

2700 Flag Rd

77.60 Acres

Dickinson County, KS

\$304,200



HAYDEN  OUTDOORS.

2700 Flag Rd

TOTAL ACRES:

77.60

PRICE:

\$304,200

COUNTY:

Dickinson County

CLOSEST TOWN:

Abilene, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Mineral Rights
Water Rights
State Hunting Unit: Unit 8

Land Details:

Address: 2700 FLAG RD,
Abilene, Kansas 67410, USA
Closest Town: Abilene
Total Acres: 77.60
Deeded Acres: 77.60
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 49
Pasture Acres: 27
Water Rights: Yes
Will convey to Buyer.
Mineral Rights: Yes
Will convey to Buyer.
Estimated Taxes: \$697 - 2025
Source of lot size: Assessor/Tax Data

About This Property

This 80± acre tract in Dickinson County, located just one mile off blacktop, offers an outstanding opportunity for anyone looking to expand their land portfolio or secure a solid investment property.

Whether you're adding to an existing operation or seeking a diverse tract with long-term potential, this property checks the boxes. Its convenient access and productive agricultural makeup make it ideal for row crop production in addition to its CRP.

Land

The property consists of 50± productive tillable acres along with an additional 4 acres of established grass. The remaining balance is currently enrolled in a CRP contract through September 30, 2028, providing steady income while enhancing soil conservation and wildlife habitat.

Topography across the tract is primarily gently rolling, with the majority of the acres carrying less than 5% slope, and only limited areas experiencing slightly greater elevation change. This layout supports efficient equipment operation and helps maintain strong production potential.

Soil Composition

- 57.3% Irwin silty clay loam
- 45.6% Clime silty clay loam
- 19.9% Crete silty clay loam





Recreation

Beyond its farming appeal, the property offers a recreational component that adds another dimension. The grass acreage along the east side provides quality habitat for upland birds, while the 4-acre pasture presents an excellent opportunity to establish a food plot, creating a natural travel corridor for deer. This blend of income-producing farmland and wildlife habitat adds another degree of versatility and long-term appeal.

Agriculture

The property features 50± productive tillable acres, primarily planted to wheat with occasional sorghum in rotation, offering a solid foundation for continued grain production. There are an additional 4 acres of established grass, providing flexibility for hay or livestock use.

The balance of the acreage is enrolled in a CRP contract through September 30, 2028, generating \$1,357 annually in income. The CRP payment will be conveyed to the Buyer dated back to September 30, 2025. This conservation program not only provides steady returns but also supports soil health and erosion control.

A 2/3 crop-share agreement is already in place for the 2026 crop year, creating immediate income potential for a new owner.

Region & Climate

Abilene, KS, is located on the western edge of the subtropical-to-tropical climate zone.

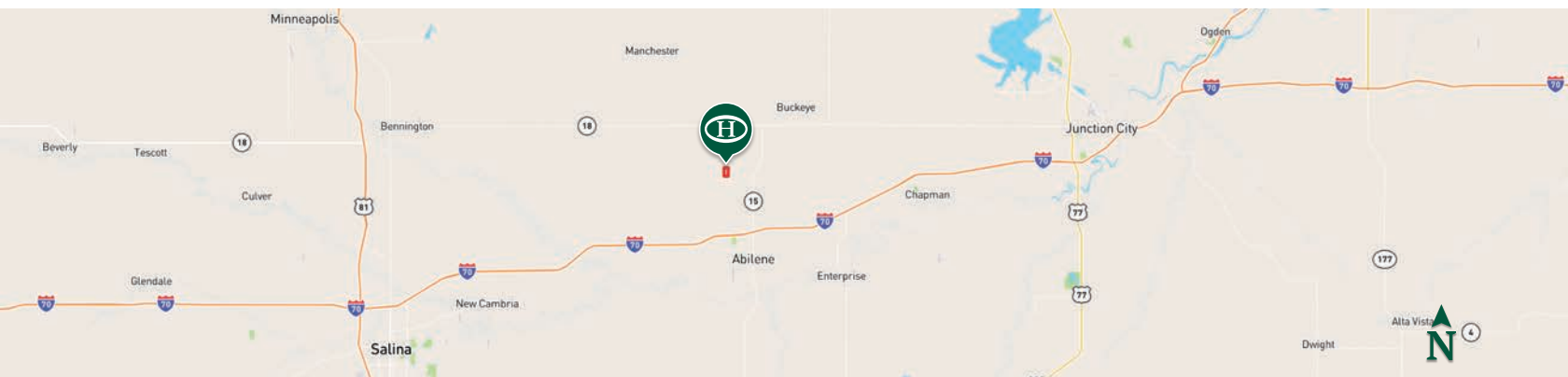
Averaging 32 inches of rainfall a year, it experiences hot, humid summers and dry, cold winters.

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 Boundary



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