Washington County Tillable, Timber & Water

119.73 Acres | Washington County, KS | $619,000



HAYDEN OUTDOORS



Activities & Amenities

ATV/Off Road

Farm/Crops/Ag

Fishing

Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl

Income Producing

Pond/Lake

Recreational Business

Timber

Land Details

Address: 926 Abbey Blvd, Clyde, Kansas 66938, USA

Closest Town: Clyde

Total Acres: 119.73

Property Summary

The Washington County Tillable, Timber & Water is a well-balanced 119.73 ± acre tract that combines productive cropland with strong hunting. Few properties in north-central Kansas offer this mix at this size. The farm has 70.55 ± tillable acres, a 4.18 ± acre pond, and roughly 45 ± acres of mature timber. It works for a buyer who wants an income-producing farm, a dedicated hunting property, or both.







Recreation

The timber offers heavy cover, travel corridors, and bedding areas that hold whitetail deer and a strong turkey population year-round. North-central Kansas is known for producing trophy-class whitetails, and the mix of mature timber, crop ground, and water on this farm gives deer everything they need to reach their full potential. The 4.18 ± acre pond draws good numbers of ducks and geese during the fall and spring migrations, and the surrounding crop fields provide added feeding opportunities for waterfowl. Outside of waterfowl season, the pond adds fishing and scenery. Because the property is over 80 acres, a nonresident owner may qualify for a Kansas nonresident landowner deer permit each year without entering the draw. That benefit makes this property especially attractive to out-of-state hunters looking for a place to chase big Kansas bucks.

Agriculture

The farm includes 70 ± acres of productive tillable ground. Nearly 72% of the cropland is Crete silty clay loam on gentle 1 to 3 percent slopes. Crete is a deep, well-drained soil with excellent water-holding capacity and is among the most dependable soils in north-central Kansas. Most of the remaining acres are Longford silt loam and Crete silty clay loam on slightly steeper ground. Over 99% of the tillable acres are Class II and III soils, with a weighted average NCCPI of 62.3. The ground is well suited for wheat, corn, soybeans, and milo, and gives a buyer a reliable income base to farm themselves or lease out.



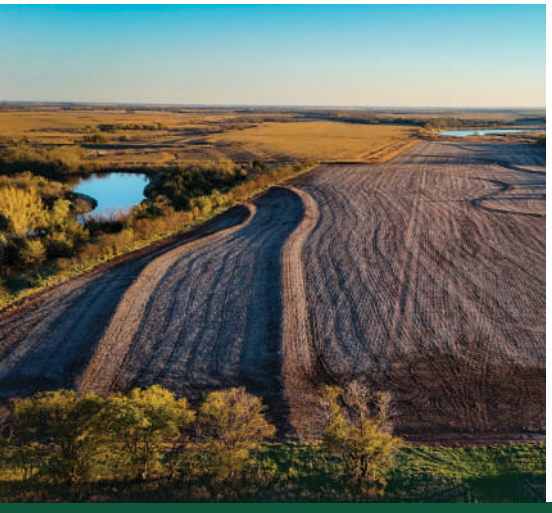


















Region & Climate

Washington County sits in north-central Kansas just south of the Nebraska line. It's known for rolling hills, fertile soils, and generations of family farms and cattle ranches. Cropland, native grass, and timbered creek bottoms support strong deer and turkey populations. Milford Lake, Lovewell Reservoir, and Jamestown Wildlife Area are all within about an hour.

The area has four distinct seasons: warm summers, long mild falls ideal for hunting, and cold but manageable winters. Annual precipitation averages around 30 inches, most of it during the growing season.

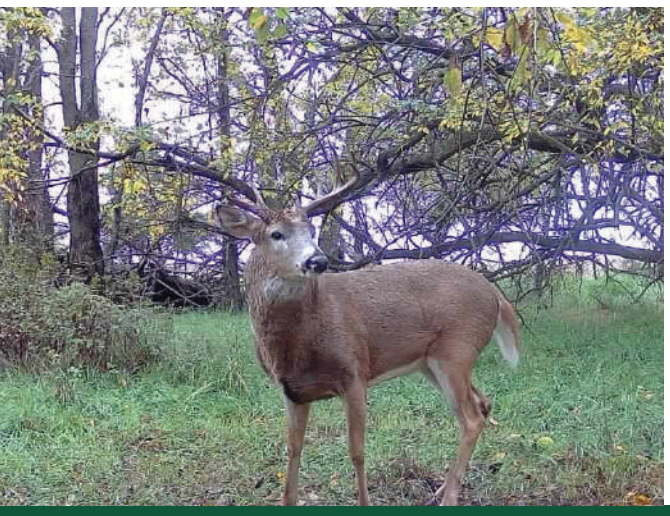
Location

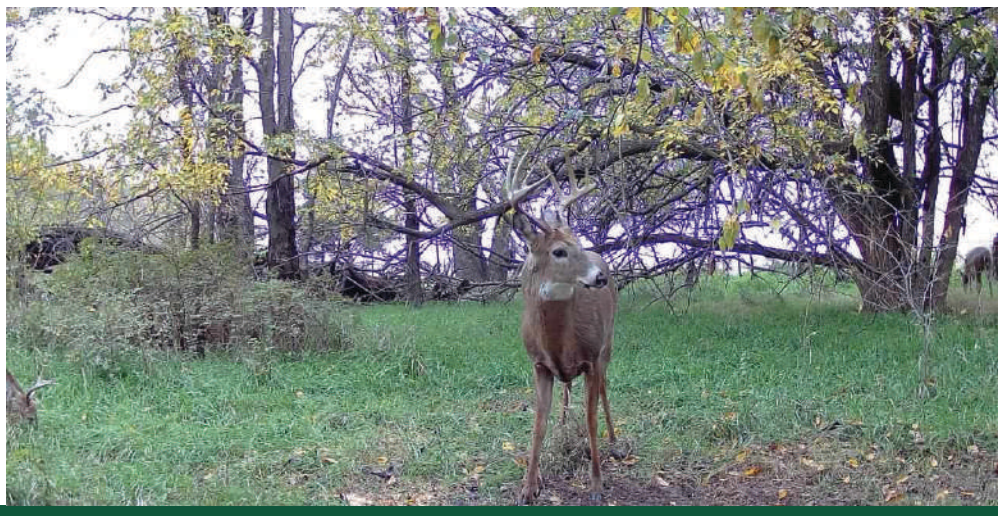
The Washington County Tillable, Timber & Water is located at 926 Abbey Blvd, Clyde, KS 66938, in the southwest corner of Washington County. The surrounding area is productive farm country with quiet rural roads, and you're never far from town. Clyde is just a few miles away for everyday needs. Concordia is about 20 miles west and offers full shopping, dining, healthcare, and Cloud County Community College. Clay Center, Washington, and Belleville are each within about 30 miles.

For bigger-city amenities, Manhattan, home of Kansas State University, and Salina are each about an hour and fifteen minutes away. Lincoln, Nebraska is roughly two hours north, and the Kansas City metro is about three hours east.

Air travel is easy for out-of-state owners. Salina Regional Airport (SLN) and Manhattan Regional Airport (MHK) are each a little over an hour away, and Kansas City International (MCI) is about three hours away. Private pilots can use Blosser Municipal Airport in Concordia, about 30 minutes away.

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials



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

Boundary





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