

**160 Acres of Farmland with Mineral
Rights**
00000 Rock Road
Neosho Falls, KS 66758

\$560,000
160± Acres
Woodson County



160 Acres of Farmland with Mineral Rights Neosho Falls, KS / Woodson County

SUMMARY

Address

00000 Rock Road

City, State Zip

Neosho Falls, KS 66758

County

Woodson County

Type

Farms

Latitude / Longitude

38.0163812 / -95.6467688

Acreage

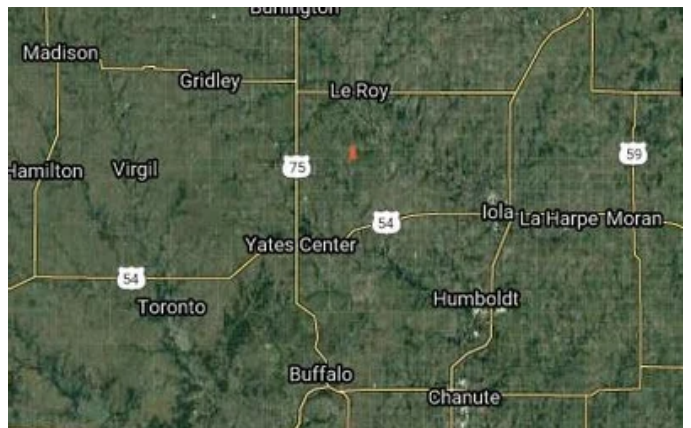
160

Price

\$560,000

Property Website

<https://www.mossyoakproperties.com/property/160-acres-of-farmland-with-mineral-rights-woodson-kansas/25123/>



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PROPERTY DESCRIPTION

If you dream of owning land that puts money back in your pocket, then you need to take a close look at this Woodson County property. Over 90% of this farm is being farmed and is currently cash rented. Less than 3 miles away from Vernon, KS is where you will find this highly productive 160 acres. The soils on this farm are all considered prime farmland with Kenoma and Woodson silt loam consisting of over 98% of it. The two waterways and terraces make sure any excess water has a good exit point. Road frontage on 3 sides provides great access for any type of farm machinery.

A small building sits on the southwest corner of the farm. There is also electric service connected to the property as well. It could be a good spot to build a building or even a home.

Inflation has been on everyone's mind and this could be a good hedge against it in more than one way. This land is not only a good investment because they aren't making any more, this land is a good investment because of the returns. Plus acreage values don't lose 3,000 points in one day. If this sounds like something you would be interested in, please call or text Andrew at (620) 313-0783 to discuss a private showing.

+160 Acres

-Over 150 Tillable Acres

-Terraced

+Return on Investment

- Oil Return

Landowner Royalty Share is 1/8th

2018: 1,808 Barrels

2019: 514 Barrels

2020: 637 Barrels

2021: 311 Barrels

-Cash Rent

+Road Frontage



+Electric Service Connected

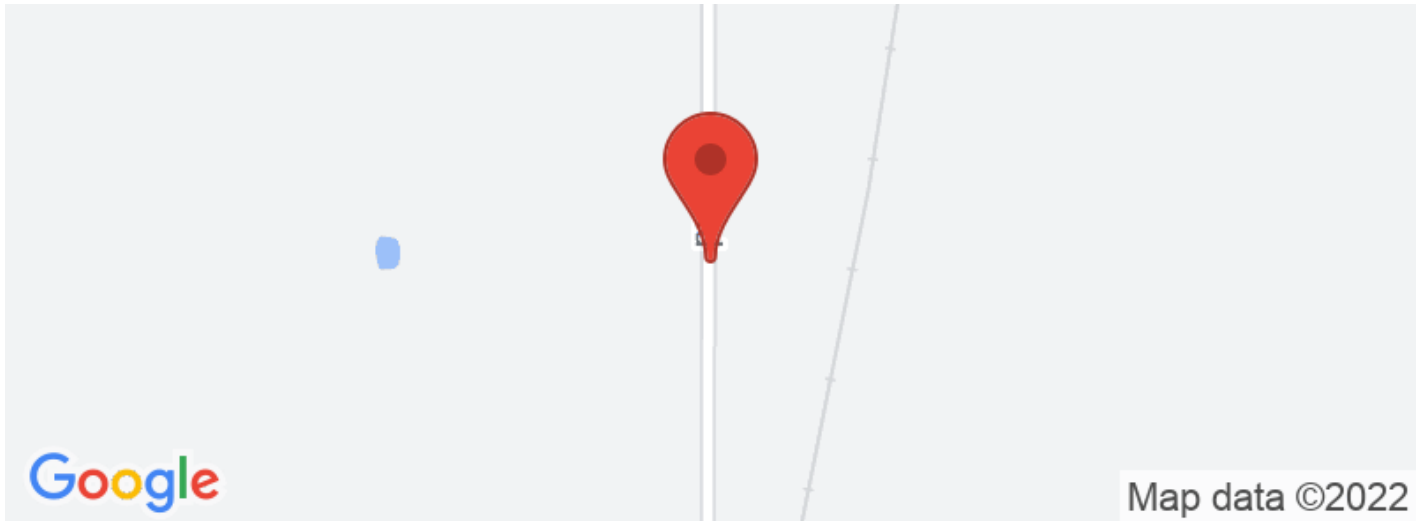
- Potential Build Site

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Locator Maps



160 Acres of Farmland with Mineral Rights
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Aerial Maps



**160 Acres of Farmland with Mineral Rights
Neosho Falls, KS / Woodson County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Kattenberg

Mobile

(620) 313-0783

Email

akattenberg@mossyoakproperties.com

Address

1007 Main Street

City / State / Zip

Neodesha, KS 66757

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties of the Heartland

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(479) 527-0326

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com