

**Historic Santa Fe Trail Investment Property With CRP  
Income**  
Ulysses, KS 67880

**\$240,000**  
160± Acres  
Grant County



## Historic Santa Fe Trail Investment Property With CRP Income Ulysses, KS / Grant County

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### **SUMMARY**

#### **City, State Zip**

Ulysses, KS 67880

#### **County**

Grant County

#### **Type**

Farms, Hunting Land, Recreational Land

#### **Latitude / Longitude**

37.47689 / -101.2323

#### **Taxes (Annually)**

126

#### **Acreage**

160

#### **Price**

\$240,000

#### **Property Website**

<https://redcedarland.com/detail/historic-santa-fe-trail-investment-property-with-crp-income-grant-kansas/34691/>



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### **PROPERTY DESCRIPTION**

#### **INCOME PRODUCING 160 +/- ACRES OF CRP IN GRANT COUNTY KANSAS ON BLACKTOP FRONTAGE**

**Legal Description:** SW/4 S35, T29, R36

**Driving Directions:** From Hickok Kansas (Kansas Highway 160) take South Road R 6 miles south to County Road 19. Turn west and travel a half mile. Property is on the north side of the black top.

**Taxes:** 2022 \$126.21

CRP Data: 150.18+/- acres enrolled at \$52.76 per acre until 2031. Total income per year \$7,923.

This is a chance to own a piece of history! The historic Santa Fe Trail and the North Fork of the Cimarron River cross through this perfect income producing piece of property. There are approximately 150 acres of income producing CRP that are enrolled in a 10-year program that expires in 2031, with all future payments going to the Buyer.

For the hunters, the riverbed of the Cimarron River has made a great pocket for open country Mule deer and Whitetail deer to bed and use as cover. This is also the perfect landscape for hunting predators such as coyotes and bobcats. Mature trees are on the bordering property to the west, which opens up a highway for small and large game to pass through this piece of property.

Blacktop roads allow easy travel to and from the property.

With this high CRP payment and low property taxes this property could give the new owner approximately 2%-2.5% return.

Minerals do not convey to the Buyer.

