total Acres: 156.04
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Mineral Rights: Yes
Estimated Taxes: \$880.62 - 2023
Source of lot size: Assessor/Tax Data

About This Property

This Stafford County Cropland & Pasture tract is 5 miles north of Stafford, KS, along the NE 90th Ave, 1/2 mile south of the NE 70th St Blacktop.

Legal Description: S18, T23, R11, Acres 156.04, Lot 3 4 & E2 Sw4 Less Rd R/W

Land

This quarter section consists of +/-156 acres in total, consisting of +/-37 acres of class 2 dryland soils, with the +/-119 acre balance being fenced pasture land. Wheat, rye, and soybeans have been the primary crops planted in recent seasons. The dry land acres are under a 1/3-2/3 share crop agreement with a credible and steadfast farm tenant, providing a reliable income stream that can be maintained if desired. The pasture acres are fully fenced and include a small pond area along the northern boundary, just under ½ acre pond toward the center of the property, a wet weather creek bed along the NE property line, as well as a large livestock tank operated with a solar well. The pasture is contained by a 5 strand barbed wire fence all the way around, giving a cattleman a turn-key cattle grazing property. With today's record cattle prices, the opportunity for a ready-to-go grazing property could help relieve some stress from your other grazing pastures or offer an excellent overflow option.

With convenient access via a county road and electricity along the west side, this tract is well-suited for additional utility hookups or water wells. Ideally situated just 1 mile from the Stafford, KS blacktop, 5 miles north of the Stafford grain elevator, and ½ mile south of the NE 70th St. blacktop, this location ensures quick and easy access to essential amenities and services. Give the listing agent a call today!





Property Features:

+/-37 acres of cropland with Class 2 soils with level terrain

Mineral rights shall convey

County road and electric on west side

1/2 mile from blacktop

5 miles north of Stafford, KS

Cropland is currently leased on a year-to-year 1/3-2/3 share crop agreement

Pasture is currently rented on a year to year agreement paying \$2,000 per grazing season

Annual Rainfall Averages: 27-28"

85 Miles to Wichita Airport

2023 Taxes – \$880.62

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





 Boundary

BOUNDARY LINES

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



Connor Williams

📍 Salesperson, Licensed in KS, MO, & OK

✉ Connor@HaydenOutdoors.com

📞 620.617.6300


**HAYDEN
OUTDOORS.
REAL ESTATE**

