

Pawnee County 72

72.43 Acres

Pawnee County, KS

\$174,000



HAYDEN  OUTDOORS.

Pawnee County 72

TOTAL ACRES:

72.43

PRICE:

\$174,000

COUNTY:

Pawnee County

CLOSEST TOWN:

Garfield, KS

Activities & Amenities:

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

Land Details

Address: US Highway 183,
Garfield, Kansas 67529, USA
Closest Town: Garfield
Total Acres: 72.43
Zoning: Agricultural
Estimated Taxes: \$343.14 - 2025
Source of lot size: Assessor/Tax Data

Property Summary

Property Location: Located in Pawnee County at the intersection of HWY 183 and F Road, just a 3 miles west of Garfield, KS.

Legal Description: S04, T23, R18, ACRES 72.43, S2 SW4 LESS ROW

Land

This +/- 72 acre tract offers high-quality farmland with excellent access and production potential. Comprised entirely of Class II and III soils with an impressive NCCPI average of 65.35, this property provides a solid foundation for consistent crop performance. The soil profile supports a variety of common area crops including wheat, milo, and corn, making it a dependable and affordable addition to any farming operation or investment portfolio.

The property features convenient blacktop access leading directly to Highway 183, allowing for efficient equipment movement and easy grain hauling to nearby elevators and markets. Its location offers both accessibility and long-term value in a well-established agricultural region.

Whether you're looking to expand your current operation, secure productive tillable acreage, or invest in quality Kansas farmland with strong soil ratings and excellent road frontage, this 72-acre tract presents a straightforward and attractive opportunity.

Property Features:

- Seller's Mineral Rights shall convey
- County access road
- 2025 Approximate Real Estate Taxes: \$343.14
- 3 miles west of the nearest town, Garfield, Kansas
- Blacktop is adjacent
- Electric less than 1/2 mile away

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

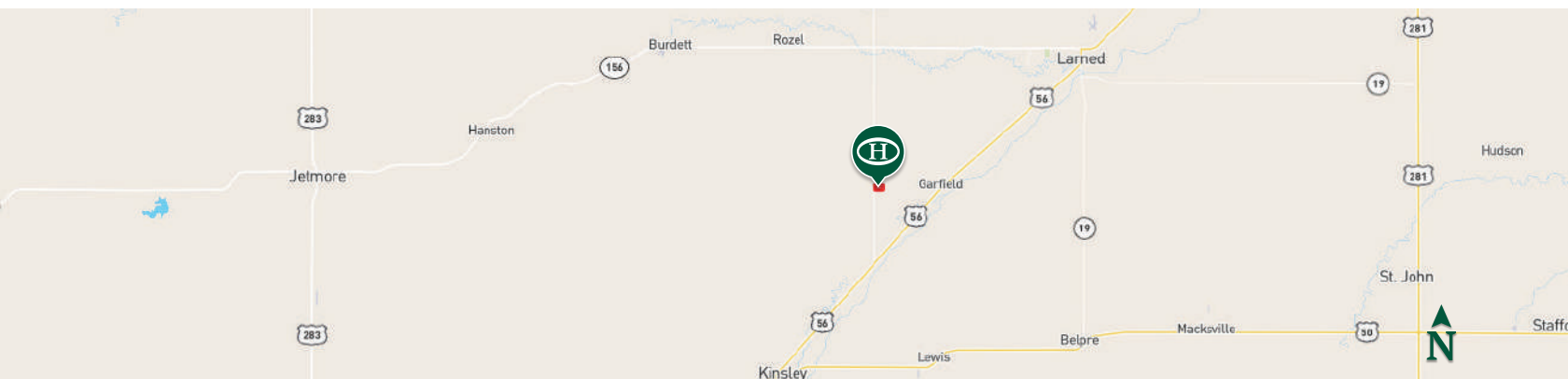
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 Boundary

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






HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE






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