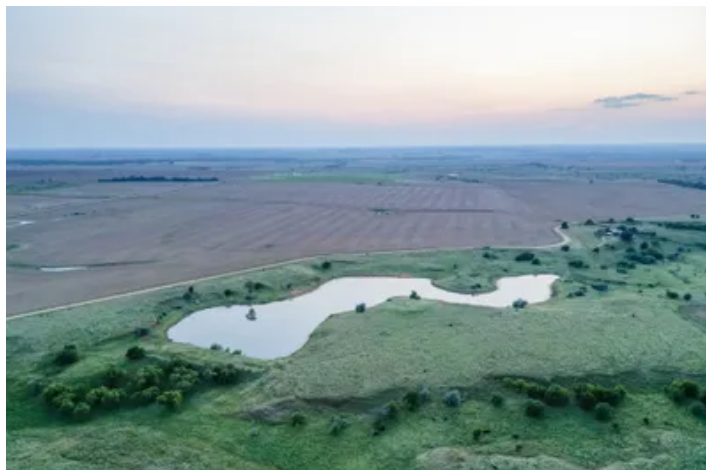


Luthi 312
7804 Se Gerlane Rd
Hazelton, KS 67061

\$1,100,000
312± Acres
Barber County



Luthi 312
Hazelton, KS / Barber County

SUMMARY

Address

7804 Se Gerlane Rd

City, State Zip

Hazelton, KS 67061

County

Barber County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

37.124028 / -98.462398

Dwelling Square Feet

2487

Bedrooms / Bathrooms

3 / 1

Acreage

312

Price

\$1,100,000

Property Website

<https://greatplainslandcompany.com/detail/luthi-312-barber-kansas/89416/>



PROPERTY DESCRIPTION

312 Acres – Barber County, Kansas Premium Cropland, Cattle Operation, Trophy Hunting, and Living

This **312-acre property in Barber County, Kansas** is the complete package—highly productive Class I farmland, a working cattle setup, and outstanding recreational features anchored by a 9.5-acre fishing pond and excellent hunting. With **blacktop frontage on Gerlane Road**, this is a rare opportunity to own one of the most versatile farms in the area.

Exceptional Farmland

The core of this property is its **235.1 DCP cropland acres**, which carry remarkable soil ratings:

- **Wheat base:** 221.5 acres | **PLC yield:** 58
- **Oats base:** 13.1 acres | **PLC yield:** 27

Soils are dominated by **Pond Creek silt loam, 0–3% slopes**, classified as **non-irrigated Class I farmland**. With an **NCCPI score of 67**, this soil type ranks among the best for consistent yield potential. Well-drained and highly productive, these acres represent the kind of **prime cropland rarely available on the open market**.

Water & Pasture

Complementing the farmland is a **9.5-acre pond**, large enough to serve multiple purposes. It provides reliable water for livestock, is stocked for fishing, and attracts migrating waterfowl. This feature alone sets the property apart, offering both utility and recreation.

The remaining pastureland features rolling terrain with draws, mature trees, and thickets—ideal for cattle grazing and shelter while also enhancing wildlife habitat. A **fully functional corral system and barns** on the southwest corner allow for efficient cattle handling and expansion of your livestock operation.

Trophy Hunting

This farm sits in **Kansas Hunt Unit 16**, known nationwide as a premier whitetail destination. The combination of **prime cropland food sources, cover-filled draws, mature timber, and a large water source** makes this property a natural hub for **trophy whitetail deer, Rio Grande turkey, and upland game birds**. Whether for personal enjoyment or outfitting potential, the recreational value here is substantial.

Homestead & Improvements

At the intersection of **Gerlane Road and Cedar Hills Road**, the property features a **3-acre homesite** with:

- 1948 **brick home** | 3 bed, 1 bath | 2,487 sq. ft. with basement
- Multiple outbuildings and barns
- Established farmyard with excellent utility

The tract is conveniently divided by **Cedar Hills Road**, with roughly **100 acres east** and the balance west, providing flexibility for management or sale.

