

Brehmer Farms Half

314.20 Acres | Norton County, KS



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TOTAL ACRES:

314.20

COUNTY:

Norton County

CLOSEST TOWN:

Norton, KS

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Mineral Rights
Water Rights
State Hunting Unit: 1

Land Details

Address: 000 Rd. E3, Norton, Kansas 67654, USA

Closest Town: Norton

Total Acres: 314.20

Deeded Acres: 314.20

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 213

Pasture Acres: 100.5

Water Rights: Yes, Pass to Buyer

Mineral Rights: Yes, Pass to Buyer

Income Type: Crops/Pasture

Source of lot size: Assessor/Tax Data

Property Summary

This 314-acre property in Norton County, Kansas offers a strong combination of productive tillable ground and quality pasture, making it well-suited for agricultural operations, livestock, or long-term land investment. The balanced mix of cropland and grazing acres provides versatility for row crop production, haying, or cattle use. Call today for more information.

Land

The property consists of 314 deeded acres in Norton County, Kansas, with a mix of tillable cropland and pasture. Approximately 64% of the land has slopes of 3% or less, providing efficient, workable ground for farming operations. The rest is a combination of draughts and pasture good for grazing. The terrain is primarily level to gently rolling.

Soils are productive and suitable for row crops

- 63.6% Holdrege silt loam
- 20.7% Uly silt loam
- 14% Uly silt loam
- 1.7% Coly and Uly silt loams

Pasture areas support grazing and hay production. The layout allows flexibility for a mixed agricultural operation.

Partial fencing is in place and can be improved for livestock use. The property is well suited for farming, grazing, or long-term agricultural ownership.





Recreation

Located in Kansas Hunting Unit 1, the property offers high-quality hunting opportunities in a region renowned for its strong wildlife populations. The mix of tillable cropland and pasture creates a reliable food and cover combination that supports upland bird hunting, as well as both whitetail and mule deer. Open fields provide feeding areas, while grass and pasture ground offer bedding and travel corridors.

Agriculture

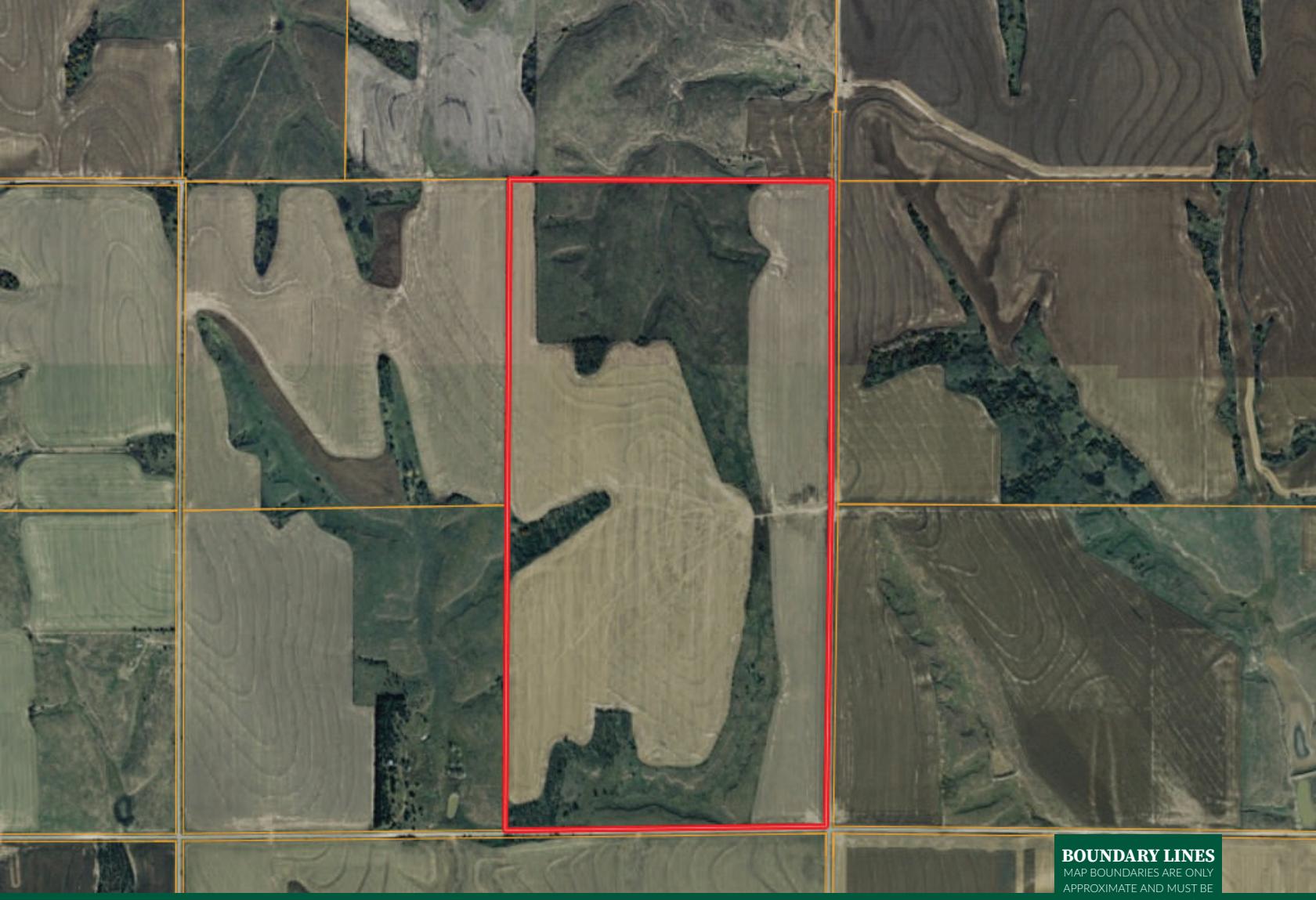
The property offers strong agricultural benefits with approximately $215\pm$ acres of tillable ground. Historically, the tillable acres have been managed in a corn and sorghum rotation, demonstrating the land's suitability for row crop production common to northwest Kansas. Productive soils and field layout support consistent crop production, while the pasture ground adds value for livestock use or crop-livestock integration.

Region & Climate

The climate is typical of the Great Plains, with hot summers and cold winters, and moderate rainfall that supports crops like corn, sorghum, wheat, and hay. Winters bring occasional snow, while spring and summer provide a growing season long enough for this variety of row crops. The area experiences plenty of sunny days, helping crops mature and pastures thrive.

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Boundary

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



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