

Elm Creek 76

76.76 Acres | Jewell County, KS | \$323,006



HAYDEN  OUTDOORS.

Elm Creek 76

TOTAL ACRES:

76.76

PRICE:

\$323,006

COUNTY:

Jewell County

CLOSEST TOWN:

Mankato, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Income Producing

Land Details:

Address: 000, Mankato,
Kansas 66956, USA
Total Acres: 76.76
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 66.94
Source of lot size: Assessor/Tax Data

About This Property

At 76.76 acres, this farm has 67.81 acres of dryland crop ground and 8.95 acres in creek bottom and trees that provide additional recreational opportunities.

Land

With both the West and South roads being an all weather rock road, access to the property is not hindered. The majority of this farm lies flat and is made up of New Cambria Silty Clay, Geary Silty Loam, Arno, Roxbury, and Harney Silt Loam soils.

Recreation

The farm ground is elevated on the West side above Elm Creek which acts like a natural break and travel corridor for traveling deer. Gradually sloping up out of the creek to the East of the creek you will find another cluster of trees along the South road while the rest of the farm flattens out. The small group of trees would be a great place to hide a vehicle or provide opportunities for stand locations in an elm, hackberry, cottonwood, or oak tree.





Location

From Ionia, KS: drive 2.5 miles N (on K-128) and 1.5 miles E

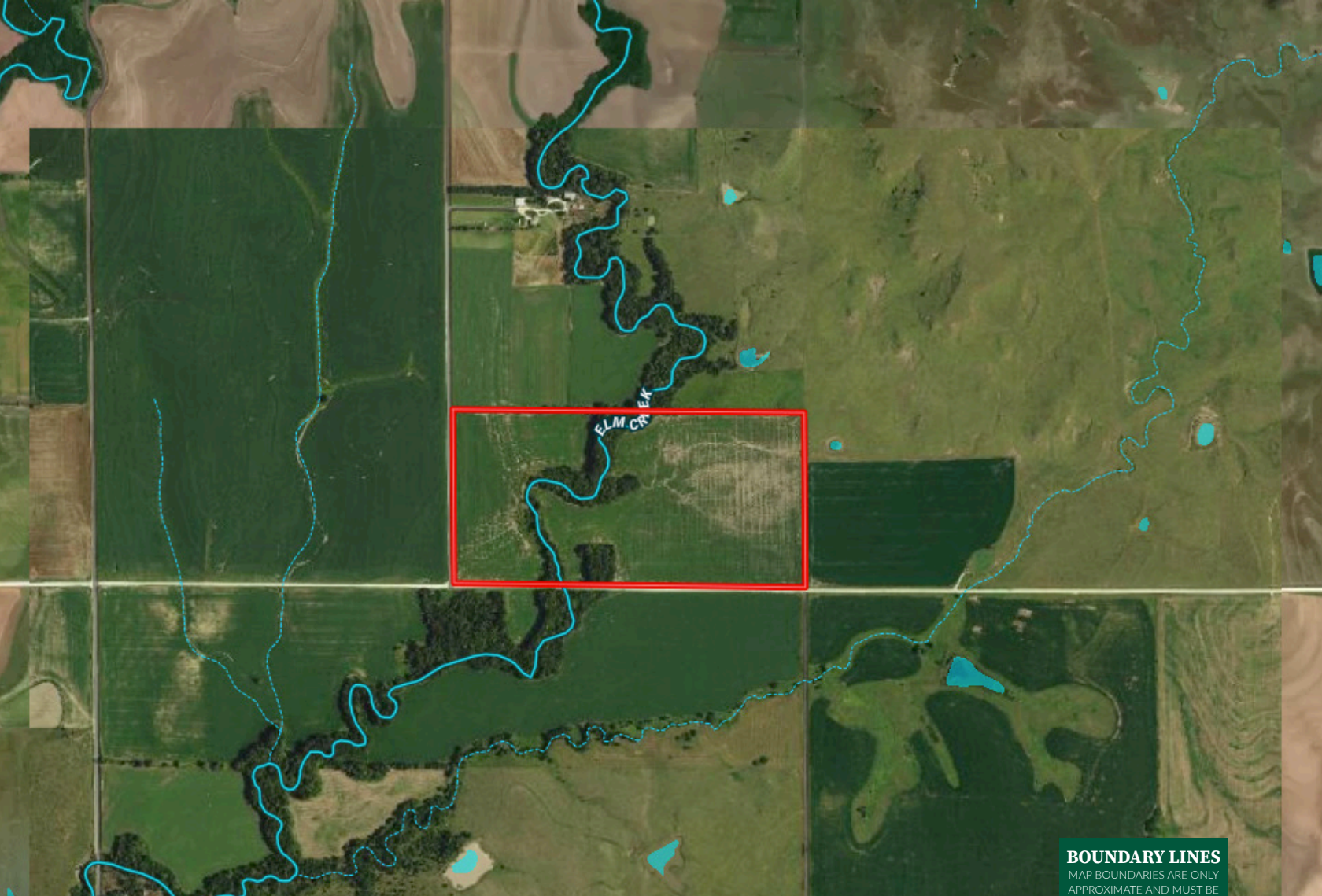
From Mankato, KS: drive 7 miles W, then 6 miles S (on K-128), and 1.5 miles back to the E.

From Glen Elder, KS: drive 12 miles N on K – 128 and 1.5 miles E

Please contact the listing agent to set up a time to view the property as it is shown by appointment only

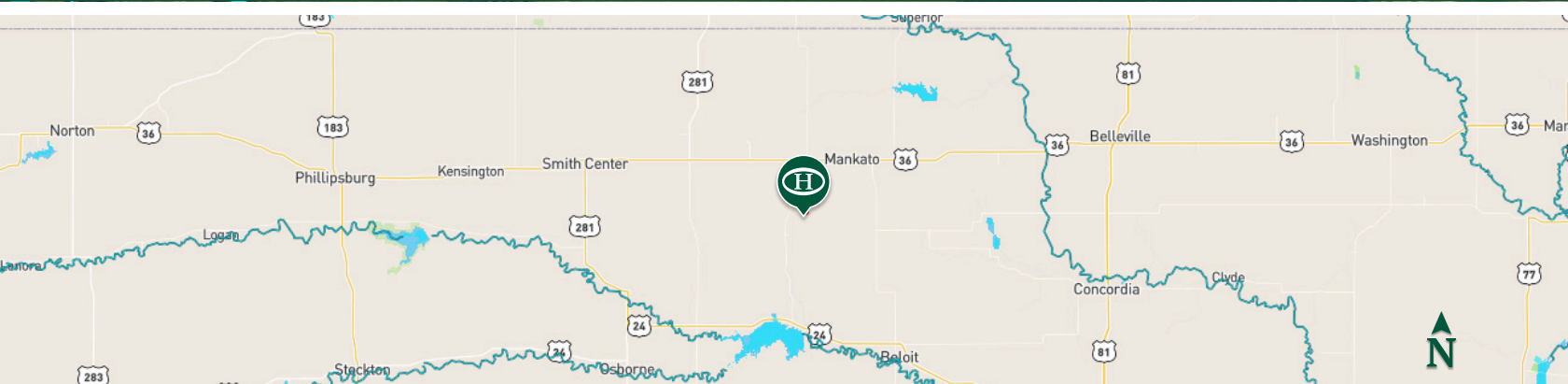
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 Boundary

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



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