

Westward C Farmland – 557.7 Acres

557.70 Acres | Wallace County, CO | \$925,000



HAYDEN  OUTDOORS®

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TOTAL ACRES:

557.70

PRICE:

\$925,000

COUNTY:

Wallace County

CLOSEST TOWN:

Wallace, KS

Activities & Amenities:

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

Land Details:

Address: 001 County Road ,
Wallace, Kansas 67761, USA

Closest Town: Wallace, Kansas

Total Acres: 557.70

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 206.79

Pasture Acres: 350.77

Water Rights: Yes

Seller's portion of the water
rights (believed to be 100%) shall
transfer to Buyer at closing.

Mineral Rights: Yes

Seller's portion of the mineral
rights (believed to be 100%) shall
transfer to Buyer at closing.

Include Business?: Yes

Income Type: Farming , CRP and
wind development lease

Estimated Taxes: \$902.04 - 2025

About This Property

Looking for a large, combination parcel with guaranteed income and excellent deer and upland hunting? The Westward C Farmland features 557.7 total acres in central Wallace County, Kansas. The property is broken into two portions of CRP and over 200 acres in dryland production. With a rolling landscape, thick CRP and the production farm ground providing food, the property sets up great for wildlife and hunting.

Land

This parcel consists of 77 acres of CRP in the NW corner of the property and another 273.77 acres of CRP on the southern end of the property. The NE corner has 206.79 acres of tillable dryland farm ground that is currently planted to wheat.

The landscape has gently rolling hills creating some change in terrain that deer and upland birds can use as protection against the wind and elements.

Over 87% of the property has class 2 and class 3 Ulysses Silt Loam soils with 0 to 3 percent slopes. The specific soil report for the property is as follows:

- 313.94 acres – Colby Silt Loam with 3 to 6% slopes – Class 4E
- 108.82 acres – Ulysses Silt Loam with 0 to 1% slopes – Class 2C
- 100.72 acres – Ulysses Silt Loam with 1 to 3% slopes – Class 3E
- 33.62 acres – Goshen Silt Loam – Class 3C

Legal Description: S16, T12, R39, Acres 557.7, E/2, N/2 Nw/4 & Sw/4

Recreation

Hunting opportunities on this parcel would include antelope, both mule deer and famed Kansas whitetail deer. Also, keep your eyes out for antelope as they frequent this area as well. 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 Westward C has a PLC Yield of:
- Wheat: 44 PLC Yield on 70.80 base acres
- Corn: 125 PLC Yield on 8.16 base acres
- Sunflowers: 1213 PLC Yield on 28.17 base acres

There are also 351.40 acres of CRP. Please contact Listing Agents for CRP information and details.



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

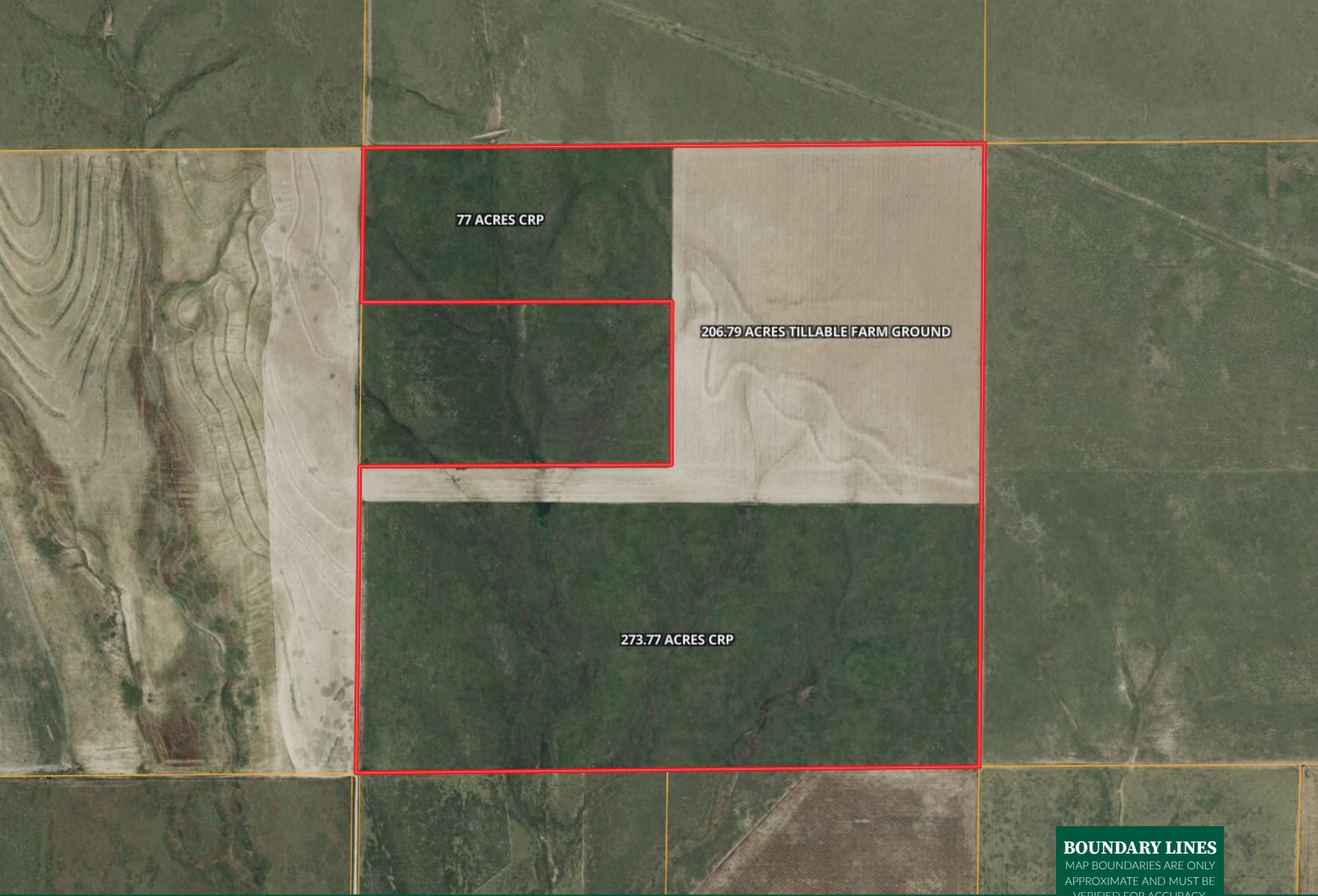
This parcel is part of a large, Wallace County, Kansas farm for sale. There are currently four parcels totaling more than 1,546 acres for sale in the region. Please contact Listing Agents for more information about the entire offering.



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.



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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

