

Hilltop Tillable With Income/Recreation
F Rd
Ellis, KS 67637

\$286,920
159.400± Acres
Trego County



Hilltop Tillable With Income/Recreation

Ellis, KS / Trego County

SUMMARY

Address

F Rd

City, State Zip

Ellis, KS 67637

County

Trego County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

39.063317 / -99.708778

Acreage

159.400

Price

\$286,920

Property Website

<https://arrowheadlandcompany.com/property/hilltop-tillable-with-income-recreation-trego-kansas/91794/>



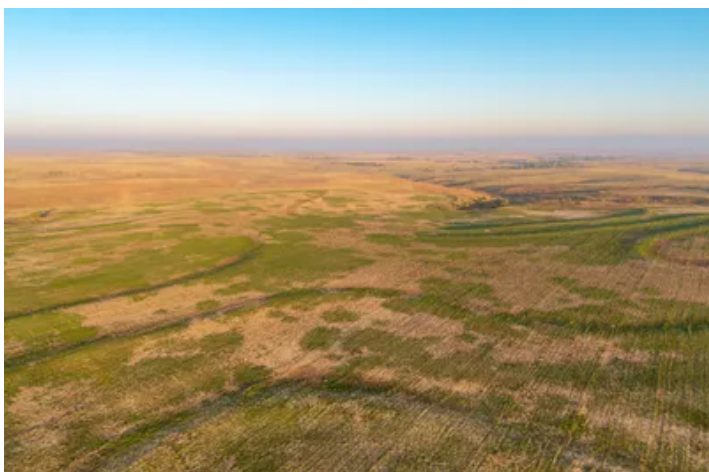
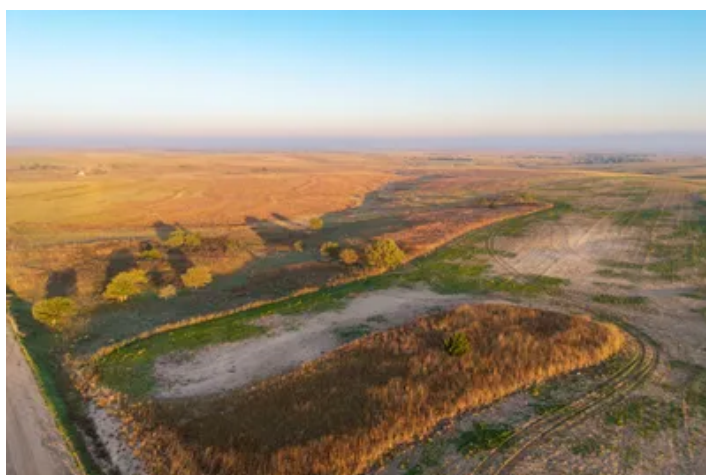
Hilltop Tillable With Income/Recreation Ellis, KS / Trego County

