

Productive Fenced Grassland with CRP Income
290th Ave
Hill City, KS 67642

\$222,320
158.800± Acres
Graham County



Productive Fenced Grassland with CRP Income
Hill City, KS / Graham County

SUMMARY

Address

290th Ave

City, State Zip

Hill City, KS 67642

County

Graham County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

39.27404 / -99.805441

Acreage

158.800

Price

\$222,320

Property Website

<https://arrowheadlandcompany.com/property/productive-fenced-grassland-with-crp-income-graham-kansas/88096/>



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PROPERTY DESCRIPTION

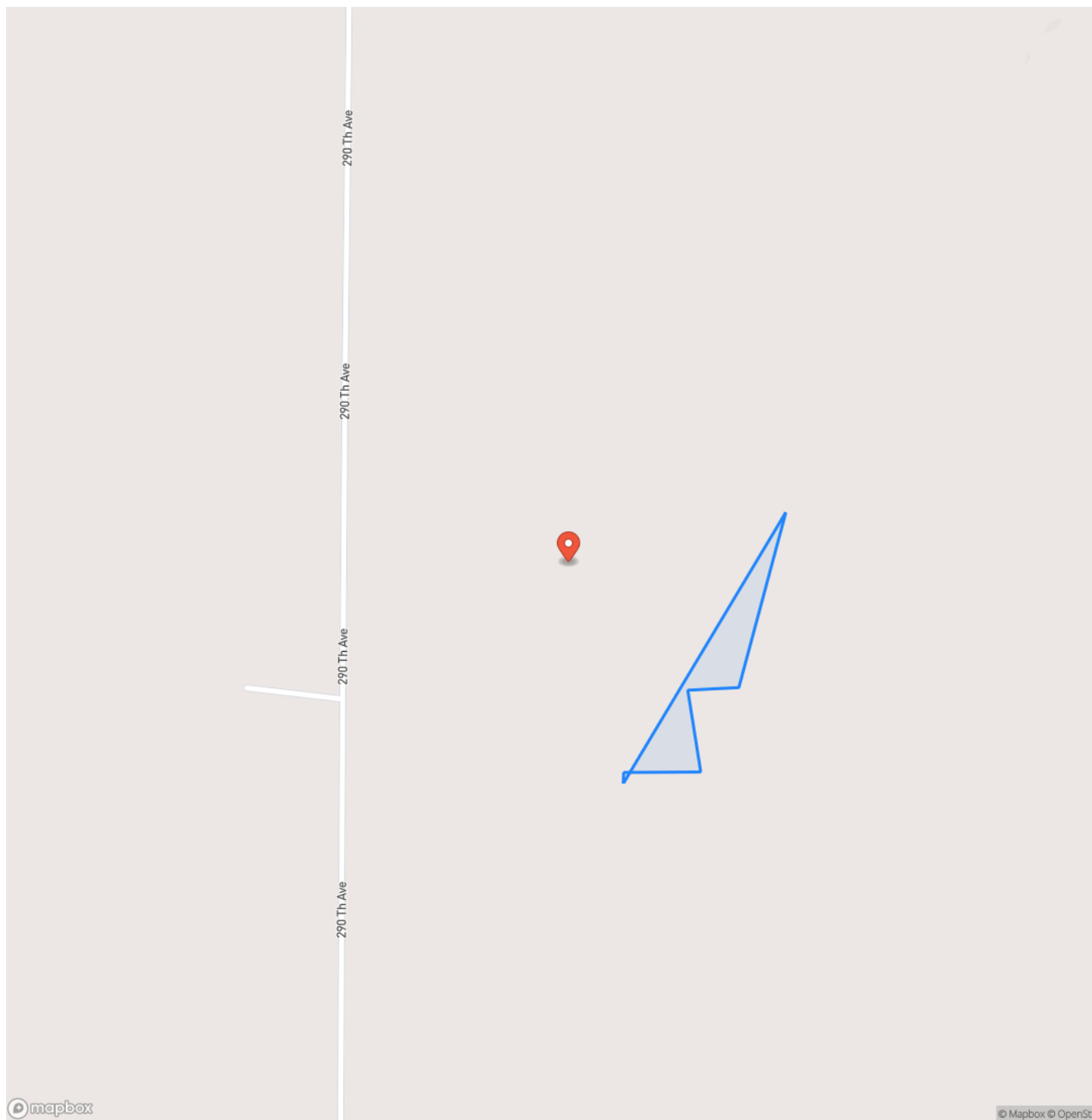
This 158.8 +/- acre tract in Graham County is located in a strong grazing and hunting area just 6 +/- miles southeast of Hill City, Kansas, with convenient access to Highway 283. The property offers excellent native grass that's fully fenced and well-managed, making it a turn-key option for a livestock operation or an ideal addition to an existing setup. An electric submersible water well provides a reliable water source for your herd. In addition to grazing, the land offers recreational appeal with solid hunting opportunities. The area supports a healthy population of upland birds, whitetail, and mule deer, and the land layout naturally funnels deer movement. Approximately 10 +/- acres are enrolled in CRP, generating \$41.20 per acre annually. The current contract began October 1, 2021, and runs through September 30, 2031, providing steady income alongside agricultural and recreational use. All of the seller's mineral interests will convey with the sale, making this a clean, well-located tract with quality soils, income potential, and outdoor enjoyment. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact 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.

