

6985 Road 21

156.10 Acres | Sherman County, KS | \$520,000



HAYDEN  OUTDOORS.

6985 Road 21

TOTAL ACRES:

156.10

PRICE:

\$520,000

COUNTY:

Sherman County

CLOSEST TOWN:

Goodland, KS

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Predator/Varmint, Small
Game & Upland Birds
Mineral Rights
State Hunting Unit: Unit 1

Land Details:

Address: 6985 Road 21 ,
Goodland, Kansas 67735, USA

Closest Town: Goodland

Total Acres: 156.10

Deeded Acres: 156.10

Tillable/Crop/Orchard Acres: 25

Pasture Acres: 121

Water Rights: Yes

All owned will transfer to buyer.

Mineral Rights: Yes

A natural gas well is operated by OWN Resources. The sellers share of the mineral rights will transfer to the buyer.

Source of lot size: Appraiser

Building Details

Homes: 1

Bedrooms: 3

Full Bathrooms: 3

Basement: Unfinished

Parking Types: Detached Garage,
Attached Garage & Driveway

Heating Systems: Boiler-HWBB,
Radiant & Wood Stove

About This Property

Experience country living with a great location. This diverse property provides plentiful recreational and agricultural opportunities. 156.1± acres of room to roam!

Land

Explore 156.1 ± Acres of Opportunity

- **Homestead (10 acres):** Tucked among mature trees, the homesite offers natural shelter and privacy. The trees also provide protection for livestock in surrounding pens and pasture.
- **Farm Ground (25 ± acres):** Productive dryland consisting primarily of Keith silt loam with 0–1% slopes.
- **Pasture (121 ± acres):** Gently rolling to moderately sloped terrain with multiple draws that enhance grazing opportunities and create excellent wildlife habitat.

Improvements

The home features 3 bedrooms and 3 bathrooms, built in 1936. It has a partial basement that is unfinished. It has an attached one car garage and is surrounded by mature trees. It also features a backup generator with automatic transfer switch ensuring power in adverse weather.

There is a 54' x 108' shop with concrete floor.

Multiple outbuildings for livestock storage use as well as grain bins for onsite grain storage.

There are two concrete bunk lines with concrete aprons that are in good shape for their age. The property is fully fenced and has a smaller paddock fenced off from the rest of the pasture. Some of the pasture fence is new and there are additional materials included for fence improvements.

Water/Mineral Rights & Natural Resources

There is a natural gas well on the property that is operated by OWN Resources. The mineral rights for this well will transfer with the land to the buyers.

