

Wallace County Quarter On The Corner

154.00 Acres

Wallace County, CO

\$330,800



HAYDEN  OUTDOORS.

Wallace County Quarter On The Corner

TOTAL ACRES:

154.00

PRICE:

\$330,800

COUNTY:

Wallace County

CLOSEST TOWN:

Wallace, KS

Activities & Amenities:

ATV/Off Road
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game & Upland Birds
Income Producing
Mineral Rights
Wind/Energy
Water Rights
State Hunting Unit: Kansas
Whitetail Hunting Unit 2

Land Details:

Address: 0000 County Road 30,
Wallace, Kansas 67761, USA

Closest Town: Wallace, Kansas

Total Acres: 154.00

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 154

Water Rights: Yes

Sellers are believed to own 100% of the Water Rights. Seller's portion of the Water Rights shall transfer to Buyer at closing.

Mineral Rights: Yes

Sellers are believed to own 100% of the Mineral Rights. Seller's portion of the Mineral Rights shall transfer to Buyer at closing.

Include Business?: Yes

Income Type: Farm and Wind

About This Property

This 154 acre hits the market for the first time in more than a generation. Don't miss your opportunity to own this western Kansas quarter section of farmland. This parcel has a good crop yield history and can be purchased alone, or as a part of a larger farmland offering in the region. Hayden Outdoors is honored to bring Wallace County Corner On The Corner to market.

Land

Located near historic Fort Wallace, this parcel is now for sale for the first time in more than a generation. While the land has been used as production farmland for many years, looking over it, you can envision days gone by with soldiers and stagecoaches filled with westward adventure seekers scattered across the landscape.

The landscape is generally flat providing good moisture retention, very little waste ground and ability to farm it multiple ways.

There is currently a wind development lease in place that pays the owner on a yearly basis while a possible wind farm is considered. If the wind farm is further developed and turbines are constructed on the land, the landowner will receive larger/additional, yearly payments.

Over 62.6% of the property has class 3 Ulysses Silt Loam soil with 0 to 3 percent slopes. The specific soil report for the property is as follows:

- 96.40 acres – Ulysses Silt Loam with 1 to 3% slopes – Class 3E
- 57.2 acres – Buffalo Park Silt Loam with 3 to 6% slopes – Class 4E
- .4 acres – Buffalo Park – Ulysses silt loams with 1 to 3% slopes – Class 4E

Legal Description: S14, T11, R38, Acres 154.2, Sw/4 Less Rd R/W

Recreation

Hunting opportunities on this parcel would include both mule deer and famed Kansas whitetail deer, along with antelope. Ringneck pheasants are also a very popular draw to this area with upland bird hunters from all over the United States converging on the region to walk farm fields with their dogs and flush roosters. Dove and predators can also be found on this parcel.





Agriculture

This parcel has been custom farmed for the last handful of years, so opportunities exist for an absentee landowner or farm operator.

The Quarter On The Corner has a PLC Yield of:

- Wheat: 44 PLC Yield on 52.52 base acres
- Corn: 125 PLC Yield on 6.06 base acres
- Sunflowers: 1213 PLC Yield on 20.89 base acres

Region & Climate

Wallace County, Kansas has a climate that is typical of most other areas in the Great Plains region. Summers can be hot with average high temperatures hitting the upper 80s. Winters can be cold with average lows dropping into the teens. Overall, Wallace County, Kansas experiences warm summers and cold winters providing a pleasant range of temperatures to enjoy all four seasons.

Wallace County, Kansas gets 19 inches of rain, on average, per year.

Wallace County averages 24 inches of snow per year.

History

This parcel is part of a large, Wallace County, Kansas farm for sale. There are currently four parcels totaling more than 1,546 acres for sale in the region. Please contact Listing Agents for more information about the entire offering.

Location

Rural Wallace County, Kansas is sparse in population and a great location to gain privacy and elbow room. The region is built upon farming and agricultural activities. This property is located between Sharon Springs, KS to its south and Goodland, KS to its north. Both towns have amenities such as fuel and groceries. Goodland has a regional hospital, airport, hotels, fast food, an 18 hole golf course and other amenities.



*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



Jim Elliott

 Salesperson,
Licensed in CO, KS, NE, OK & TX
 Jim@HaydenOutdoors.com
 316.214.3848

Seth Hayden

 Broker Partner,
Licensed in CO, KS, NE, UT & WY
 Seth@HaydenOutdoors.com
 970.692.6321

