

**154 +/- Acres of Dryland, Pasture, Mineral
Production in Stafford County, Kansas**
0000 SW 120th Ave
Macksville, KS 67557

\$254,100
154± Acres
Stafford County



154 +/- Acres of Dryland, Pasture, Mineral Production in Stafford County, Kansas Macksville, KS / Stafford County

SUMMARY

Address

0000 SW 120th Ave

City, State Zip

Macksville, KS 67557

County

Stafford County

Type

Farms, Hunting Land

Latitude / Longitude

37.919962 / -98.963945

Acreage

154

Price

\$254,100

Property Website

<https://redcedarland.com/detail/154-acres-of-dryland-pasture-mineral-production-in-stafford-county-kansas-stafford-kansas/30782/>



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PROPERTY DESCRIPTION

154 +/- ACRES OF FARMLAND, HUNTING, PASTURE, AND OIL INCOME IN STAFFORD COUNTY, KANSAS.

Legal Description: SW/4 of 34-24-15

Driving Directions: From Macksville Kansas main street travel 2 miles south. The farm is on the east side of the road. Or at road intersections of SW 120th Ave/SW 20th St.

Taxes:

Property Description: This is a great mix use farm with dryland farm ground, pasture, hunting, and producing minerals. The farm ground has sandy loam soil types and 1-4% slopes. The farm is easily accessible from asphalt highway and only 2 miles from US HWY-50. The farmland is currently being rented on a crop share basis, and there are approximately 187+/- acres in tillable production. The tillable land is in wheat stubble currently. Just to the south of the tillable acres are 117+/- acres of pasture. The pasture land is currently being grazed. The fences are in great condition and there is a windmill in the north east portion of the pasture. There are several cattle guard crossings from the south to access the pasture. There is a 10+/- acre grove of trees that has good hunting for pheasant, quail, turkey, and deer. There is one active oil producing well and one injection well.

For more information about the property or to schedule a private tour, contact Rita Stimatze [620-546-5347](tel:620-546-5347)

