

# Dry Creek Cropland and Pasture

114.90 Acres | Rush County, KS | \$425,500



HAYDEN  OUTDOORS.

# Dry Creek Cropland and Pasture

TOTAL ACRES:

114.90

PRICE:

\$425,500

COUNTY:

Rush County

CLOSEST TOWN:

Albert, KS

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Development Potential  
Farm/Crops/Ag  
Food Plots  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey & Upland Birds  
Stream/River  
State Hunting Unit: 5

## Land Details:

**Address:** 1 CR 400, Albert,  
Kansas 67511, USA  
**Closest Town:** Albert  
**Total Acres:** 114.90  
**Zoning:** Agricultural  
**Estimated Taxes:** \$477.18 - 2025  
**Source of lot size:** Assessor/Tax Data

## About This Property

114.9± acres just west of Albert, KS with a strong mix of cropland, expired CRP, and pasture/timber, plus Dry Creek along the north boundary. This property offers steady income potential alongside excellent hunting history, including trophy whitetail, and a great potential build site with nearby electricity.

## Land

Located just ¼ mile south of K-96 Highway and a little over a mile west of Albert, Kansas, this 114.9± acre tract offers an ideal blend of income production and recreational opportunity, just 15 miles northwest of Great Bend, Kansas. Featuring 43 acres of cropland, 35.5 acres of expired CRP, and 29.11 acres of pasture and timber, the property is complemented by Dry Creek running along the north boundary and a crop share agreement already in place.

With electricity nearby providing an excellent build site option, the property is equally appealing for future development or a weekend retreat. Abundant wildlife—including pheasants, quail, and trophy whitetail deer, with a recent 160" class buck harvested—make this a standout hunting tract, while multiple income streams create a well-balanced investment in a manageable acreage package.

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

**Legal Description:** 114.9 Acres in the SE4 of S25, T18, R16 in Rush County





**Yields:**

Crop	Base Acres	PLC Yield
Wheat	42.33	32
Corn	12.51	102
Grain Sorghum	14.15	60
Soybeans	8.18	27
Dry Peas	0.82	1292
Average NCCPI: 70.75		

**Soil Report:**

- Roxbury silt loam, rarely flooded: 53.01 Acres
- Harney silt loam, 1 to 3 percent slopes: 23.48 Acres
- Uly silt loam, 3 to 6 percent slopes: 17.57 Acres
- Wakeen silt loam, 3 to 7 percent slopes: 16.45 Acres
- Wakeen silt loam, 1 to 3 percent slopes: 4.33 Acres

