

Rebel Farm Ground 640+- CRP-Tillable

640.00 Acres

Grant County, KS

\$784,000



HAYDEN  OUTDOORS.

Rebel Farm Ground 640+- CRP-Tillable

TOTAL ACRES:

640.00

PRICE:

\$784,000

COUNTY:

Grant County

CLOSEST TOWN:

Ulysses, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game, Predator/Varmint,
Small Game & Upland Birds
Income Producing
State Hunting Unit: Kansas Deer Unit #18

Land Details:

Address: E Road 17, Ulysses,
Kansas 67880, USA
Closest Town: Ulysses
Total Acres: 640.00
Zoning: Agriculture
Tillable/Crop/Orchard Acres: 413
Pasture Acres: 204
Income Type: CRP
Estimated Taxes: \$491.96 - 2025

About This Property

This southwest Kansas full section of agricultural property features 413± base acres of productive tillable cropland and +/-204 acres enrolled in CRP. There are two CRP contracts in place that produce a total of more than \$8,000 in yearly payments. With an entire contiguous section, this property is convenient for local producer and it also provides a good investment opportunity for a absentee owner.

Land

This farm ground has a good history of producing quality yields and it has blacktop frontage providing ease of access in wet conditions. There is also electricity that runs adjacent along the western side of the property, making the possibility of building a future home or building much easier.

The soils for the property are:

- 213 Acres Class 2 Ulysses Silt Loam with 0 to 1 percent slopes
- 153 Acres Class 4 Buffalo Park-Ulysses Silt Loam with 1 to 3 percent slopes
- 136 Acres Class 6 Colby Loam with 5 to 12 percent slopes
- 66 Acres Class 4 Buffalo Park-Ulysses Silt Loam with 3 to 6 percent slopes
- 65 Acres Class 3 Bridgeport Fine Sandy Loam

There are terraces in place over parts of the property and they are good, working order.

Recreation

The combination of CRP grassland and surrounding farmland provides habitat that supports upland wildlife, including pheasant, quail, and prairie chicken. Located Kansas deer unit 18, this property provides the opportunity for both the famed Kansas whitetail deer and mule deer, which are only found in western portions of the state and have a tendency to grow very large due to the abundance of crops for food. The established CRP acres offer cover and forage for wildlife, creating potential opportunities for hunting and outdoor recreation.

Other hunting opportunities on this property include dove, predators and furbearers.





Agriculture

The property includes approximately 413± acres of productive tillable farmland that has been utilized in a wheat and milo rotation.

Please contact agent(s) for specific CRP information and/or yield histories.

Water/Mineral Rights & Natural Resources

Mineral rights remain with the seller after closing. Any water rights currently owned by Seller shall transfer to Buyer at closing.