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Region & Climate

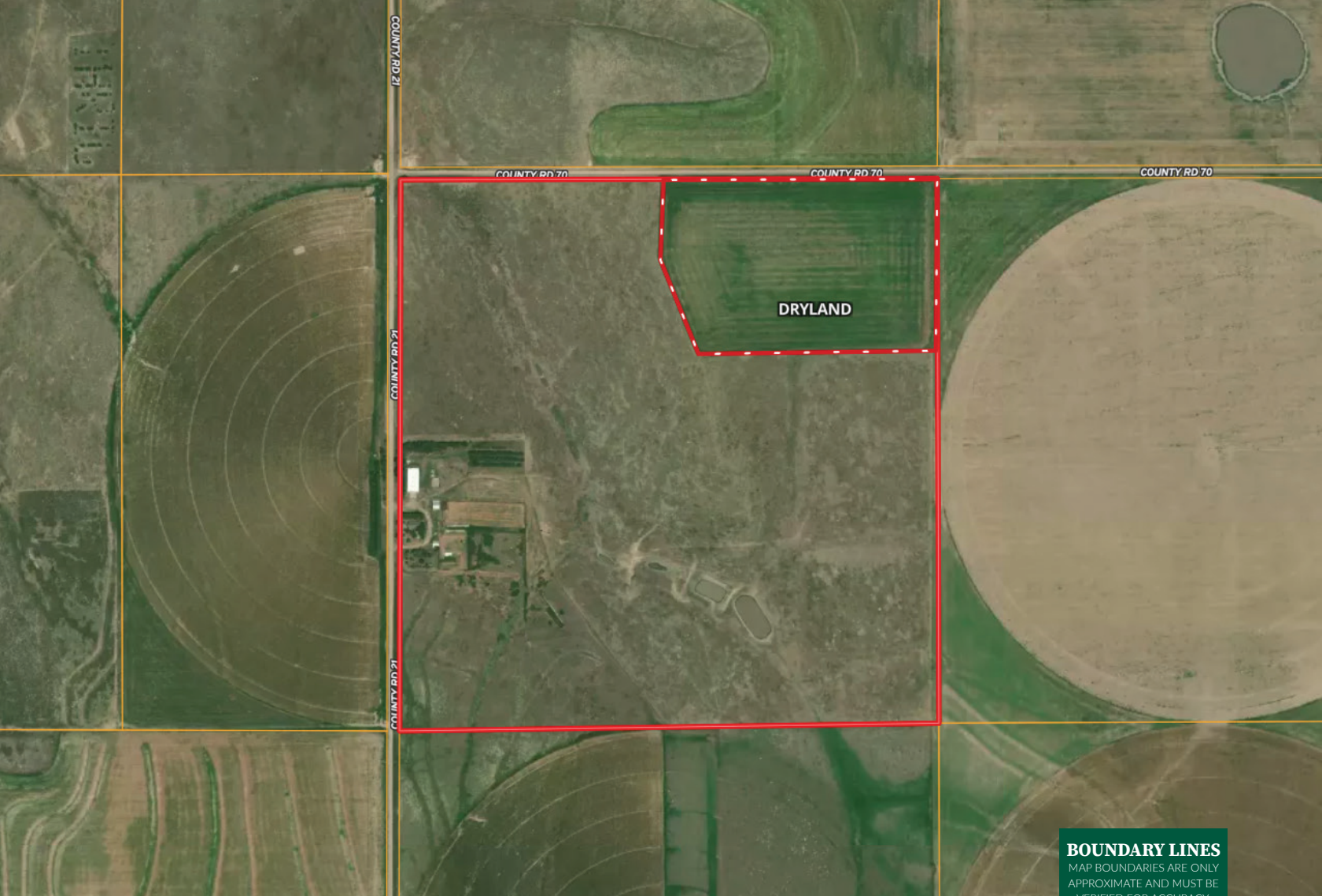
Goodland, KS has a semi-arid climate with hot summers and cold winters, typical of the Great Plains.

- Summer High: the July high is around 90 degrees
- Winter Low: the January low is 15
- Rain: averages 15-20 inches of rain a year
- Snow: averages 29 inches of snow a year

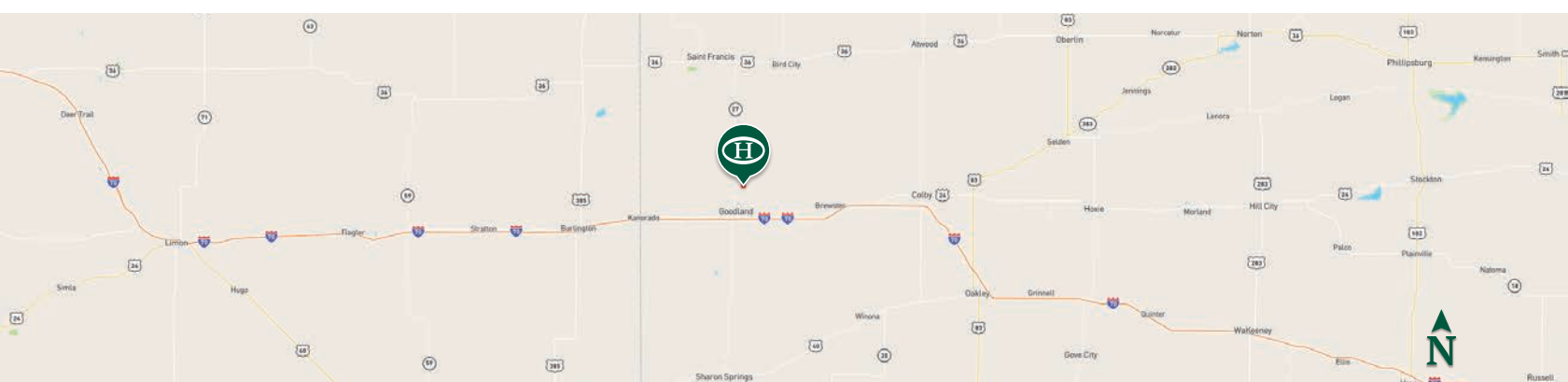
Location

6 miles from Goodland, with less than 2 miles of dirt roads





 Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Jhett Hadley

 Salesperson, Licensed in KS, CO & WY
 Jhett@HaydenOutdoors.com
 785.821.0623

Debbie Reed

 Salesperson, Licensed in KS
 Deb@HaydenOutdoors.com
 785.899.8299