### **KEY FEATURES**

QUAIL

MULE DEER

WHITETAIL DEER

PASSIVE INCOME

BLACK TOP ACCESS

HISTORIC ARTIFACTS

5 HOURS FROM DENVER INT'L AIRPORT, COLORADO

3.5 HOURS FROM WICHITA KANSAS



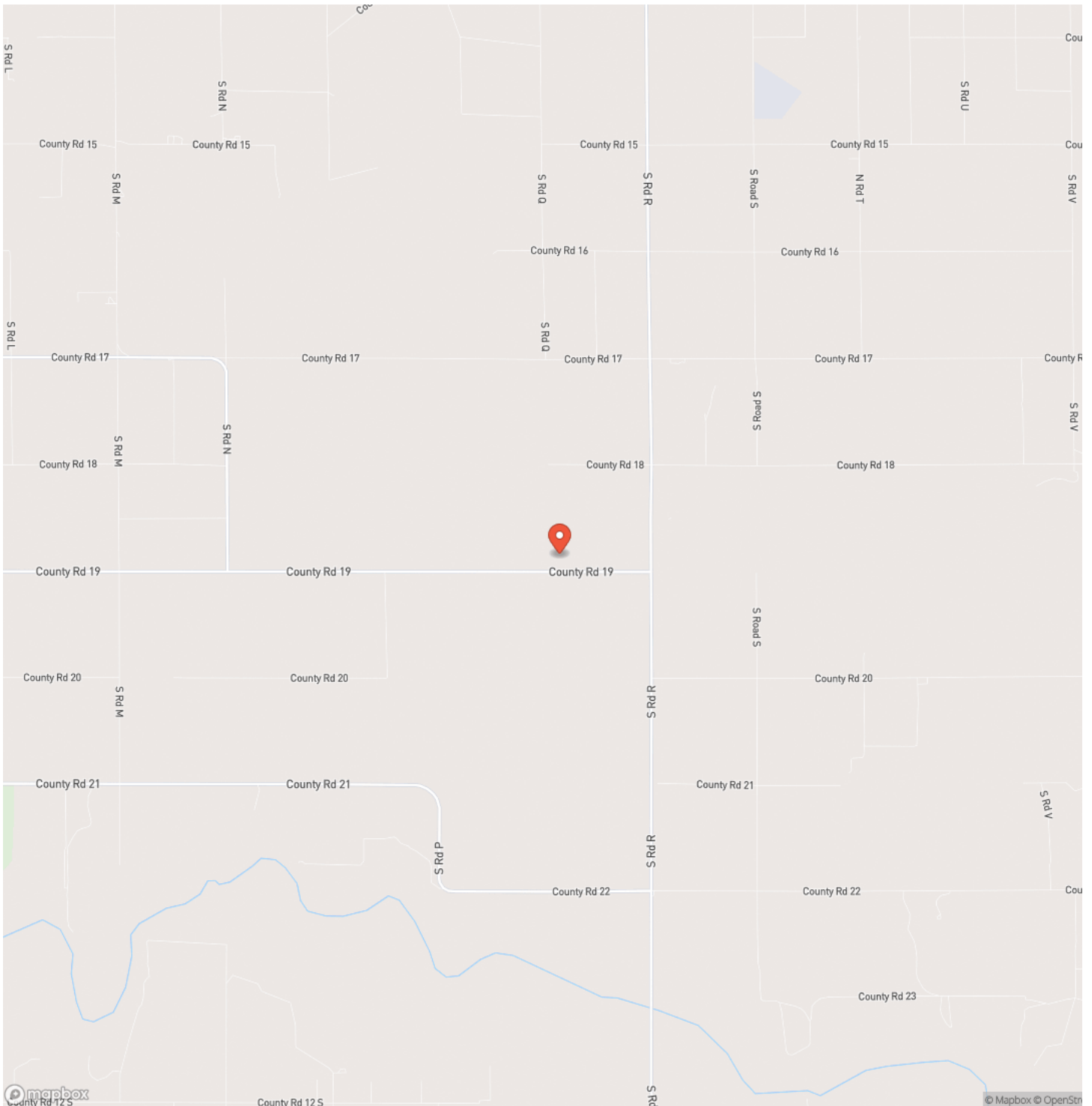


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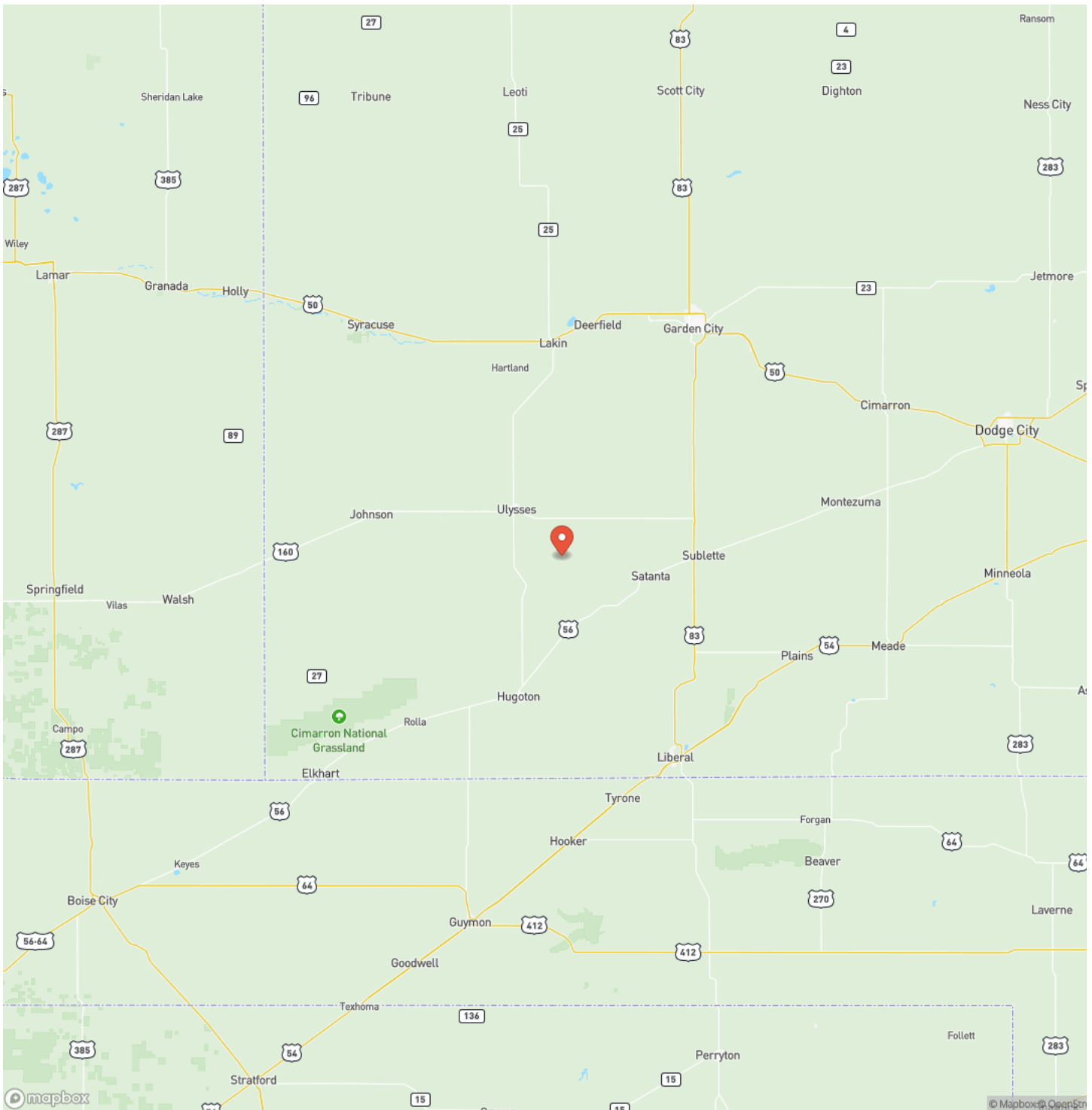
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

**[redcedarland.com](http://redcedarland.com)**



## Satellite Map



## Historic Santa Fe Trail Investment Property With CRP Income

### Ulysses, KS / Grant County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brandon Luebbers

## Mobile

(620) 874-1131

## Email

brandon@redcedarland.com

### Address

## City / State / Zip

Brownell, KS 67521

## NOTES



**MORE INFO ONLINE:**

**redcedarland.com**



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**redcedarland.com**

## **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.



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