Offering Options

This property will be offered in four ways:

1. The entire 312 acres with homestead
2. Tract west of Cedar Hills Road
3. Tract east of Cedar Hills Road
4. The homestead with surrounding acreage

Highlights

- **235.1 DCP cropland acres | Class I Pond Creek soils | NCCPI 67**
- **9.5-acre pond** | Livestock water, fishing, and waterfowl hunting
- Pasture with draws, timber, and wildlife cover
- **Unit 16 hunting** | Trophy whitetail, turkey, and upland game
- Corral system and barns for a ready-to-go cattle operation
- 3-acre homesite with brick home, barns, and farmyard
- Excellent blacktop frontage on **Gerlane Road**
- Offered as a whole or in 3 separate tracts
- Soil Reports & FSA docs Attached

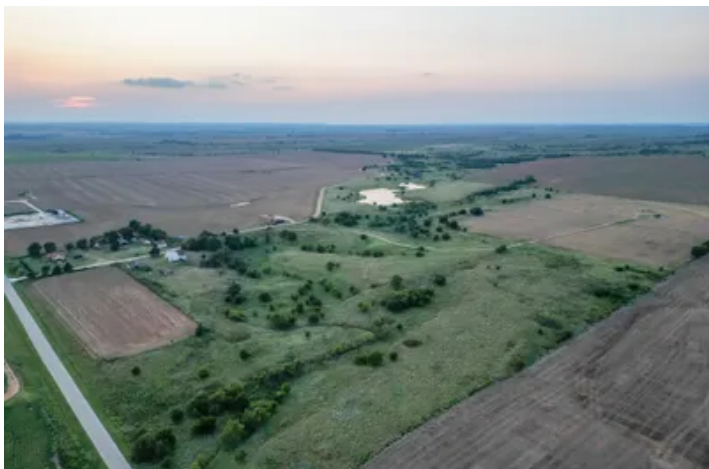
Contact:

For more information or to schedule a showing, contact:

Ky Pfeider | Great Plains Land Company

[580-430-7005](tel:580-430-7005)

