

Pristine Production Farm/Rural Homestead
4831 County Road EE
Grainfield, KS 67737

\$1,795,000
309± Acres
Gove County



Pristine Production Farm/Rural Homestead
Grainfield, KS / Gove County

SUMMARY

Address

4831 County Road EE

City, State Zip

Grainfield, KS 67737

County

Gove County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family, Business Opportunity

Latitude / Longitude

39.1301 / -100.4534

Dwelling Square Feet

2812

Bedrooms / Bathrooms

5 / 3

Acreage

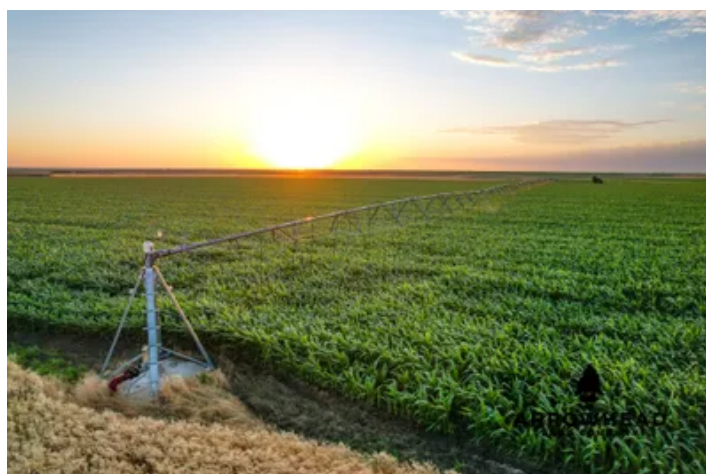
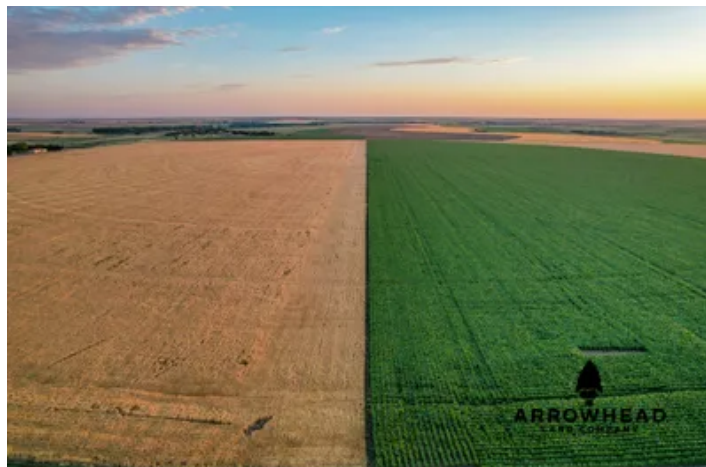
309

Price

\$1,795,000

Property Website

<https://arrowheadlandcompany.com/property/pristine-production-farm-rural-homestead-gove-kansas/57931/>