Key Features

Close to Macksville Elevator

Blacktop Access

Hunting Potential

Producing Minerals

Tillable and Pasture Income

Windmill

20 Minutes from Pratt, Kansas



40 Minutes from Great Bend, Kansas

45 Minutes West of Hutchinson, Kansas

1.5 Hours from Wichita

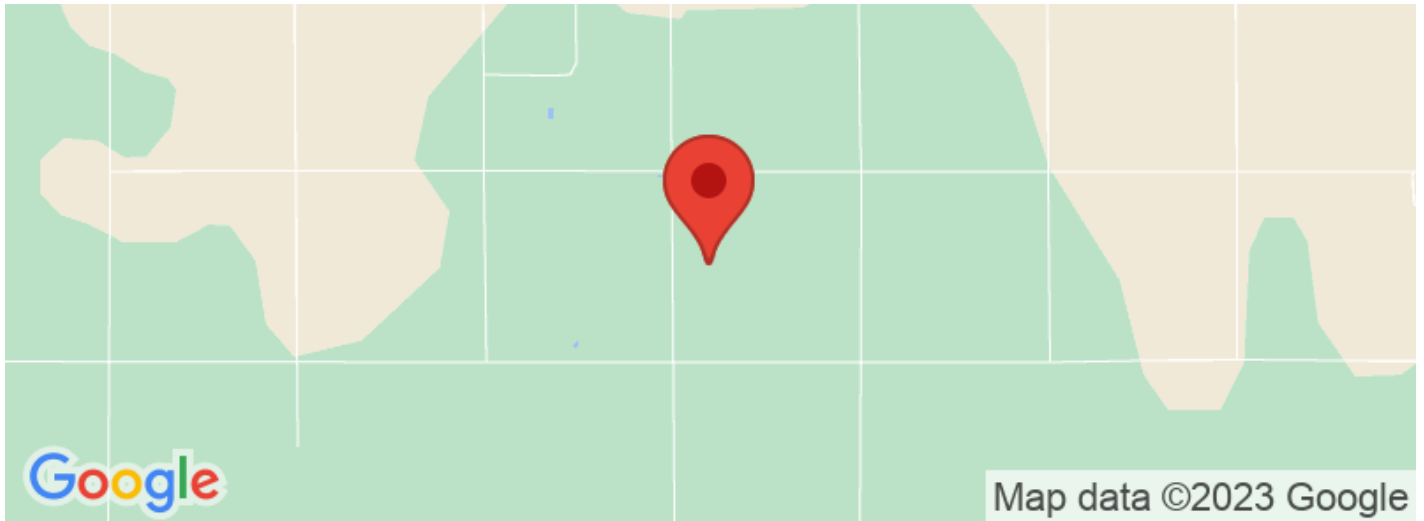


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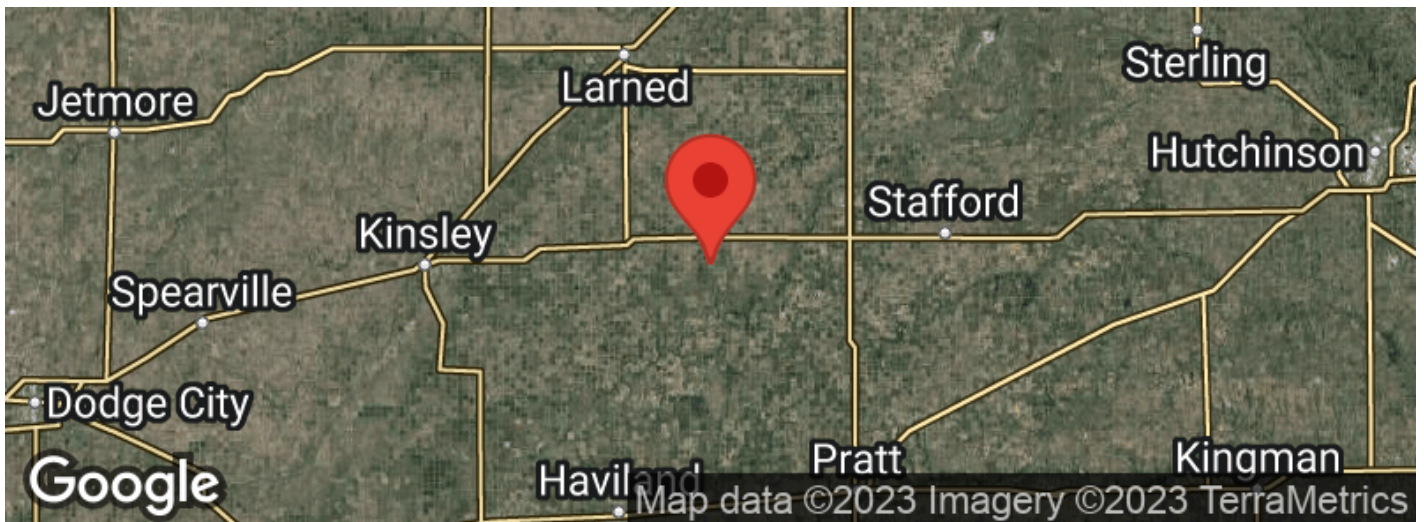
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Locator Maps



154 +/- Acres of Dryland, Pasture, Mineral Production in Stafford County, Kansas
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Aerial Maps



154 +/- Acres of Dryland, Pasture, Mineral Production in Stafford County, Kansas
Macksville, KS / Stafford County

LISTING REPRESENTATIVE

For more information contact:



Representative

Rita Stimatze

Mobile

(620) 546-5347

Office

(620) 546-5347

Email

rita@redcedarland.com

Address

City / State / Zip

Macksville, KS 67557

NOTES



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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.



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