

Ionia 233

233.18 Acres | Jewell County, KS | \$962,565



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road

Cattle/Ranch

Farm/Crops/Ag

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Upland Birds

Income Producing

Outbuilding/Barn/Shed/Shop

Land Details

Address: 000, Mankato, Kansas 66956, USA

Total Acres: 233.18

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 176.41

Pasture Acres: 56.77

Source of lot size: Assessor/Tax Data

Building Details

Outbuildings: 1

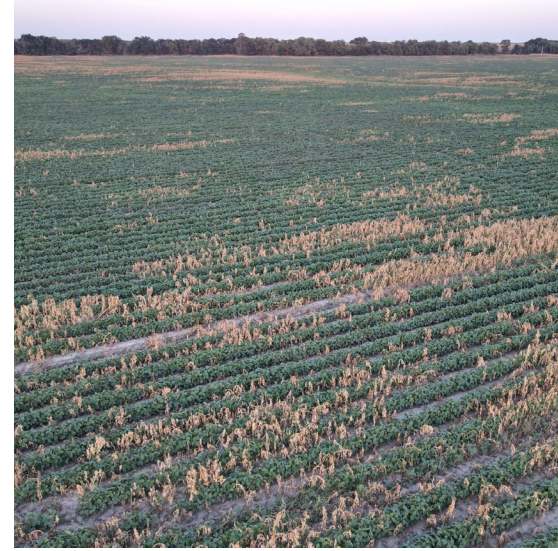
Types of Outbuildings: Shed



About This Property

This farm consists of 233.18 total acres with roughly 47 acres of native grass with a few scattered trees on the very North end of the property. Dry crop ground makes up 179.13 acres and the remaining 9 acres are comprised of an old farmstead, a tree line, and creek bottom ground that crosses through the crop ground in opposing corners. Access is provided by a rock road along the South end of the property with dirt roads along the East and North.





Agriculture

The crop ground is made up of predominately Roxbury silt loam and Harney (1-3%) & Harney – Corinth soils (3-7%). The native grass area is also made up of the same Harney & Harney – Corinth soils. This farm is mostly flat ground and once you are on the North side of the tree line it has a gradual incline going to the North end of the property.

In the past, the native grass pasture has been hayed by the tenant. The farmstead located in the NE corner of the South quarter has a 50' x 80' dirt floor shed and there is power up to this location across the road.

Location

This farm is located SE of Ionia, KS.

From:

Ionia, KS: drive South on K-128 for 2.5 miles, then go 1 mile E

Mankato, KS: drive West on 36 to K-128 (7 miles), then South 11 miles, and then 1 mile E

