

Income-Producing CRP with Grazing/Hunting
L Road
Hill City, KS 67642

\$455,000
318± Acres
Graham County



Income-Producing CRP with Grazing/Hunting Hill City, KS / Graham County

SUMMARY

Address

L Road

City, State Zip

Hill City, KS 67642

County

Graham County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

39.284748 / -99.833398

Acreage

318

Price

\$455,000

Property Website

<https://arrowheadlandcompany.com/property/income-producing-crp-with-grazing-hunting-graham-kansas/88099/>



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PROPERTY DESCRIPTION

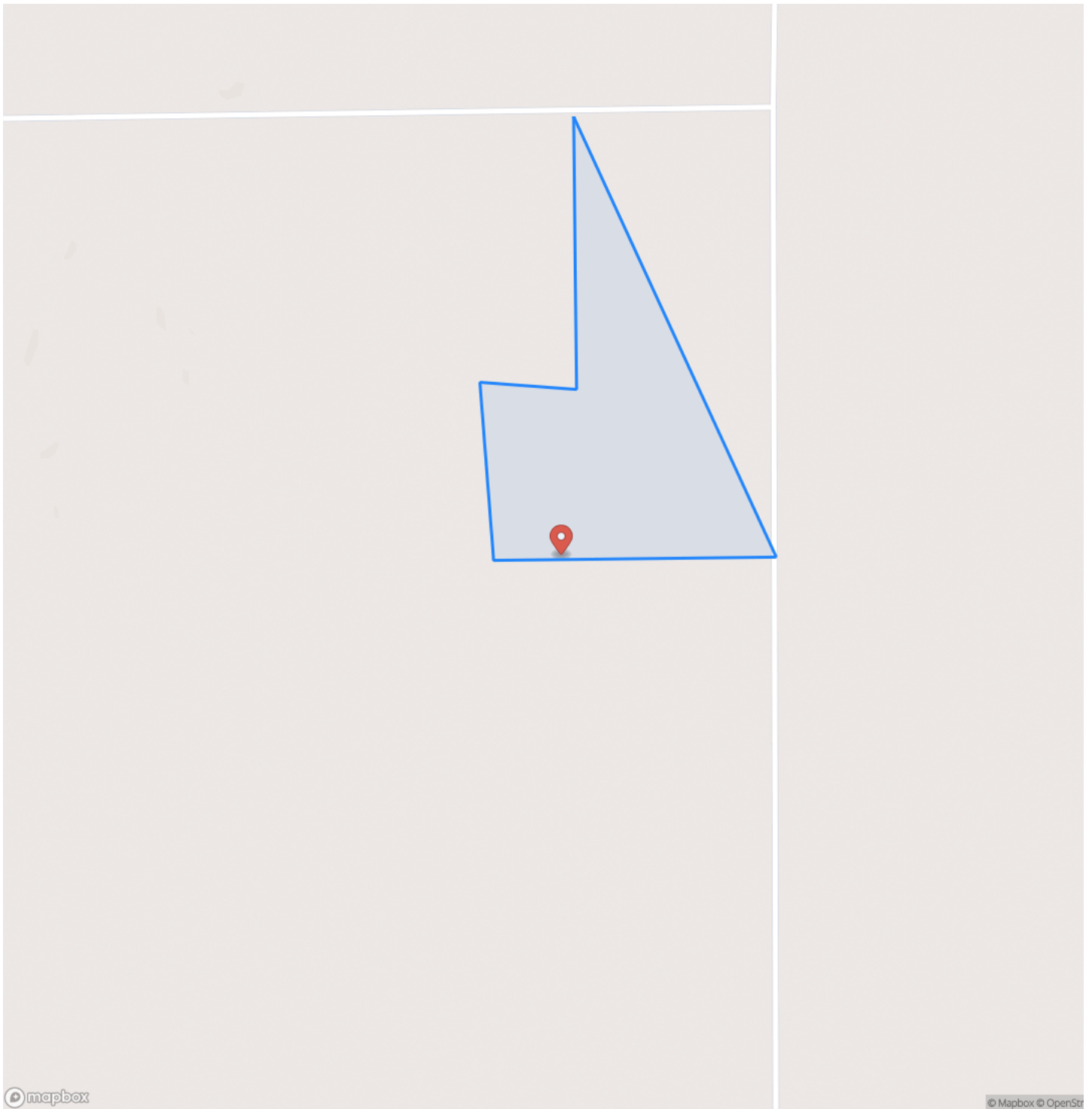
This 318 +/- acre tract in Graham County, located just 6 +/- miles south of Hill City, Kansas, offers an exceptional blend of income production, quality grazing, and recreational potential! The property features 225.6 +/- acres enrolled in CRP through September 30, 2035, generating \$7,445 annually. The established CRP cover not only provides dependable income but also creates prime habitat for wildlife. The remaining 93 +/- acres consist of prime grazing pasture with quality fencing and two water wells—one solar-powered and the other connected to purchased power—ensuring reliable water access for livestock year-round. This property offers excellent hunting opportunities! The CRP fields, combined with scattered cedar tree rows, create ideal cover for upland birds, whitetail, and mule deer. The natural topography and draws also create great funnels for deer movement. All mineral rights owned by the seller will transfer with the sale, making this a well-rounded investment for agriculture, recreation, and long-term income. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Travis Glassman at [\(785\) 672-7134](tel:7856727134).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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Hill City, KS / Graham County



