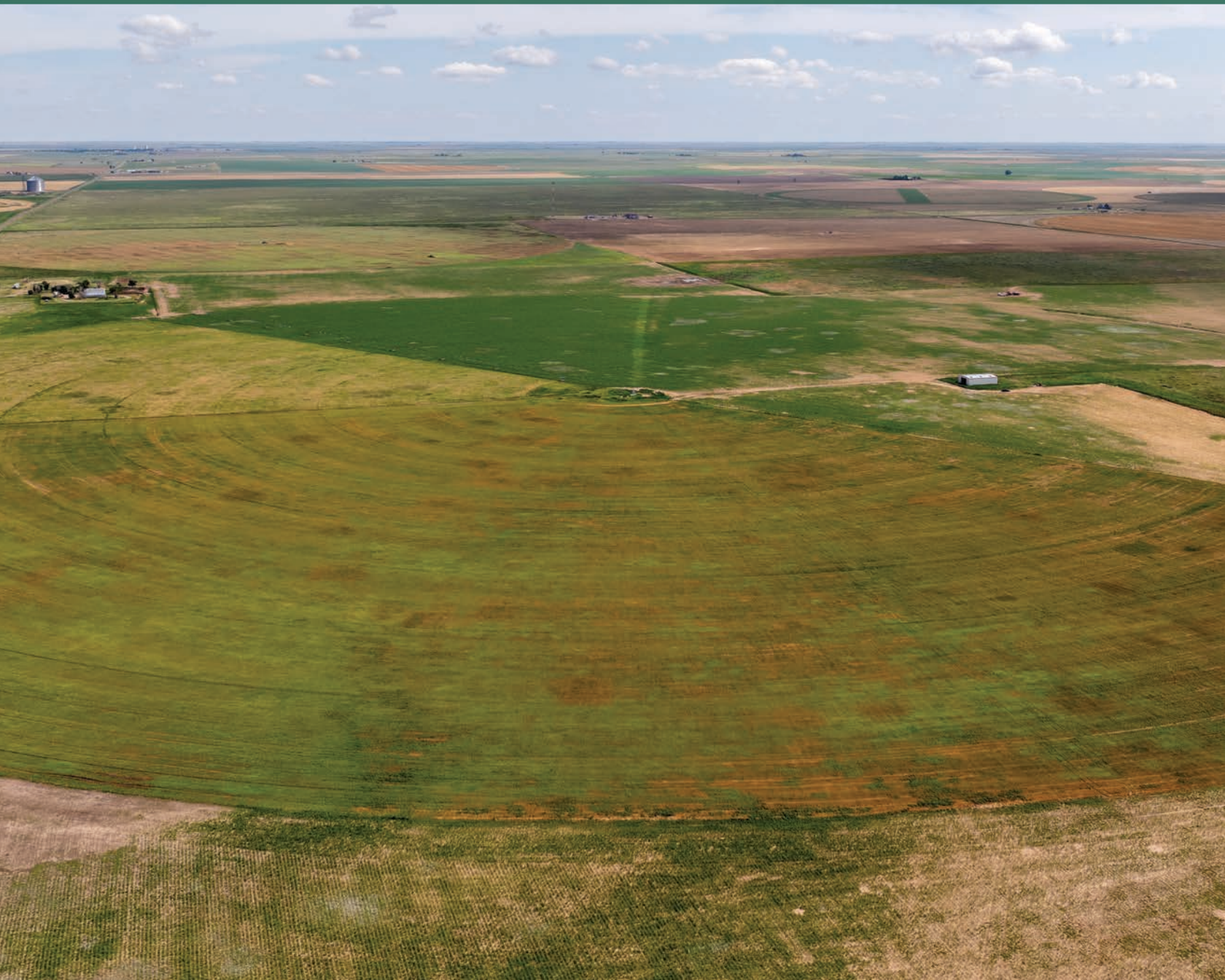


Kallenbach Irrigated Farm

566.00 Acres | Morton County, KS | \$2,166,000



HAYDEN  OUTDOORS.

Activities & Amenities

Cattle/Ranch

Farm/Crops/Ag

Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl

Irrigation

Outbuilding/Barn/Shed/Shop

Water Rights

State Hunting Unit: 18

Land Details

Address: 1 24 Rd, Rolla, Kansas 67954, USA

Closest Town: Rolla

Total Acres: 566.00

Zoning: Agricultural

Water Rights: Yes

Estimated Taxes: \$4,518.3 - 2024

Source of lot size: Assessor/Tax Data



About This Property

Hayden Outdoors Real Estate is pleased to offer Kallenbach Farms, an exceptional 566± acre property located in Morton County, Kansas. This productive farm features approximately 300 acres under center pivot irrigation, +/- 235 dry land tillable acres, two separate equipment buildings, livestock tanks, and the opportunity for big game and upland birds!





