

Pawnee County 155

155.68 Acres

Pawnee County, CO

\$310,000



HAYDEN  OUTDOORS®

Pawnee County 155

TOTAL ACRES:

155.68

PRICE:

\$310,000

COUNTY:

Pawnee County

CLOSEST TOWN:

Larned, KS

Activities & Amenities:

Cattle/Ranch
Development Potential
Farm/Crops/Ag
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Mineral Rights
State Hunting Unit: 5

Land Details:

Address: 1234 CO Rd, Larned,
Kansas 67550, USA
Closest Town: Larned
Total Acres: 155.68
Zoning: Agricultural
Mineral Rights: Yes
Estimated Taxes: \$764.28 - 2024
Source of lot size: Appraiser

Property Summary

This 155.68-acre tract in Pawnee County, Kansas, is a productive and versatile piece of farmland with excellent access and more than half Class 2 soils and an average NCCPI of 66.36. Featuring terraced cropland, natural waterways, and areas of timber and grass, it's a great investment for farming or outdoor recreation.

Land

This exceptional cropland property in Pawnee County, Kansas, offers 155.68 acres of prime agricultural land, ideal for expanding your farm or cropland portfolio. The land features well-maintained terraces and a waterway system, ensuring effective use of precipitation for crops while managing excess runoff. With 150.98 acres of productive cropland and additional areas of waterways and grass, the property provides a balanced environment for farming and wildlife habitat. Two small pockets of timber attract deer, while the grass and waterways offer excellent cover for pheasants and quail, creating potential hunting opportunities for outdoor enthusiasts.

Conveniently located near highways and blacktop roads, the property offers easy access to grain markets, enhancing its practicality and value. Boasting quality soils and priced to sell, this beautiful cropland is ready for its next owner. Additionally, 54.18% of mineral rights will transfer to the buyer at closing, and there are currently no crops planted, presenting immediate opportunities for use.

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

Legal Description: SW4 of S11, T21, R17, Acres 155.68 in Pawnee County

Crop	APH
Wheat	63
Corn	94
Grain Sorghum	89

Soils: Primarily Class 2 and 3

- Harney silt loam, 0 to 1 percent slopes: 74.78 Acres
- Harney-Uly complex, 3 to 6 percent slopes, eroded: 69.28 Acres
- Harney silt loam, 1 to 3 percent slopes: 11.53 Acres





Statistics:

- 2023 Approximate Real Estate Taxes: \$764.28
- State Deer Hunting Unit: 5
- Average Yearly Rainfall: 24"
- Closest Town: Larned
- School District: Fort Larned USD 495

Directions:

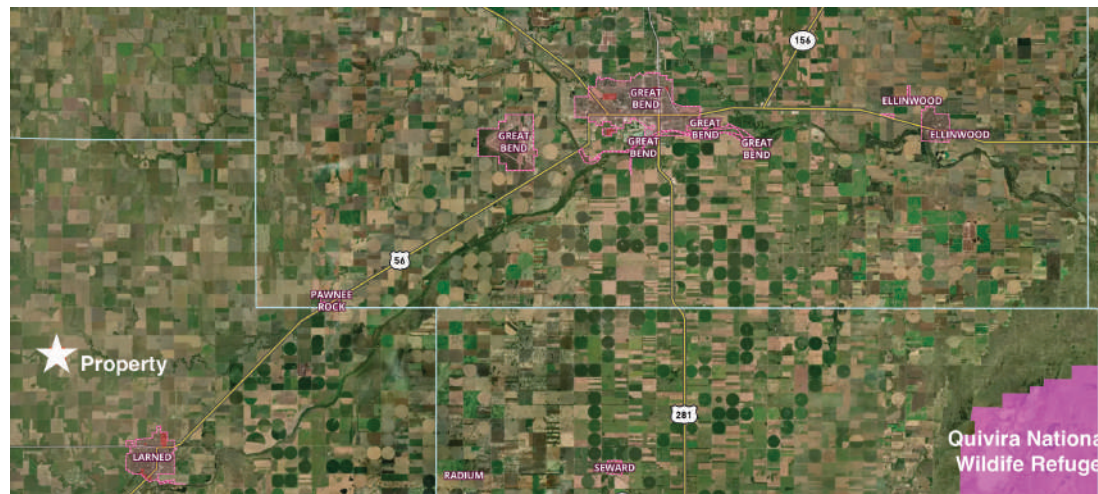
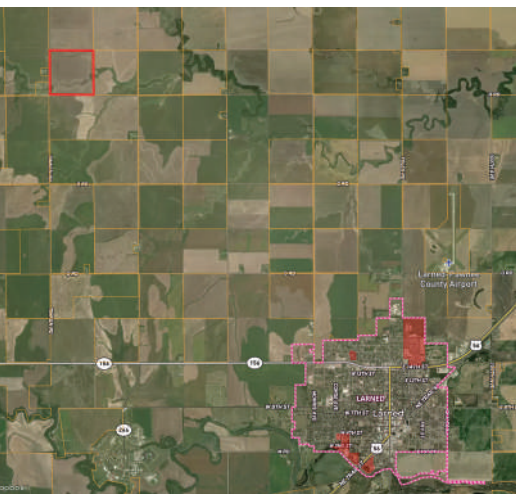
From Larned, head west on KS-156 Hwy for 3 miles and turn right onto 150th Ave. In 3 miles, the property will be on your right.

