

# Cocklebur Creek Pasture and Cropland

312.77 Acres | Pawnee County, KS | \$563,000



HAYDEN  OUTDOORS.



# Cocklebur Creek Pasture and Cropland

TOTAL ACRES:

312.77

PRICE:

\$563,000

COUNTY:

Pawnee County

CLOSEST TOWN:

Larned, KS

## Activities & Amenities:

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

## Land Details

**Address:** 1 CO RD, Larned,  
Kansas 67550, USA  
**Closest Town:** Nekoma  
**Total Acres:** 312.77  
**Zoning:** Agricultural  
**Mineral Rights:** Yes  
**Estimated Taxes:** \$1,551.04 - 2024  
**Source of lot size:** Assessor/Tax Data

## Property Summary

A productive blend of cropland, native pasture, and creek-lined cover creates an ideal mix of income and recreation on this 312.77± acre property. Exceptional whitetail activity, established habitat, and a tower blind already in place make it ready for your next season.

## Land

Discover 312.77± acres of highly versatile land in Pawnee County, Kansas, situated just 10 miles south of Nekoma and conveniently positioned within easy reach of Rush Center, Larned, and Ness City. Located in Kansas Deer Unit 5 and benefiting from an average annual rainfall of 30 inches, this property blends productive farm ground with exceptional wildlife habitat and turnkey hunting amenities as well as non resident landowner deer tags.

With approximately 265± acres of primarily Class II cropland on a favorable 75/25 crop-share agreement—zero landowner expenses—and additional pasture on cash rent, this tract offers consistent income and a reliable tenant willing to continue. Around 47± acres of trees and waterways add diversity to the landscape, including Cocklebur Creek winding through the northeast corner. The creek corridor and pasture showcase willows, cottonwoods, cedars, and osage trees, while the northwest corner features a 10-acre orchard of mature hedge apple (osage orange) trees producing heavily year after year.







A non-producing oil well remains on site, and a pasture water well will need upgrading, though a large neighboring watershed and nearby water sources further enhance the property's value. A new Redneck tower blind set in the cropland conveys with the land, offering exceptional vantage for deer hunting. Trail camera history confirms strong whitetail genetics, with several impressive up-and-coming bucks and at least one notable trophy-class deer frequenting the property. Pheasants, quail, abundant cover, reliable food sources, and natural shelter further elevate the recreational appeal.

With 2024 taxes at just \$1,551.04, this property provides a rare combination of agricultural return, strong habitat, and ready-to-hunt setup—making it an outstanding opportunity for both investors and outdoor enthusiasts.

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

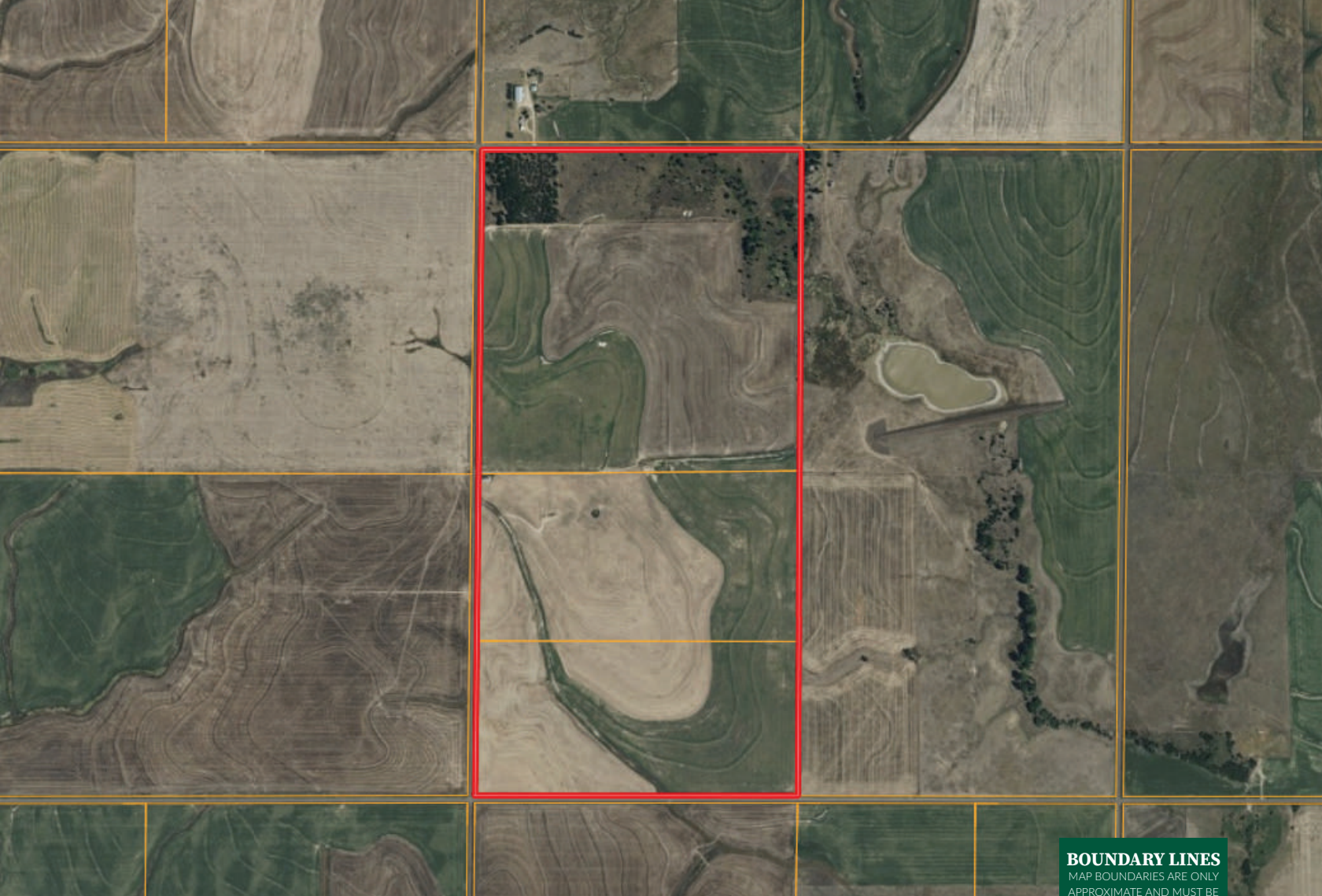
**Legal Description: W2 of S10, T20, R19 in Pawnee County**