PROPERTY DESCRIPTION

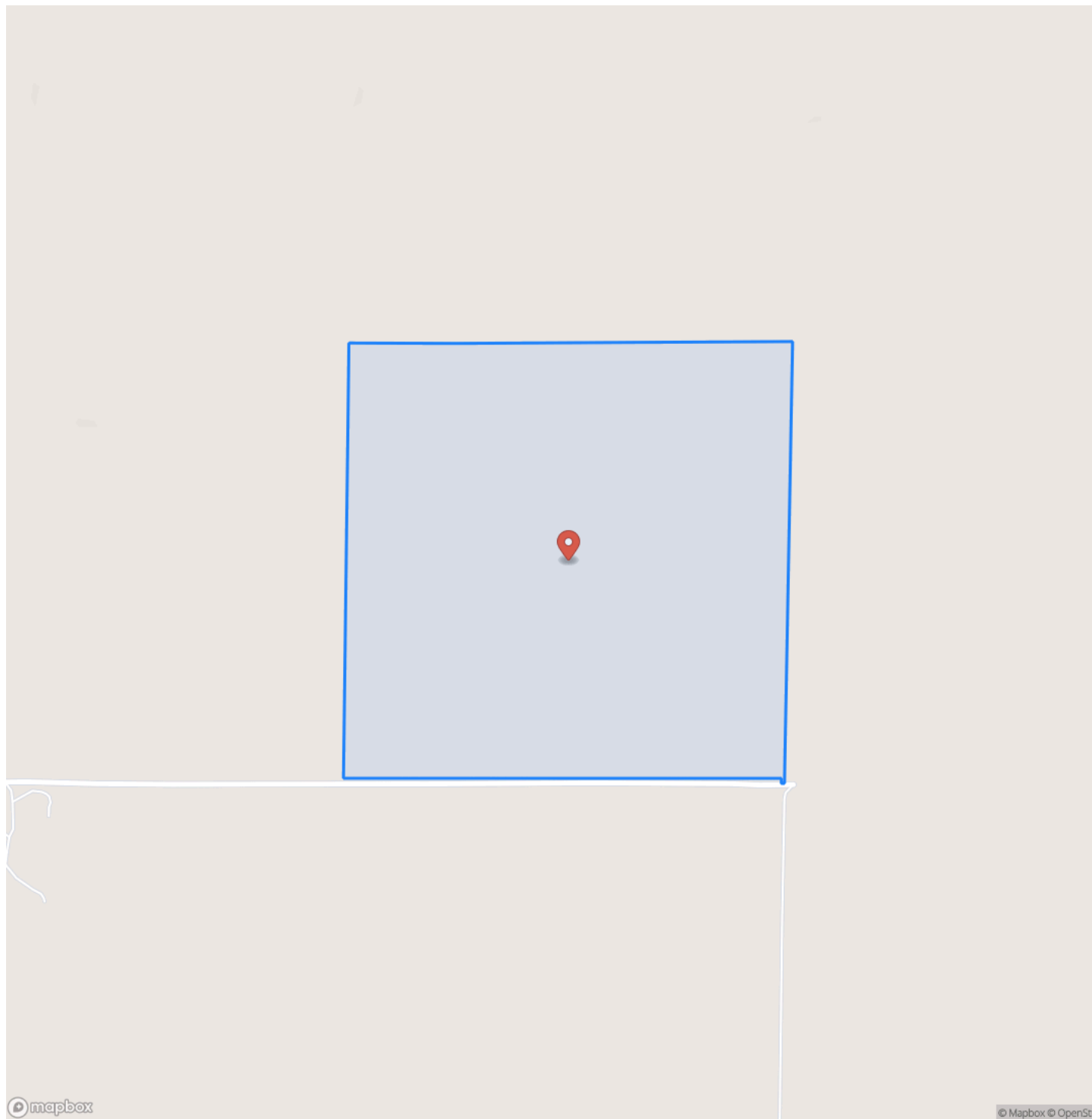
This 159.4+/- acre property in Trego County, Kansas, offers a great mix of highly productive cropland and excellent recreational opportunity! Of the total acreage, approximately 120+/- acres are tillable, with the remaining 40+/- acres made up of rolling draws and native grass that surround the fields—creating a diverse landscape perfect for both income and wildlife. The hilltop tillable ground features 51+/- acres of Holdrege silt loam with 1–3% slopes and an impressive NCCPI rating of 76. The overall farm average NCCPI of 63.53 makes this property very productive for the area. Currently, the farm is cash rented through February 28, 2026, or until the current crop is harvested, offering an investor immediate income potential. The tenant farmer has expressed interest in continuing the lease, providing a seamless transition for a new owner. The topography and natural draws encourage consistent deer movement throughout the property. Native grasses and thick cover create excellent habitat for whitetail deer, upland birds, and small game. Three of the four boundary sides are fenced, adding flexibility for livestock or continued crop production. Located approximately 30+/- miles northwest of Hays, 17+/- miles northwest of Ellis, 11+/- miles northeast of WaKeeney, and just 5+/- miles north of Ogallah, the property offers easy access for both farmers and hunters alike. Whether you're looking to add to your existing operation, invest in productive Kansas farmland, or enjoy the recreational benefits of a well-balanced property, this Trego County tract delivers a strong combination of income and opportunity. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Karson Coffee at [\(479\) 616-3104](tel:(479)616-3104) or Doug Wagoner at [\(785\) 769-3038](tel:(785)769-3038).

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.