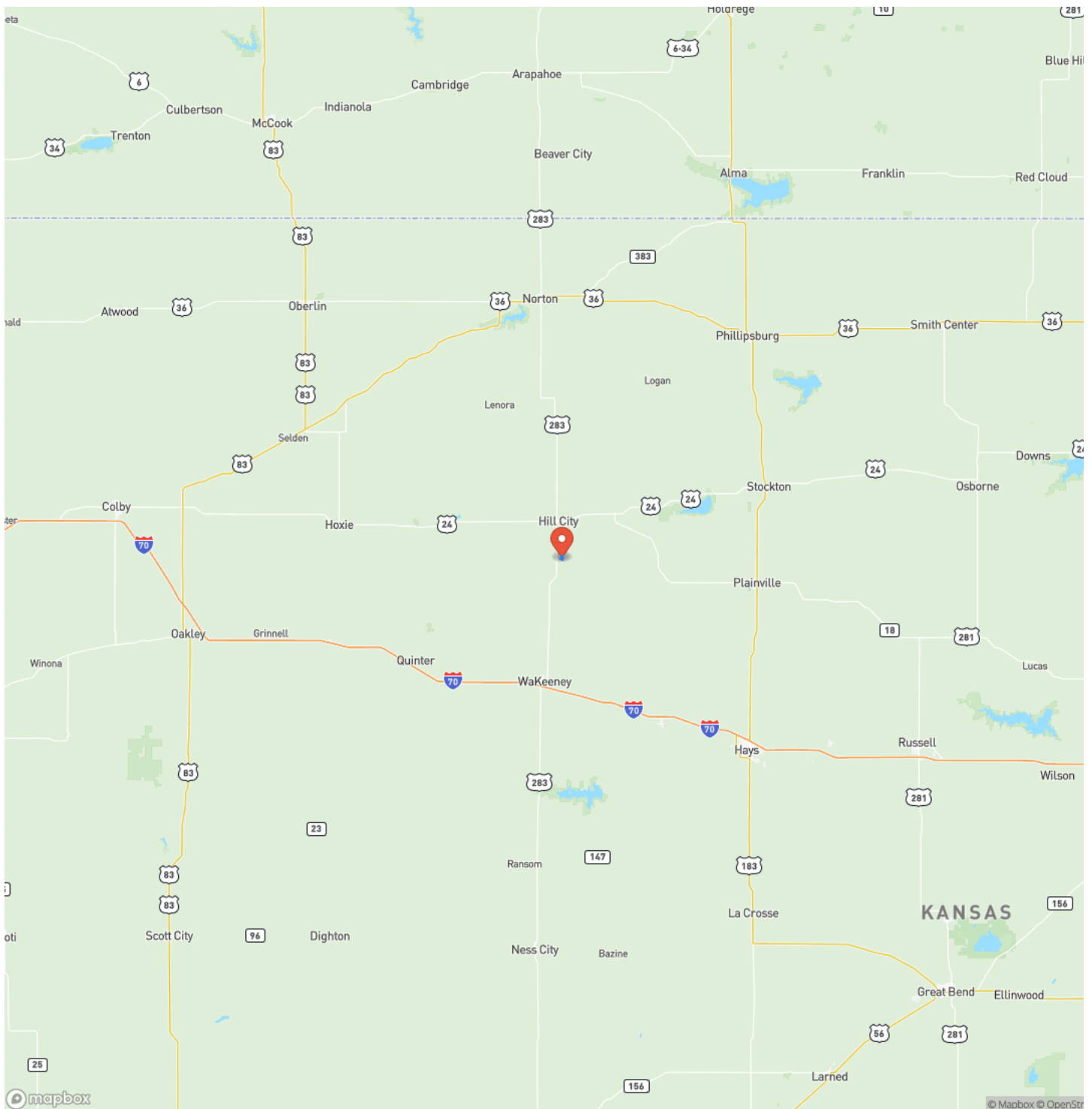
Locator Map



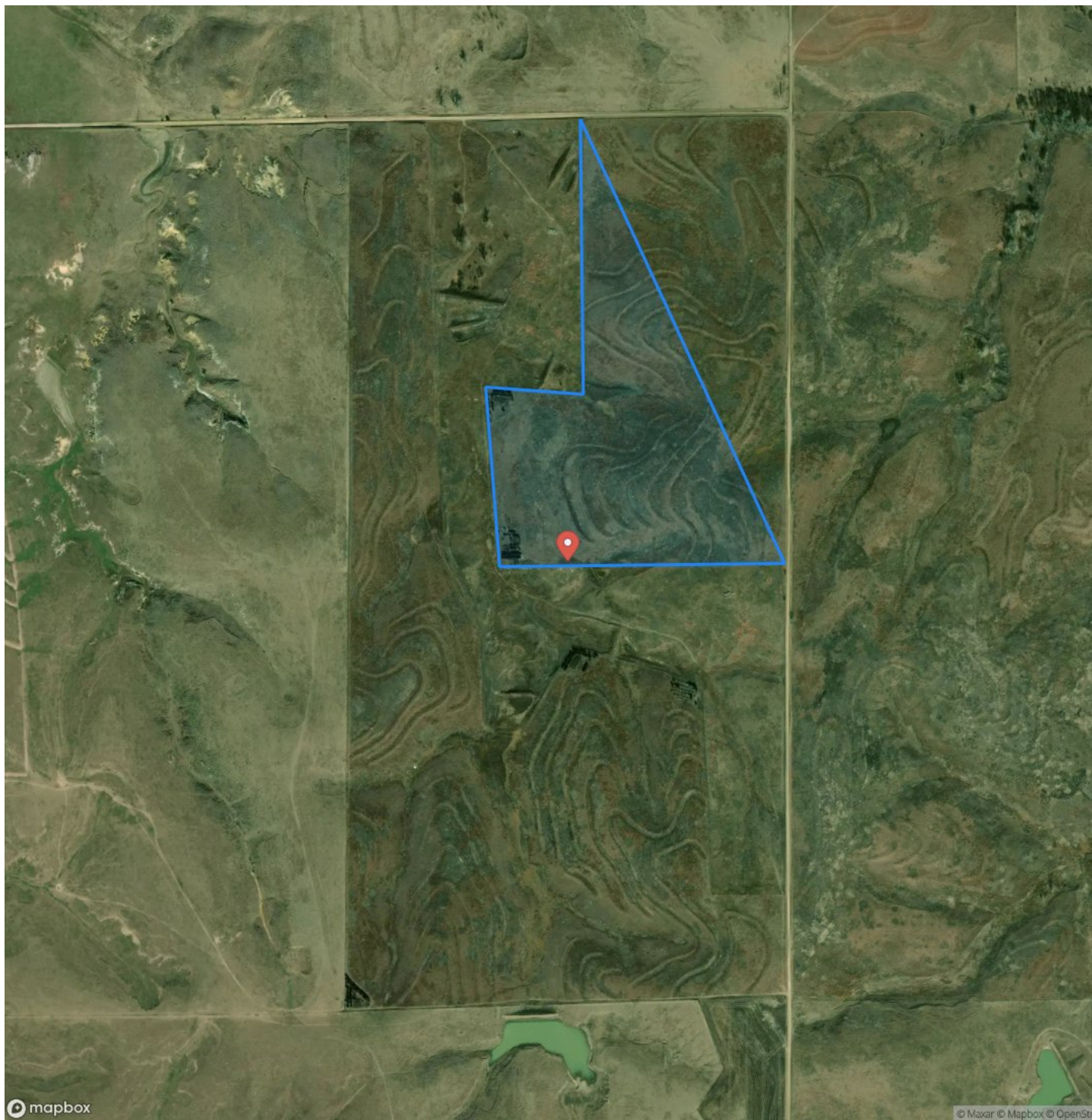
© mapbox

© Mapbox © OpenStr

Locator Map



Satellite Map



Income-Producing CRP with Grazing/Hunting Hill City, KS / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Glassman

Mobile

(785) 672-7134

Email

travis.glassman@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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