Pristine Production Farm/Rural Homestead

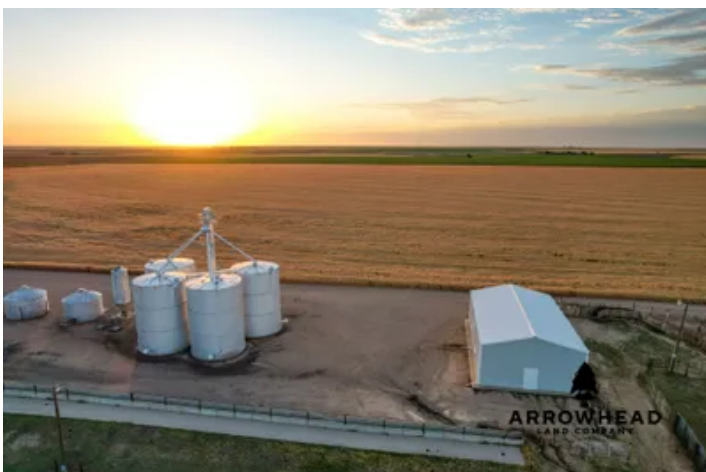
Grainfield, KS / Gove County

PROPERTY DESCRIPTION

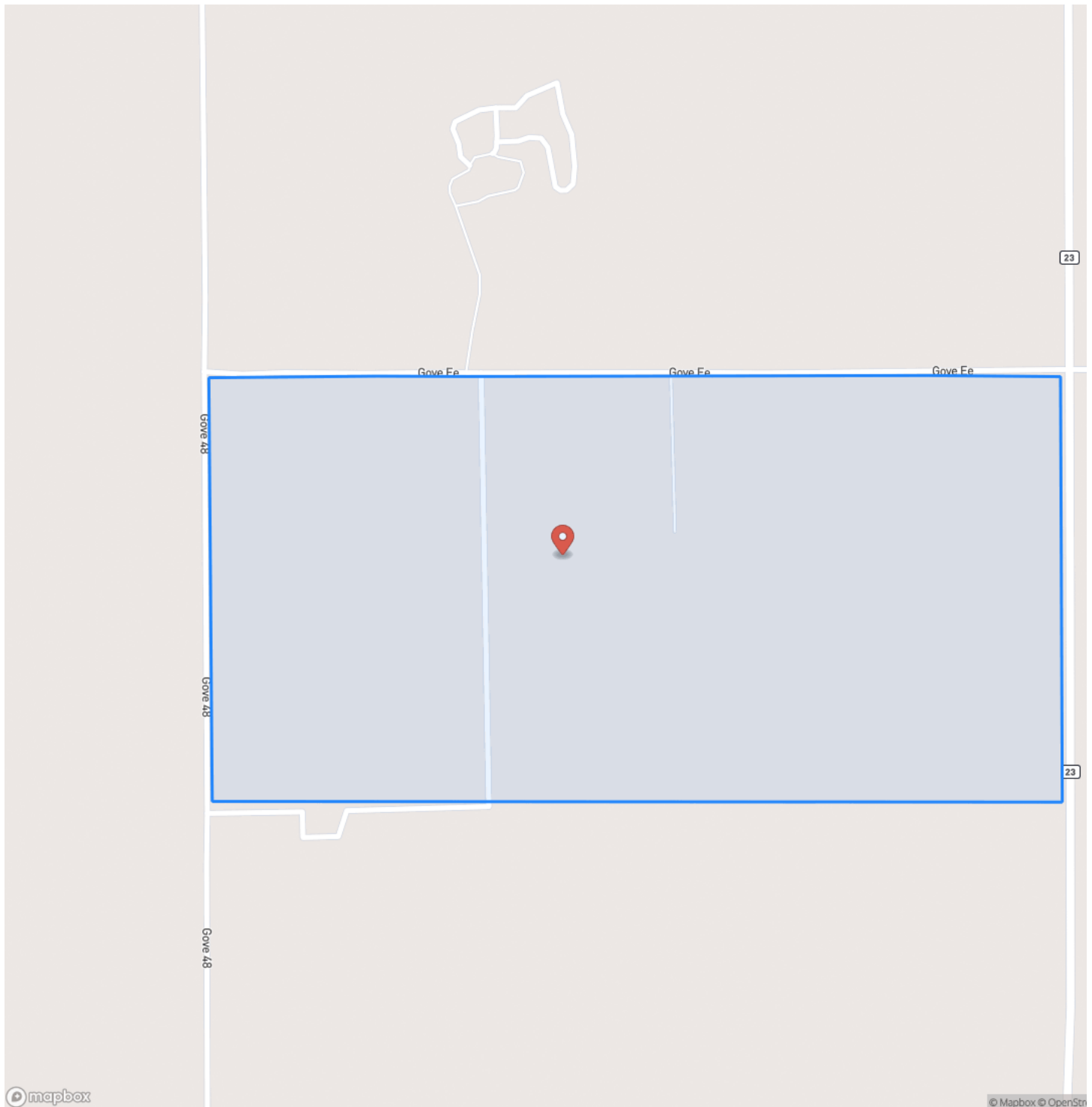
Introducing one of the most pristine production farms to hit the market, located in Gove County, Kansas, just under a mile from Grainfield, KS, and less than 3 miles from Interstate 70. As you enter the farm down the solid sand driveway, you are met with a beautiful 5-bedroom, 3-bathroom home! You instantly notice the well-manicured homestead, equipped with underground sprinklers. Walking into the home, you will notice the wood-burning fireplace and spacious kitchen. There is a heated attached garage with a floor drain, sink, and custom cabinets. Set up with a whole-house fan, high-efficiency heat and air, and several rooms, this homestead offers comfortable living! The kitchen appliances are included with the home. In addition to the immaculate homestead, there are 75 +/- acres of fenced grass with a pond. The concrete bunkline with watered corrals, excellent fences, and great working and loadout facilities make this portion of the farm perfect for running livestock. Alongside this 75 +/- acres, the highly productive tillable acreage is as premier as it gets. There are 120 +/- acres of irrigated tillable and 100 +/- acres of dryland tillable. The irrigated tillable is equipped with a 7-tower Reinke irrigation pivot, new in 2015, nozzled at 300 GPM. There is a total of 160 acre-feet water allotment from two wells. The wheat base is 72.42 with PLC of 55, and the corn base is 83.93 with PLC of 118. The farmstead is set up with 25k bushel grain storage with a 5k bushel/hour leg. There is also a well-built 54x108 Morton building with power, a 40x75 insulated quonset with a concrete floor, heat, and power, a 30x49 pole shed, a 30x50 Cleary storage shed, and in-ground silage storage! In addition to the beautiful home, excellent grass, and tremendous tillable acreage, this pristine farm has the structures to assist your farming/ranching operation effectively! To top it off, there are 11.2 +/- acres of hayable grass. On the recreational side of things, the farm has a history of massive mule deer traveling and feeding, providing awesome hunting opportunities. All of the seller's interest in minerals transfer and water rights pass with the land. There is Highway 23 road frontage. This farm would be great for a beginning producer or an excellent addition to an existing operation. This is one of the most well-taken-care-of farms hitting the market! Take advantage of this opportunity to own a turnkey farm in Gove County, Kansas! Current survey has been done on the entire property. All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).



