

Ottawa County 157

157.20 Acres | Ottawa County, KS | \$605,000



HAYDEN  OUTDOORS.

Ottawa County 157

TOTAL ACRES:

157.20

PRICE:

\$605,000

COUNTY:

Ottawa County

CLOSEST TOWN:

Culver, KS

Activities & Amenities:

Features

Farm/Crops/Ag

Hunting - Upland Birds

Land Details

Address: 00000 Coronado Rd,
Tescott, Kansas 67484, USA

Closest Town: Culver

Total Acres: 157.20

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 147

Water Rights: Yes

Mineral Rights: Yes

*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.

Property Summary

157± acres of Kansas dryland farmground for sale in Ottawa County, just north of Culver and east of Tescott. Featuring Class II and III soils, a 67.47 NCCPI rating, wheat, milo, and corn rotation, and excellent paved road access. Great opportunity for farmers and land investors.

Land

Located just north of Culver in Ottawa County, Kansas, this 157± acre dryland farm offers an excellent opportunity for both agricultural producers and land investors. Consisting primarily of tillable cropland, this property provides a solid combination of productive Kansas farmland, good accessibility, and a convenient location.

The farm consists primarily of Class II and III soils, with an average NCCPI rating of 67.47. The terrain features some gentle slope throughout the property, with the cropland traditionally utilized in a rotation of wheat, milo, corn and beans. This established crop rotation provides flexibility for continued dryland production and makes the tract a good addition to an existing farming operation or agricultural investment portfolio.

One of the standout features of this property is its accessibility. Located approximately 2 miles north of Culver, 6 miles east of Tescott, and 8 miles north of Interstate 70, the farm offers excellent road frontage along two sides. A well-maintained dirt road borders the northern boundary, while the paved Culver blacktop runs along the eastern boundary. This blacktop connects Interstate 70 to Kansas Highway 18, providing convenient access for farm equipment, grain transportation, and everyday operations.





Whether you're a local producer looking to expand your acreage or an investor seeking quality Kansas dryland, this Ottawa County farm offers a great opportunity to own a well-located tract with established agricultural use.

Region & Climate

Located in north-central Kansas, Ottawa County is a well-established agricultural region known for its productive dryland farming operations, gently rolling terrain, and strong farming communities. The area receives an average of approximately 30 inches of annual precipitation, with much of the moisture falling during the spring and summer growing seasons. This rainfall, combined with the region's fertile soils and established farming practices, supports traditional crop rotations of wheat, milo, beans and corn.

The region experiences warm summers, cold winters, and a growing season generally extending from mid-April through mid-October. While annual rainfall and summer temperatures can vary, Ottawa County has a long history of dryland crop production.

The area's agricultural economy is supported by local grain elevators, agricultural services, and access to regional grain markets. Transportation is another advantage, with the property located approximately 8 miles north of Interstate 70 and just 6 miles from U.S. Highway 81, which connects south to Interstate 135 at Salina. This convenient access to major transportation corridors provides benefits for grain hauling, agricultural operations, and regional market access, making the area attractive to both local producers and farmland investors.





 Boundary

BOUNDARY LINES

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



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



Alex Birney

📍 Salesperson, Licensed in KS
✉️ ABirney@HaydenOutdoors.com
📞 620.617.8317

Connor Williams

📍 Salesperson, Licensed in KS, MO & OK
✉️ Connor@HaydenOutdoors.com
📞 620.617.6300



www.HaydenOutdoors.com

THE BRAND THAT SELLS THE *Land*®

866.741.8323