Glen Elder, KS: drive North 7.5 miles on K-128, then 1 mile E

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









Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

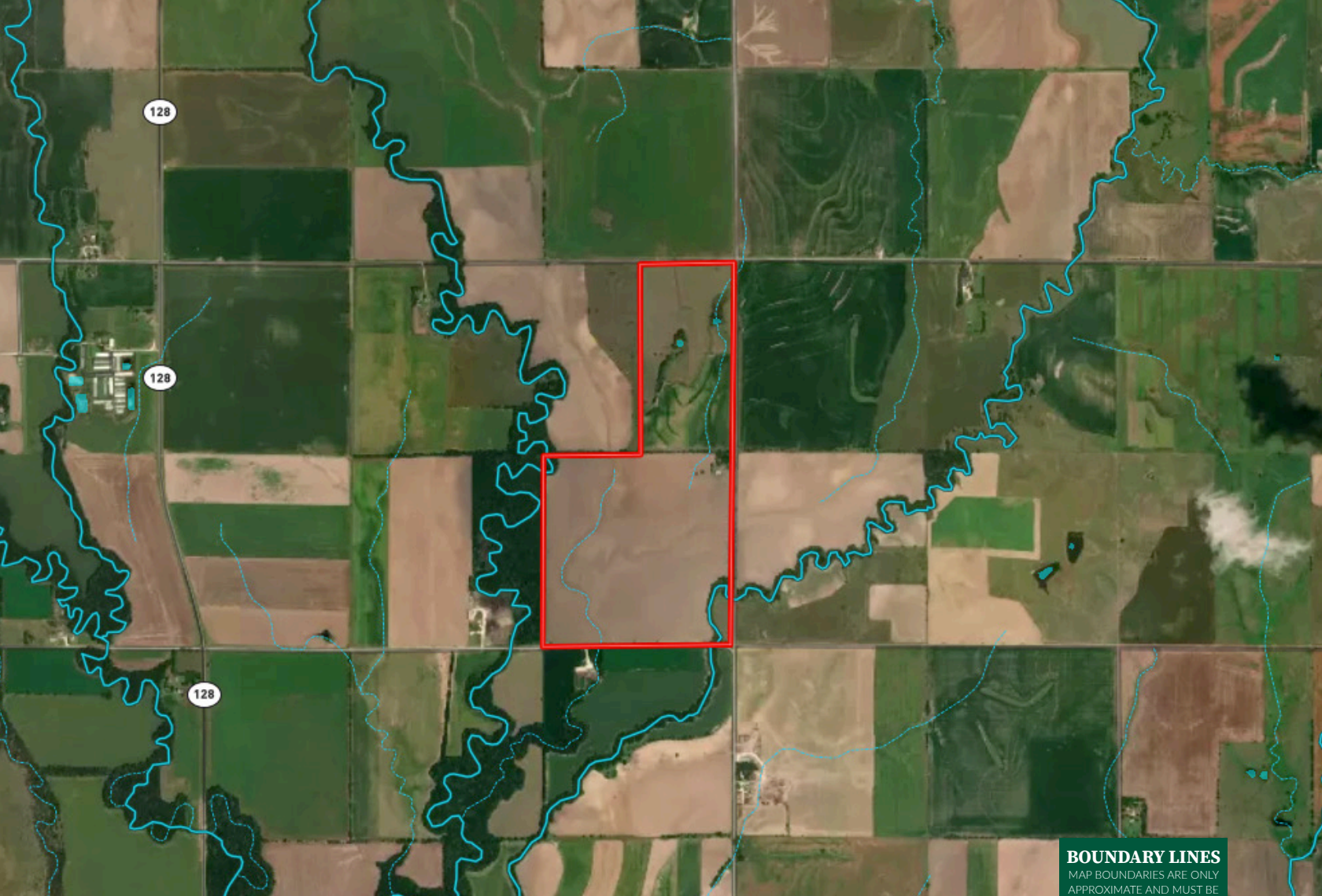


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

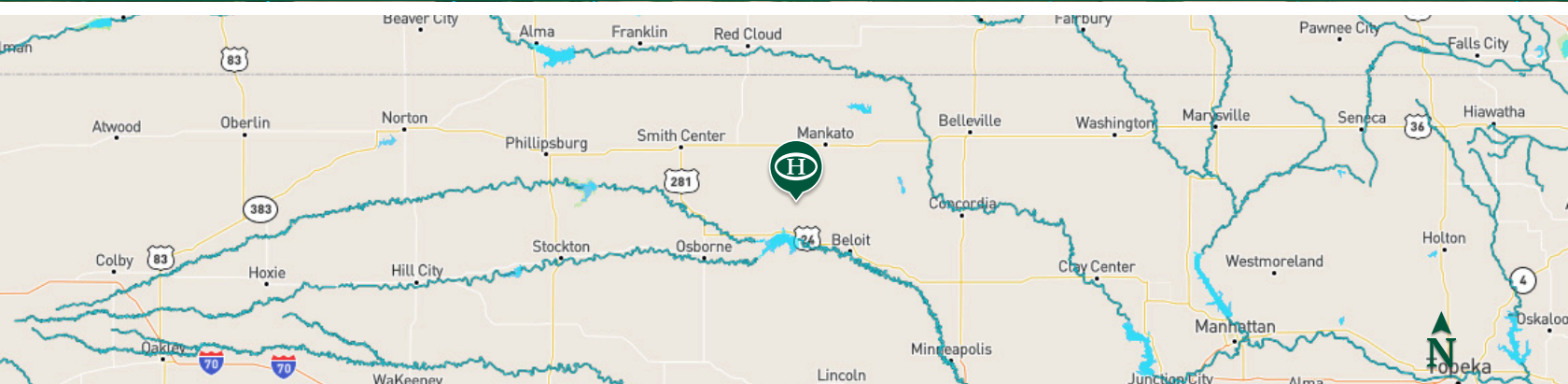
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary



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