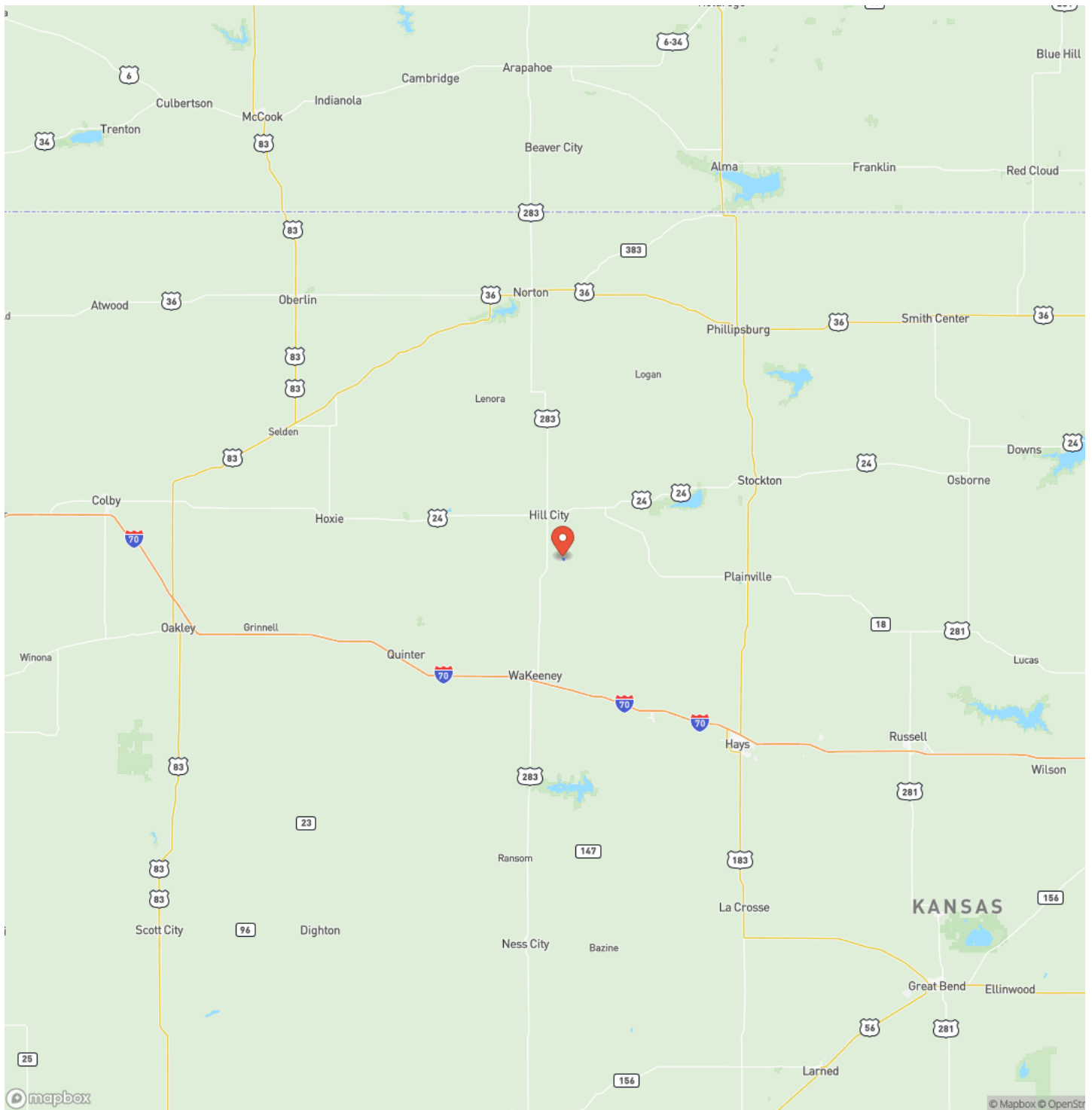
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Locator Map



Locator Map



Satellite Map



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Hill City, KS / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

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Address

City / State / Zip

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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