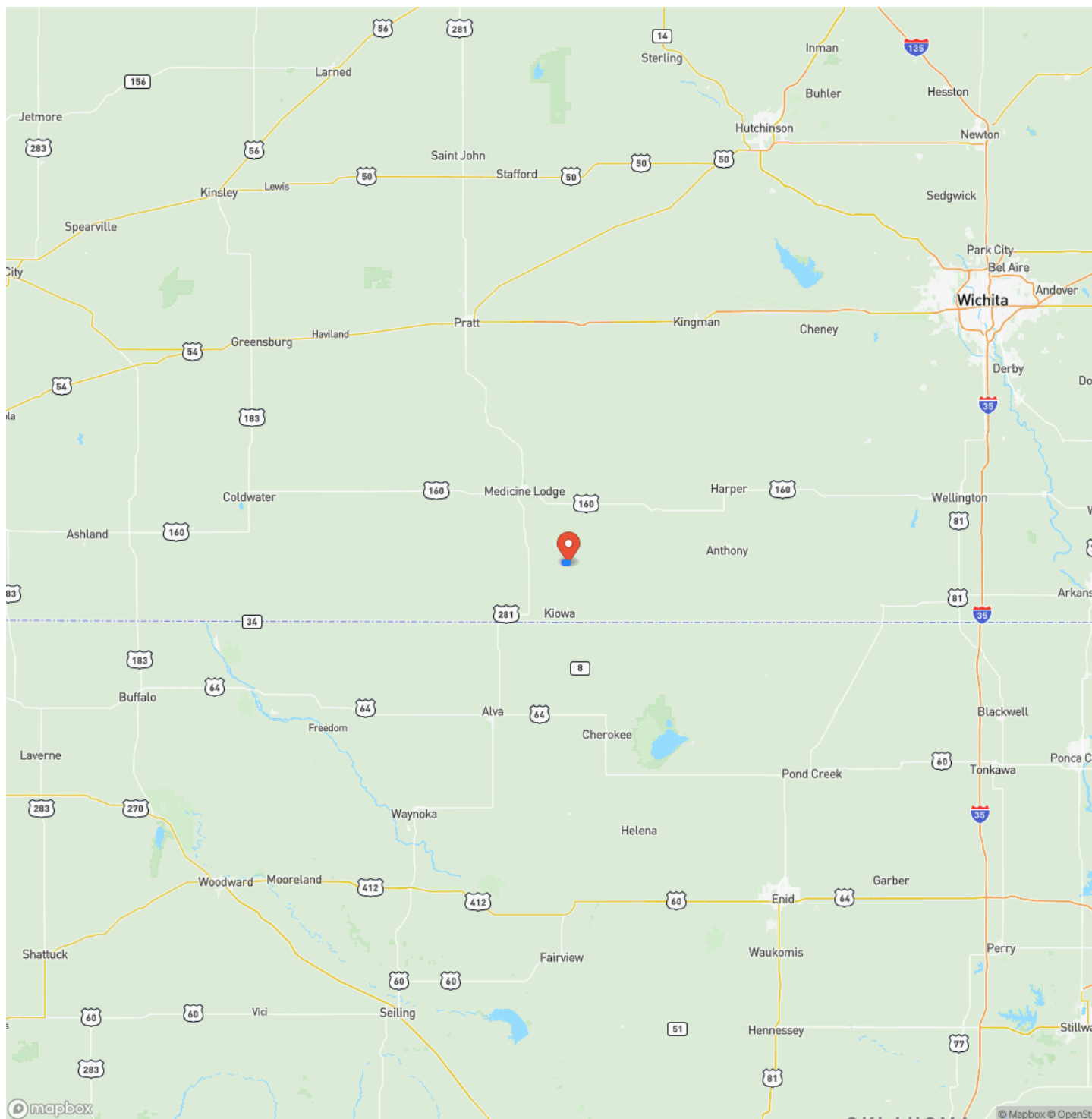




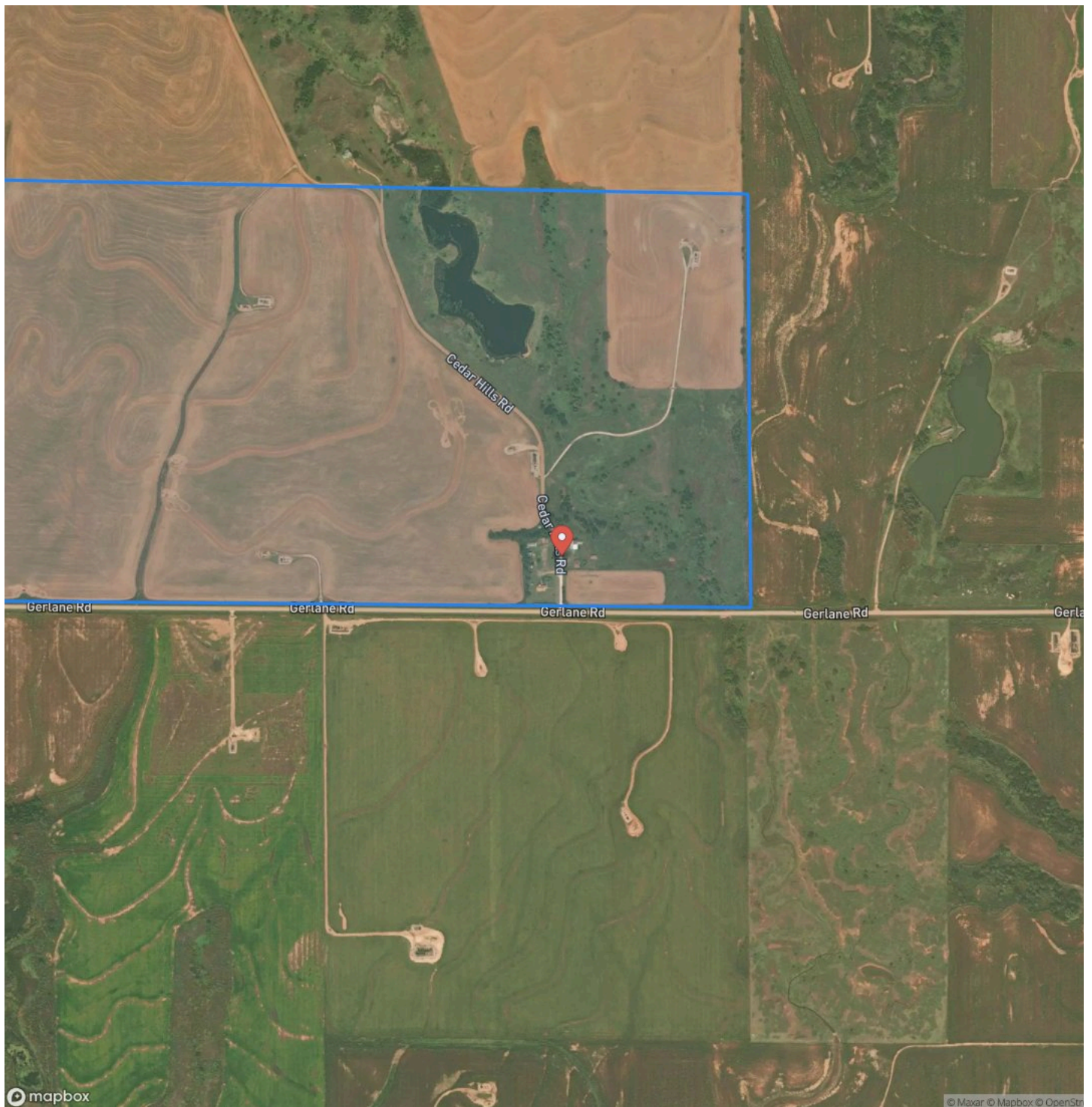
Locator Map



Locator Map



Satellite Map



Luthi 312
Hazelton, KS / Barber County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

Mobile

(580) 430-7005

Email

ky@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

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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.



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