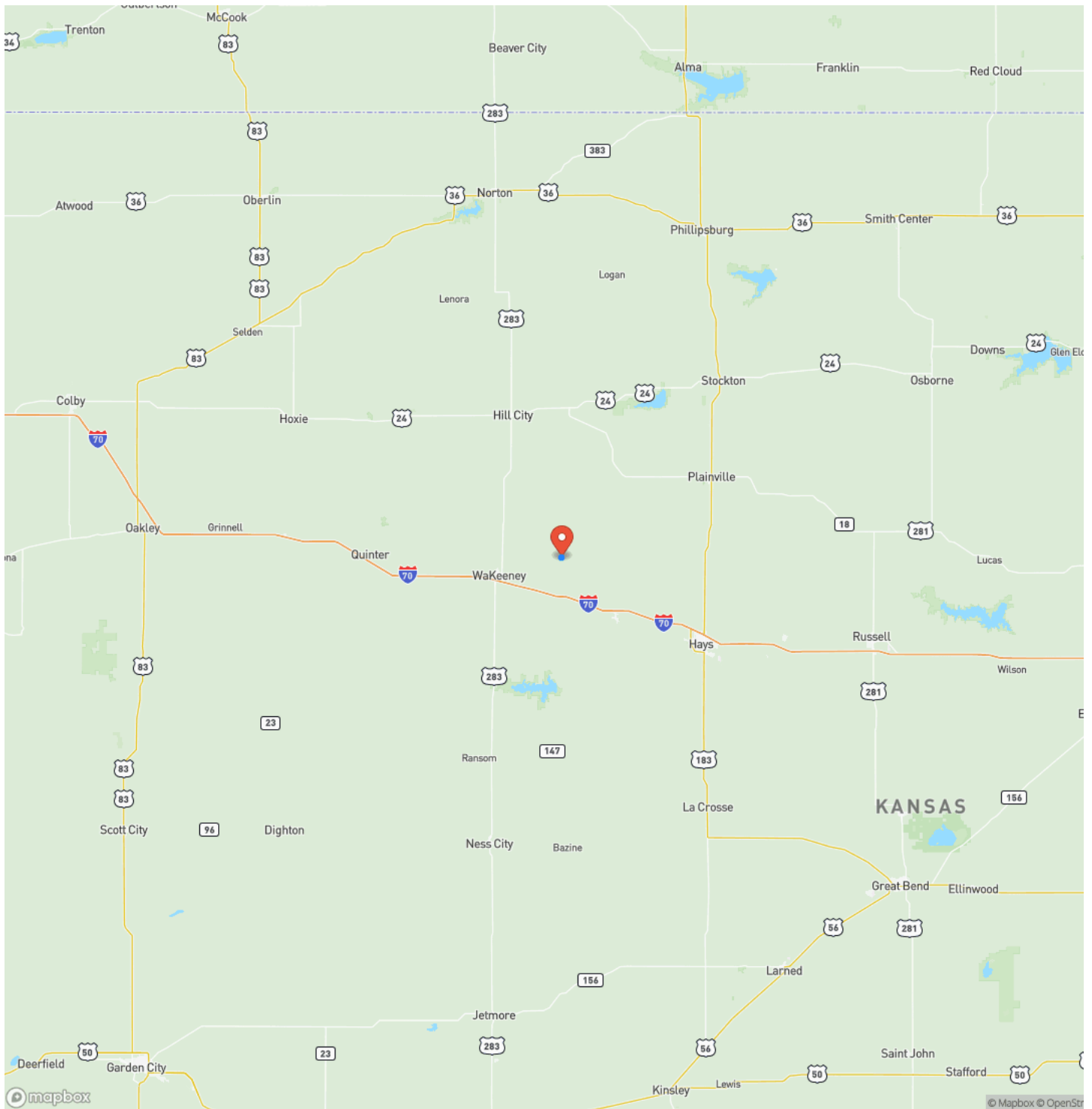
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Ellis, KS / Trego County



Locator Map



Locator Map



Satellite Map



Hilltop Tillable With Income/Recreation
Ellis, KS / Trego County

LISTING REPRESENTATIVE
For more information contact:



Representative
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Mobile
(479) 616-3104
Email
karson.coffee@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a blank 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.



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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