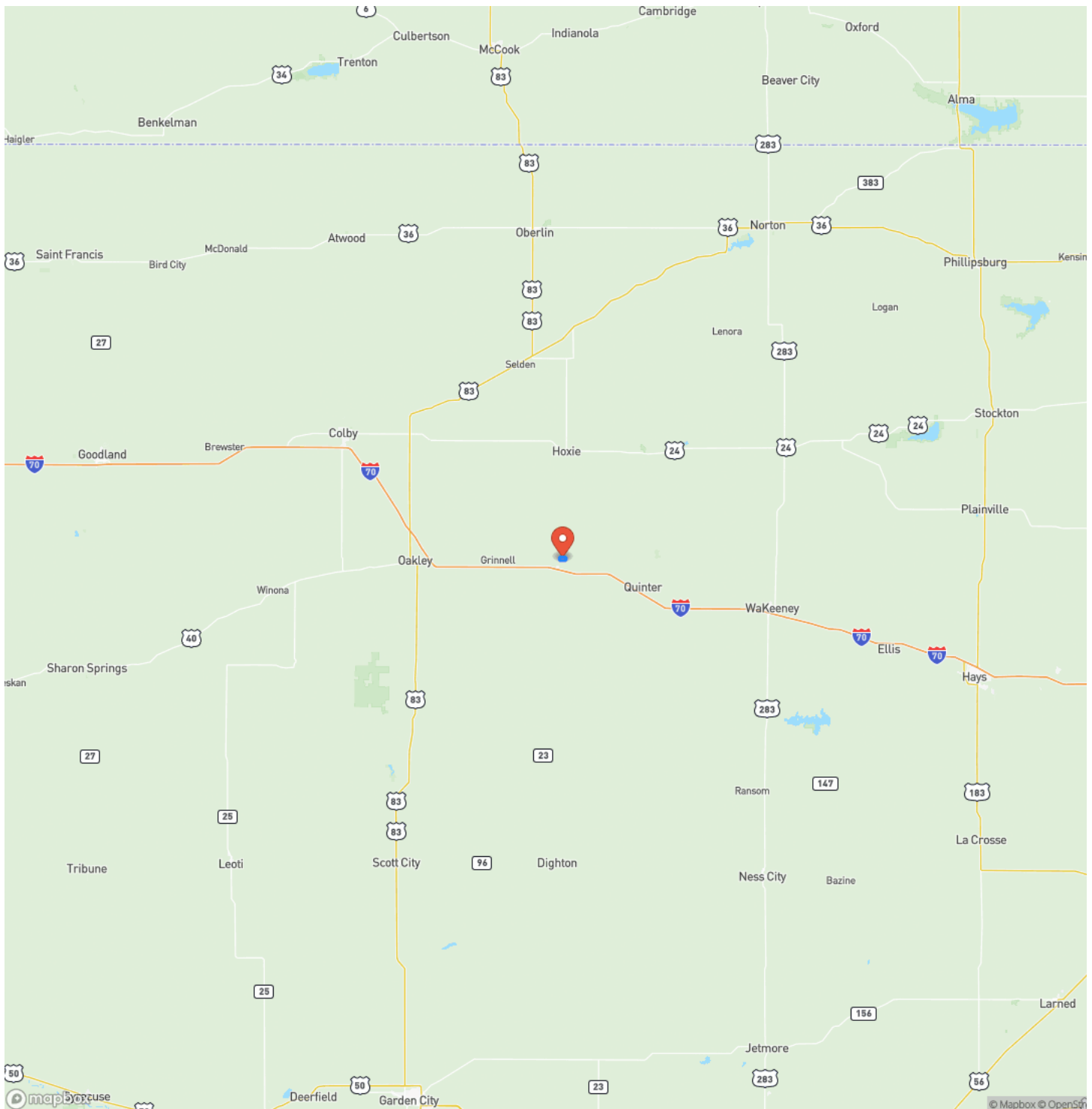
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Locator Map



Locator Map



Satellite Map



Pristine Production Farm/Rural Homestead
Grainfield, KS / Gove County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

Hoxie, KS 67740

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal blue 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

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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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