**Farm Statistics:**

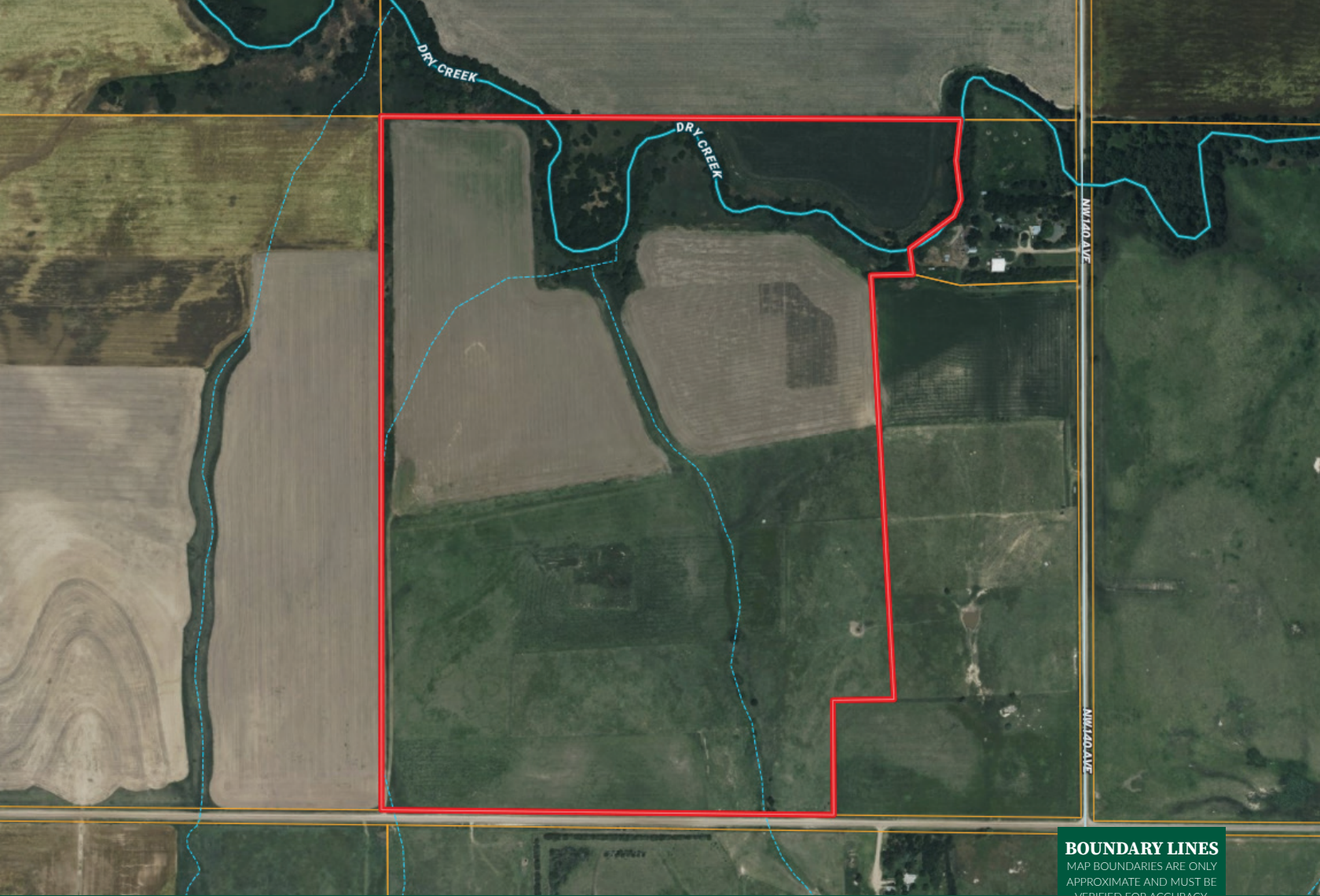
- State Hunt Unit: 5
- Average Yearly Rainfall: 24-27"
- Closest Town: Albert, KS

**Location:**

- 1 mile west of Albert, Kansas (Population: 132)
- 15 miles east of Rush Center, Kansas (Population: 141)
- 15 miles northwest of Great Bend, Kansas (Population: 14,306)
- 15 miles west of Cheyenne Bottoms Refuge
- 20 miles north of Larned, Kansas (Population: 3,598)
- 30 miles northwest of Quivira National Wildlife Refuge
- 2 hours 20 minutes northwest of Wichita Dwight D. Eisenhower National Airport (Population of Wichita: 400,991)

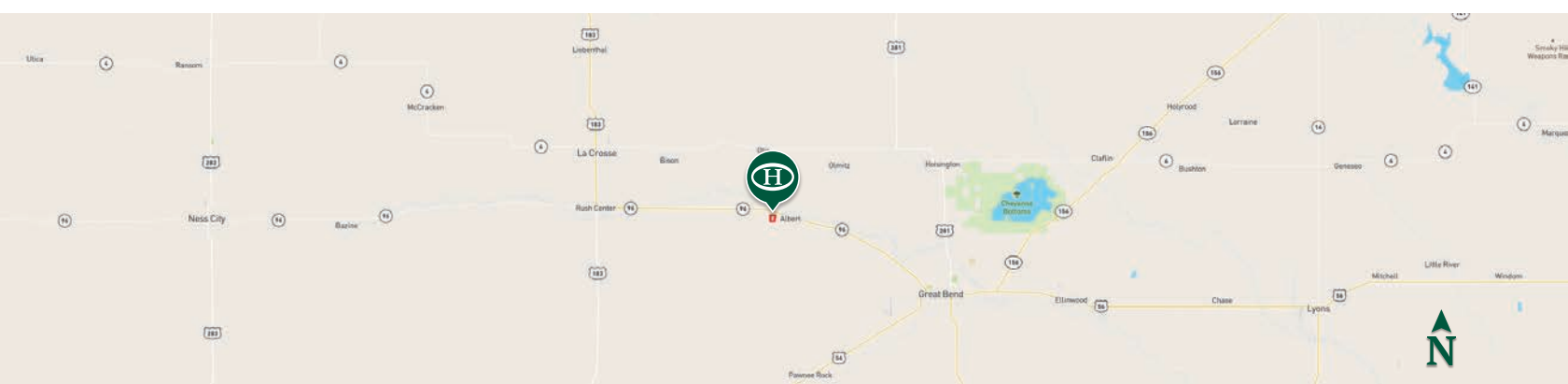
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 Boundary

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



## JC Bosch

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