Land

Kallenbach Irrigated Farm is a productive, contiguous property sure to catch the attention of many, from investors, hunters, and farmers alike. 566+/- contiguous farming acres with approximately 300 acres currently under center pivot irrigation, +/- 235 acres of dry land tillable, and the balance consisting of the homestead, additional equipment building, and native grasses. Offering both irrigated and dryland tillable acres of productive soils gives this property a lot of agriculture opportunities. There are currently +/- 430 acres currently planted to milo, with the open ground to be planted to either alfalfa or triticale this fall. This property features a 7 tower Zimmatic irrigation pivot as well as an additional 9 tower Zimmatic irrigation pivot that both run off of natural gas. There is electric infrastructure/riser already in place should an operator wish to install an additional 5 tower pivot sprinkler. With the large quantity of water rights that come with the land, additional irrigated acres could be added. The current milo crop will pass with the land to the buyer depending on the timing of closing.

Additionally, this property features two separate shop/utility buildings with concrete floors (40'x62' and 40'x50'), it is well-equipped for machinery storage, maintenance, or workspace needs. The property includes blacktop access and is conveniently located near grain elevators, providing ease for hauling and logistics. The property also comes with 1,200 gallons of free natural gas annually to service the homestead, a rare and cost-saving benefit.

For livestock operations, the land includes heavy-duty catch and sorting pens, a large centrally located stock tank for grazing cattle, and several natural playas that provide additional water catch areas for wildlife. A domestic water well services the homestead, while a private pipeline delivers natural gas to the irrigation motor. The irrigation well has been recently upgraded with new bearings, a new pipe joint, and a reworked gear head. It was tested and is currently pumping a reliable 450–550 GPM.





Recreational opportunities include antelope, mule deer, pheasant, quail, and prairie dogs. The diverse terrain and natural water features provide excellent cover and forage for wildlife, making this property a sportsman's destination and a working operation in one. Whether you're looking for a productive ag setup or a recreational investment, this property is well-positioned to meet a wide range of goals.

Yields:

Crop	Base Acres	PLC Yield
Wheat	552.41	28
Corn	26.58	135

Average NCCPI: 45.88

Well/Water Right Information:

- Water Right File No. 10762 is permitted for irrigation of 551 acres. Authorized 317 AF at 1040 GPM.
- Water Right File No. 10675 is permitted for irrigation of 551 acres. Authorized 360 AF at 1040 GPM.
- Water rights shall pass with land to Buyer at closing.





Cropland Soils (Primarily Class 3):

- Dalhart fine sandy loam, 0 to 1 percent slopes: 175.7 Acres
- Bigbow fine sandy loam, 0 to 1 percent slopes: 134.16 Acres
- Vorhees fine sandy loam, 1 to 3 percent slopes: 94.46 Acres
- Dalhart fine sandy loam, 1 to 3 percent slopes; 77.17 Acres
- Satanta fine sandy loam, 0 to 1 percent slopes: 35.3 Acres
- Lautz silty clay, 0 to 1 percent slopes, occasionally ponded: 27.34 Acres
- Dalhart loamy fine sand, 3 to 5 percent slopes: 0.11 Acres

Property Features:

- 2024 Taxes: \$4,518.30
- State Hunt Unit: 18
- The seller does not own the mineral rights. Surface only.

Directions:

- From Rolla, drive south on County Rd 24 for 6 miles and the property will be on the east side of the road.
- 13 miles east of Elkhart
- 20 miles southwest of Hugoton.
- 1 mile north of the Oklahoma border

For more detailed financial information or qualified showing, please contact J.C. Bosch or Connor Williams.

*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.





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 regard 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

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testimonials





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

FARM, RANCH & RECREATIONAL REAL ESTATE

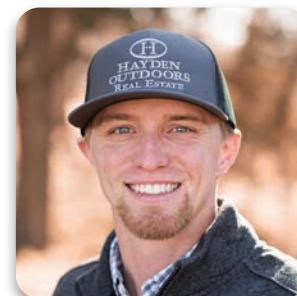


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