

Pawnee County Cropland 157

157.60 Acres

Pawnee County, KS

\$378,000



HAYDEN  OUTDOORS.

Pawnee County Cropland 157

TOTAL ACRES:

157.60

PRICE:

\$378,000

COUNTY:

Pawnee County

CLOSEST TOWN:

Garfield, KS

Activities & Amenities:

Cattle/Ranch
Farm/Crops/Ag
Hunting - Upland Birds
Income Producing

Land Details

Address: 234 County Rd. F,
Garfield, Kansas 67529, USA
Closest Town: Garfield
Total Acres: 157.60
Zoning: Agricultural
Estimated Taxes: \$1,036.52 - 2025
Source of lot size: Assessor/Tax Data

Property Summary

Property Location: Located in Pawnee County at the intersection of 210th Ave & F Road, just a 1 mile west of Garfield, KS and 2 miles east of Highway 183.

Legal Description: S11, T23, R18W, ACRES 157.60 NW4 LESS ROW

Land

This +/- 157.60 acre property is a versatile piece of land with a history of milo and wheat crops. With approximately 148 acres of cropland consisting of Class II & III soils, this tract offers promising agricultural potential, as well as generating a yearly cash rent estimate of approximately \$40-\$50 per acre. The remaining acres feature native grasses and waterways, creating an ideal habitat and bedding area for local wildlife, including White-tailed Deer, pheasants, and quail. With convenient access bordered by a county road on both the western and northern property lines, the land is easily accessible. The Garfield blacktop ends at the northeastern corner, and an electricity border borders the property along F Road. This property also presents an excellent country build site location.

Located approximately 1 mile west of Garfield, KS, and easy access to haul grain to the elevator, this property combines agricultural income potential with diverse wildlife habitat, making it an appealing investment. Whether you're looking to expand your agricultural or investment portfolio, this property offers a unique opportunity to do both!





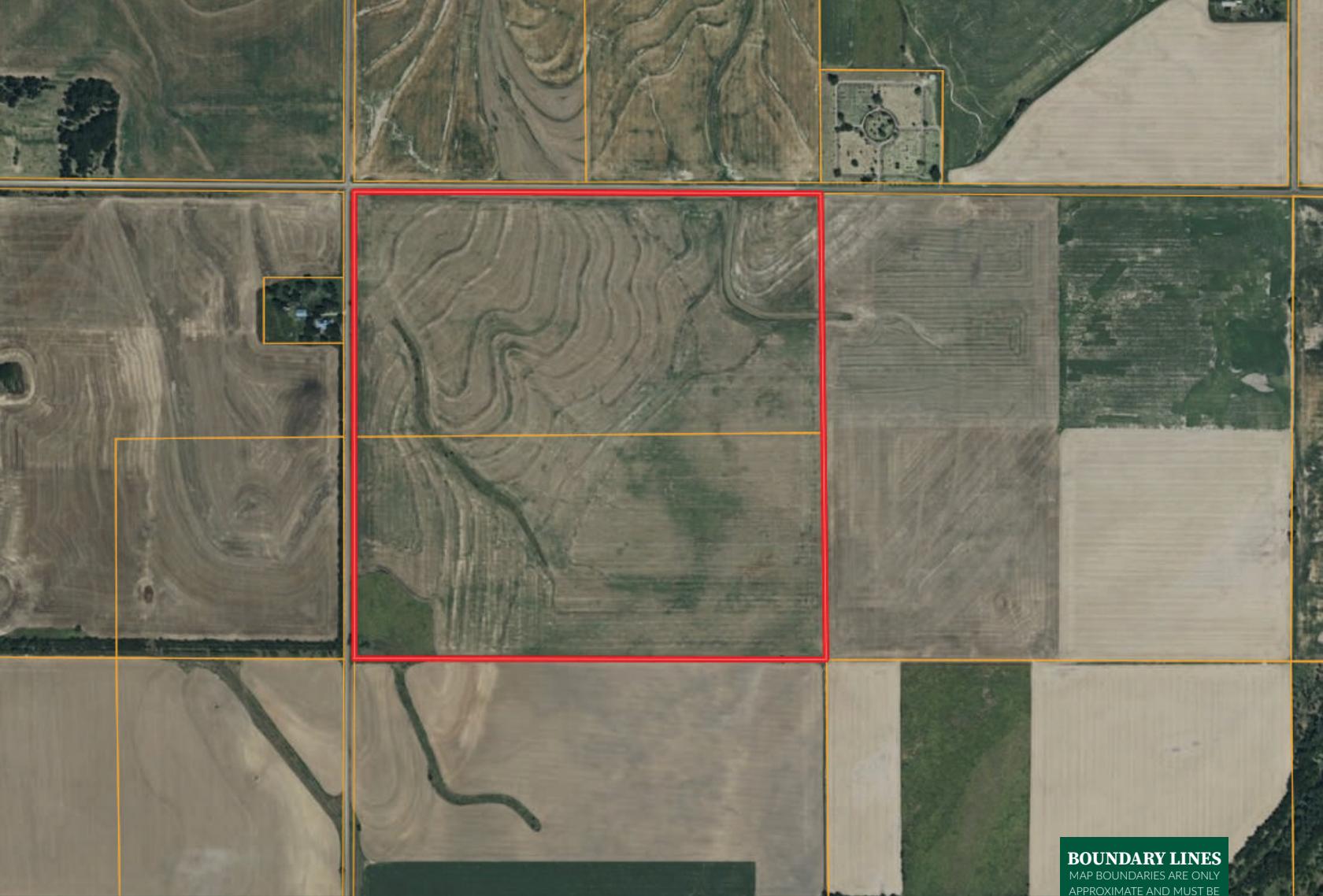
Property Features:

- Seller's Mineral Rights shall convey
- County access road
- 2025 Approximate Real Estate Taxes: \$1,036.52
- 1 mile west of the nearest town, Garfield, Kansas
- Blacktop/Electricity is adjacent
- Highway 183 is only 2 miles west
- Hunting Opportunities: White-Tailed Deer, Pheasants, & Quail

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

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

 Boundary



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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