

Stafford County Dryland 152

152.35 Acres | Stafford County, KS | \$380,000



HAYDEN  OUTDOORS.

Stafford County Dryland 152

TOTAL ACRES:

152.35

PRICE:

\$380,000

COUNTY:

Stafford County

CLOSEST TOWN:

Great Bend, KS

Activities & Amenities:

Farm/Crops/Ag

Land Details:

Address: 123 NW 200TH ST, Great Bend, Kansas 67530, USA

Closest Town: Great Bend

Total Acres: 152.35

Zoning: Agricultural

Estimated Taxes: \$676.34 - 2024

Source of lot size: Assessor/Tax Data

Property Summary

Stafford Cropland Quarter is located 7 miles south of Great Bend KS, at the corner of NW 10th Ave and NW 200th St, 1 mile west of Highway 281.

Legal Description: S08, T21, R13, ACRES 152.35, NE4 LESS S 470(S) OF E 470(S)

Land

This dry land quarter section consists of +/-152 acres of class 2 & 3 soils throughout, currently with about +/- 80 acres planted to a winter wheat crop. Wheat and soybeans have been the primary crops planted and harvested in recent seasons. The property is currently open for immediate possession, with last years farm tenant being able to harvest the current wheat crop planted. The sellers mineral rights are negotiable with the sale, and in 2024 the oil production totaled 625 barrels of oil. For the outdoorsman, the property was littered with deer tracks, and there are healthy populations of pheasants and quail in the immediate area. Additionally, this property lies between Cheyenne Bottoms Wildlife Area and Quivira National Wildlife Refuge. These central flyway wildlife refuges and the surrounding areas see hundreds of thousands waterfowl each and every year! With convenient access via a county road on the north and east sides and electricity lines adjacent to the property, the land is well-suited for future development or a potential build site. Ideally situated just 1 mile from Highway 281 and 7 miles south of Great Bend, this location ensures quick and easy access to essential amenities and services.





Land

Whether you are an experienced farmer aiming to expand your acreage or an investor searching for premium agricultural land with Kansas hunting to boot, this property offers an outstanding opportunity. Its fertile farmland, strategic location, and proximity to key resources make it a premier piece of Kansas real estate. Don't miss out on the opportunity to own this exceptional property!

Property Features:


- +/-152 acres of cropland with Class 2 & 3 soils with mostly level terrain
- Mineral rights are negotiable (Seller's believe to own 50% of the mineral rights)
- County road on the north and east sides
- 1 mile from HWY 281
- 7 miles south of Great Bend, KS
- Unplanted cropland is open for immediate possession
- Electricity lies adjacent to property
- Annual Rainfall Averages: 27-28"
- 2024 Taxes – \$676.34

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

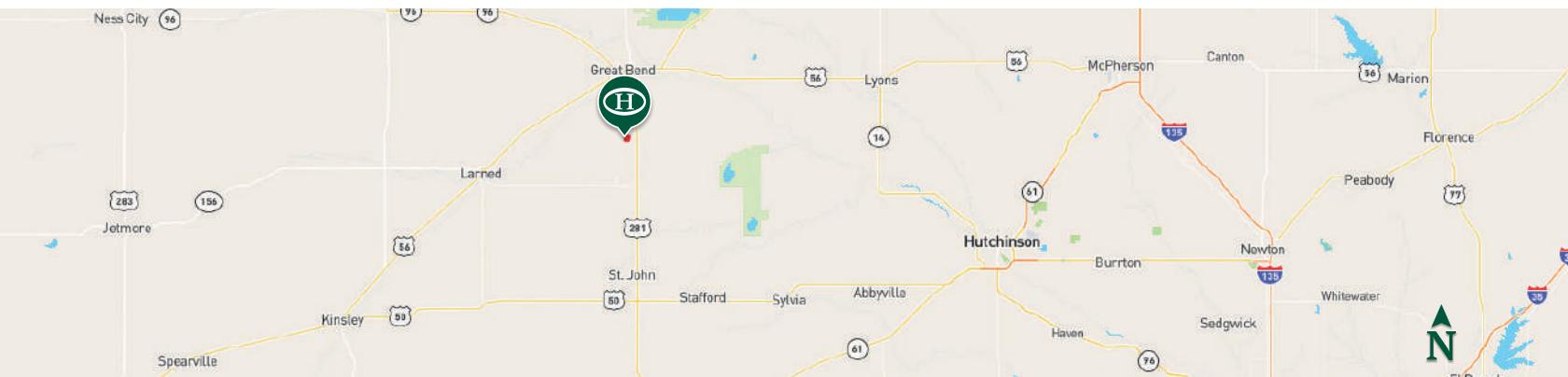
*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items 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

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Connor Williams

📍 Salesperson, Licensed in KS, MO & OK
✉ Connor@HaydenOutdoors.com
📞 620.617.6300

Alex Birney

📍 Salesperson, Licensed in KS
✉ ABirney@HaydenOutdoors.com
📞 620.617.8317