Crop	Base Acres	PLC Yield	Soils: Primarily Class 2 soils
Wheat	146.4	40	• Harney silt loam, 1 to 3 percent slopes: 213.44 Acres
Grain Sorghum	36	53	• Harney silty clay loam, 1 to 3 percent slopes, eroded: 50.52 Acres
Average NCCPI 67.48			• Harney-Uly complex, 3 to 6 percent slopes, eroded: 27.84 Acres
			• Roxbury silt loam, occasionally flooded: 11.54 Acres
			• Harney silt loam, 0 to 1 percent slopes: 9.11 Acres

\*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.

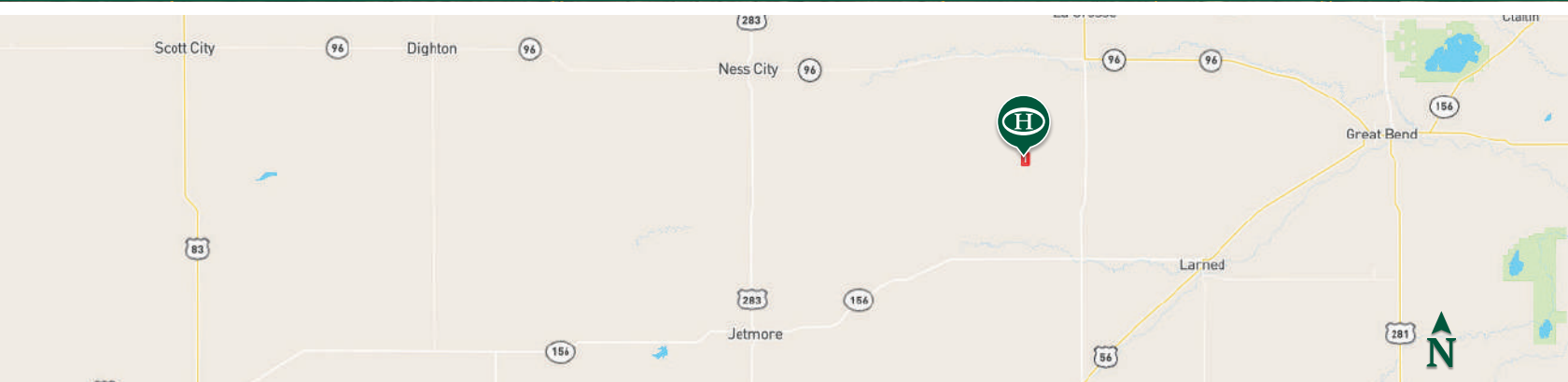









 Boundary

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



## JC Bosch

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