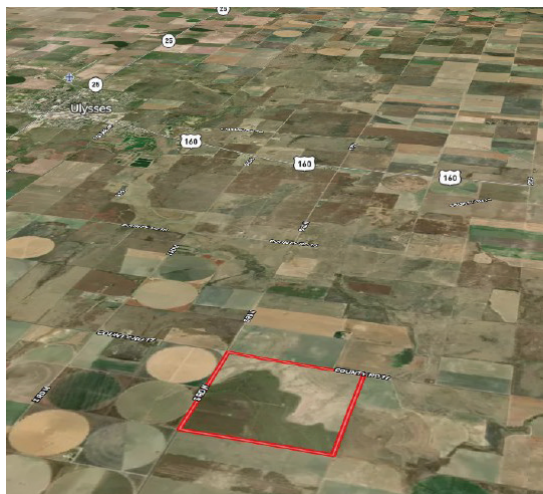
Region & Climate

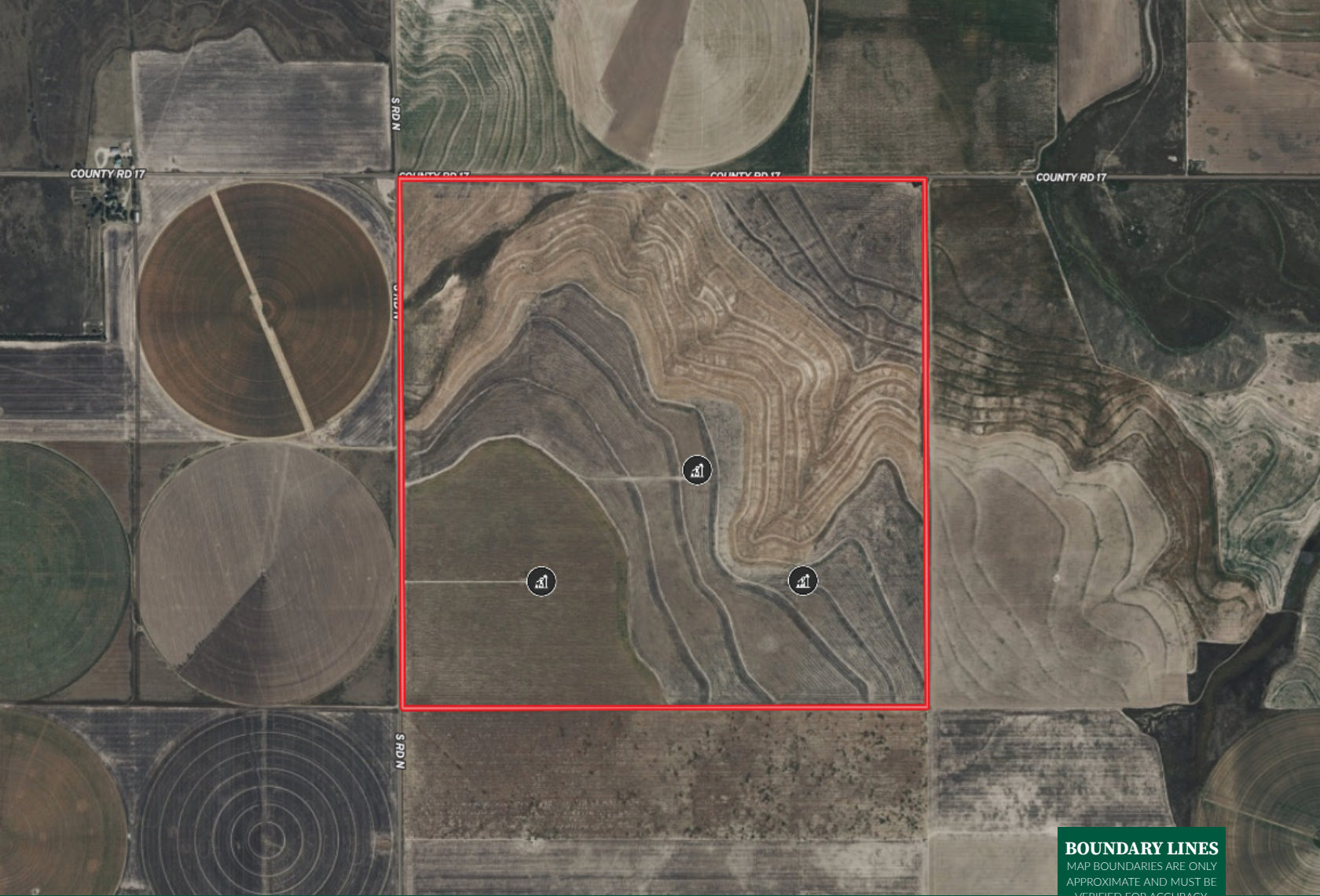
The region experiences all four seasons with relatively low humidity and wide temperature swings, while precipitation is modest and often sporadic. Average annual rainfall is generally around 17–18 inches, and snowfall is light, typically about 6–7 inches per year, with snow rarely lingering long.

Location

- Four miles south of Highway 160.
- Four miles east of Highway 25.
- Six miles southeast of Ulysses, KS, which has conveniences including a grocery store, hotels, medical facilities, restaurants and an 18 hole golf course.

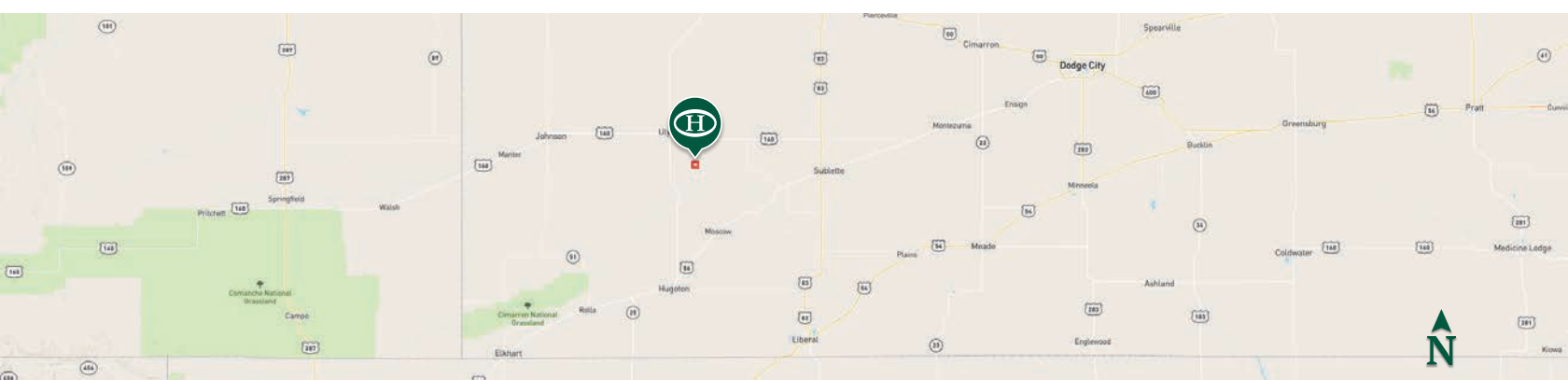
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary Oil Well



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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