

# Pawnee County Cropland 312

312.87 Acres | Pawnee County, KS | \$750,000



HAYDEN  OUTDOORS.

# Pawnee County Cropland 312

TOTAL ACRES:

312.87

PRICE:

\$750,000

COUNTY:

Pawnee County

CLOSEST TOWN:

Garfield, KS

## Activities & Amenities:

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

## Land Details

Address: 345 County Rd. F,  
Garfield, Kansas 67529, USA

Closest Town: Garfield

Total Acres: 312.87

Zoning: Agricultural

Estimated Taxes: \$2,095.7 - 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.

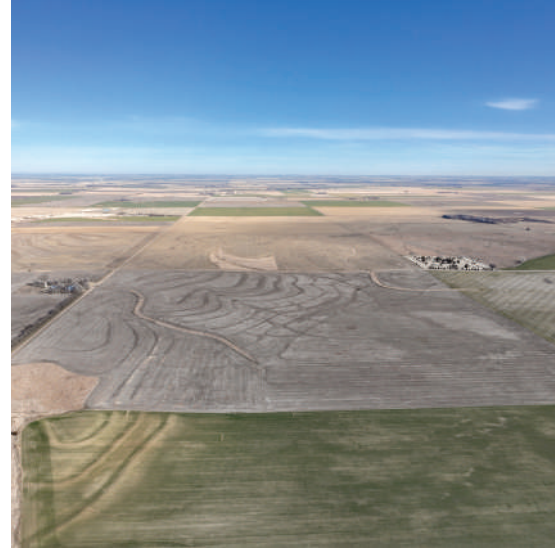
Legal Description: S02, T23, R18W, ACRES 155.27 SW4 LESS ROW & S11, T23, R18W, ACRES 157.60 NW4 LESS ROW

## Land

This +/- 312.87 acre property is a versatile piece of land with a history of milo and wheat crops. With approximately 291 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 down the center of the property east and west, as well as the western property line, the land is easily accessible. The Garfield blacktop ends on the east side of the property, and electricity 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!





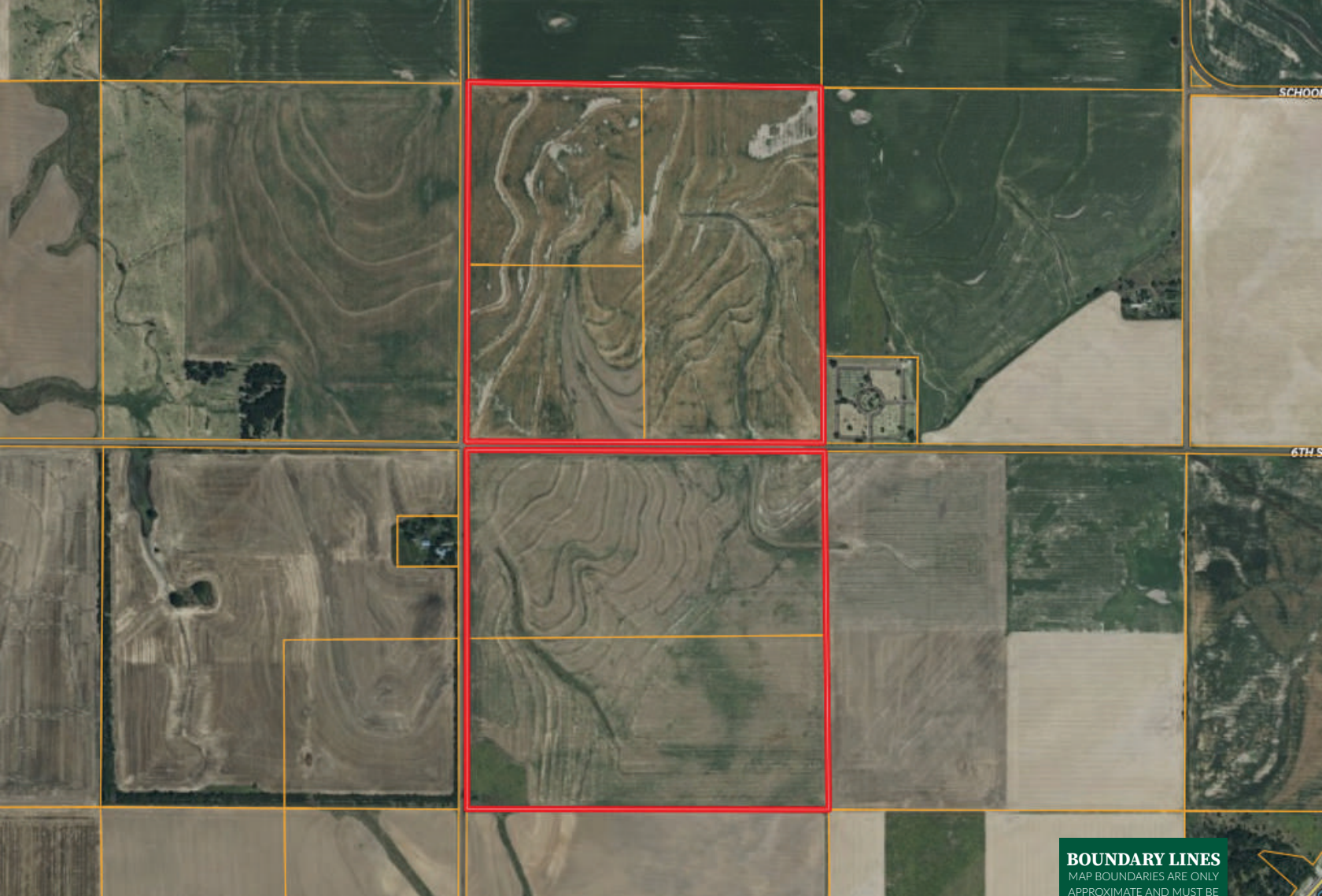
### Property Features:

- Seller's Mineral Rights shall convey
- County access road
- 2025 Approximate Real Estate Taxes: \$2,095.70
- 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\*\*)

*\*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.*

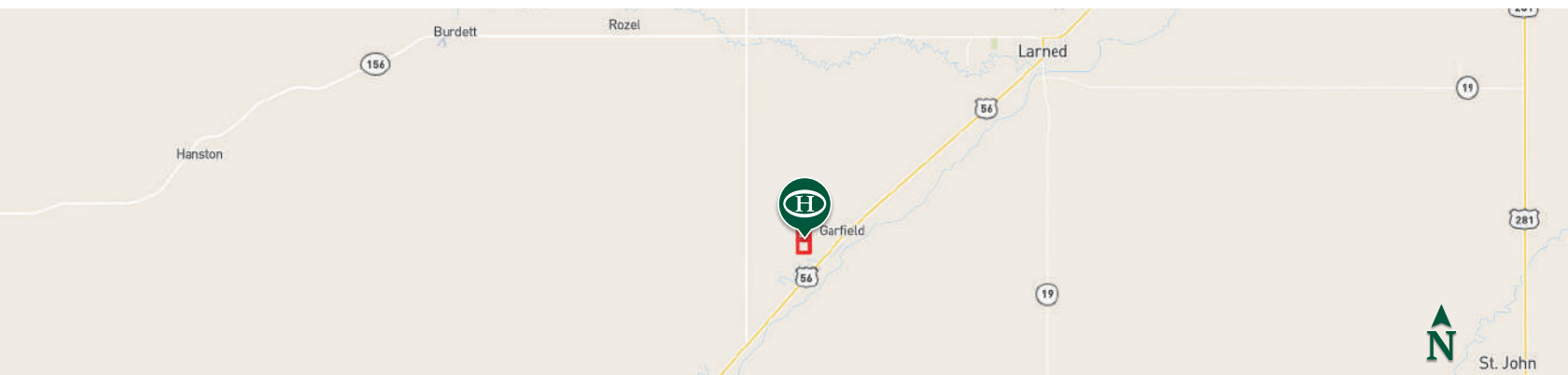




 Boundary

**BOUNDARY LINES**

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






# HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE






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