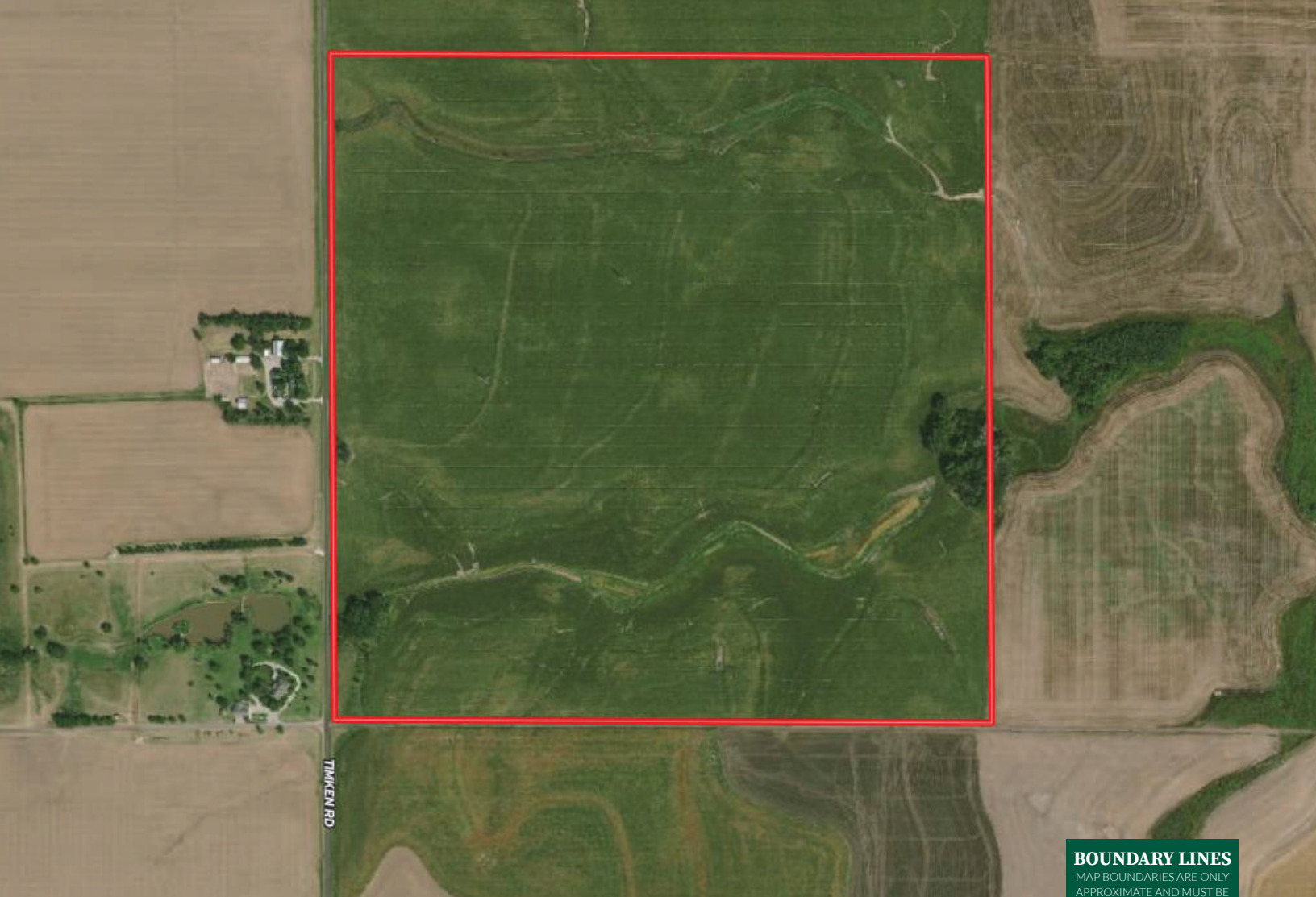
Location/Population:

- 6.5 miles northwest of Larned, KS (Population: 3,675)
 - » Fort Larned National Historic Site
 - » Larned State Theater
- 30 miles southwest of Great Bend, KS (Population: 14,372)
 - » Cheyenne Bottoms Wildlife Refuge, one of the most crucial migration points for waterfowl in Central America.
 - » Brit Spa Zoo and Wetlands Waterpark
- 70 miles northeast of Dodge City, KS (27,514)
 - » Boot Hill Casino and Resort
 - » Boot Hill Museum



**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.*

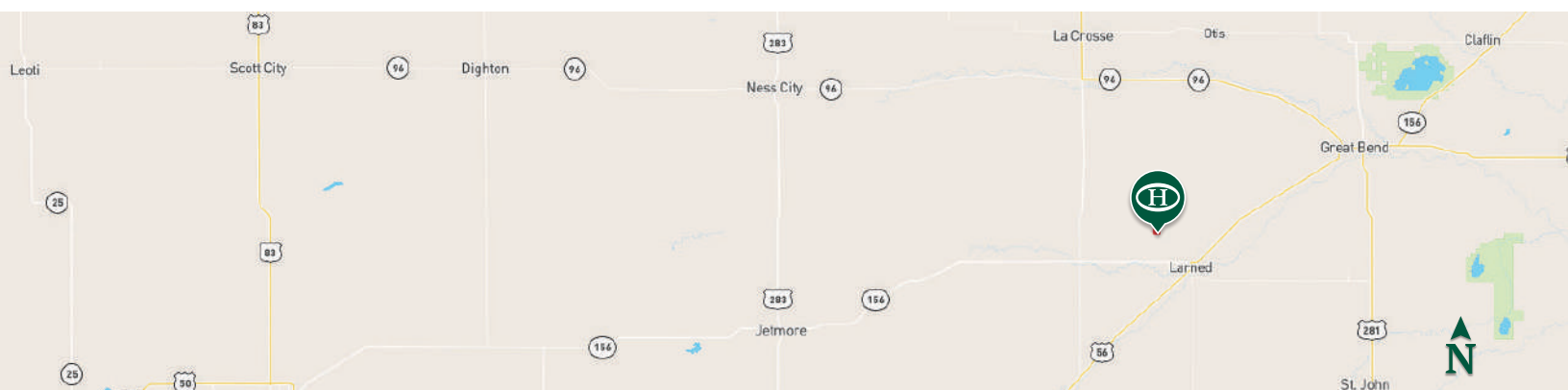




BOUNDARY LINES

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

 Boundary



JC Bosch

📍 Salesperson, Licensed in AR, KS, WY, & OK
Auctioneer

✉ JC@HaydenOutdoors.com

📞 620.282.9572


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