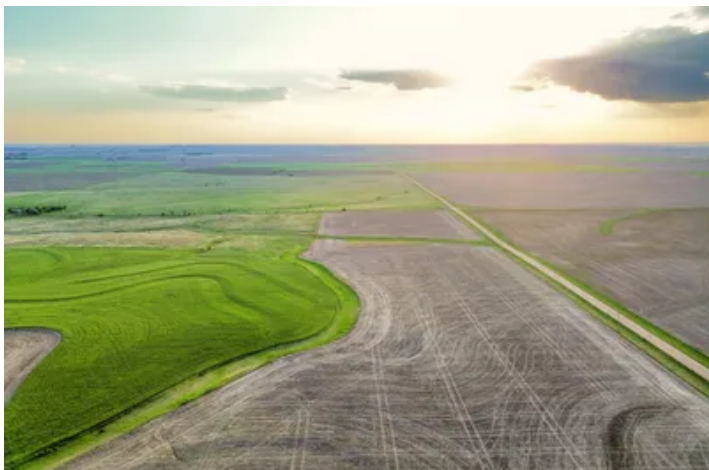


Dryland Tillable/Fenced Grass
H Road and 370 Ave
Ellis, KS 67637

\$585,000
318.600± Acres
Trego County



Dryland Tillable/Fenced Grass
Ellis, KS / Trego County

SUMMARY

Address

H Road and 370 Ave

City, State Zip

Ellis, KS 67637

County

Trego County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

39.02289 / -99.663505

Acreage

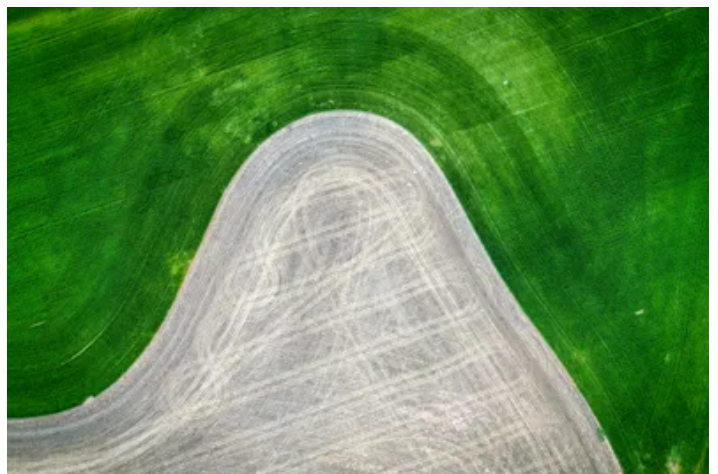
318.600

Price

\$585,000

Property Website

<https://arrowheadlandcompany.com/property/dryland-tillable-fenced-grass-trego-kansas/81515/>



Dryland Tillable/Fenced Grass Ellis, KS / Trego County

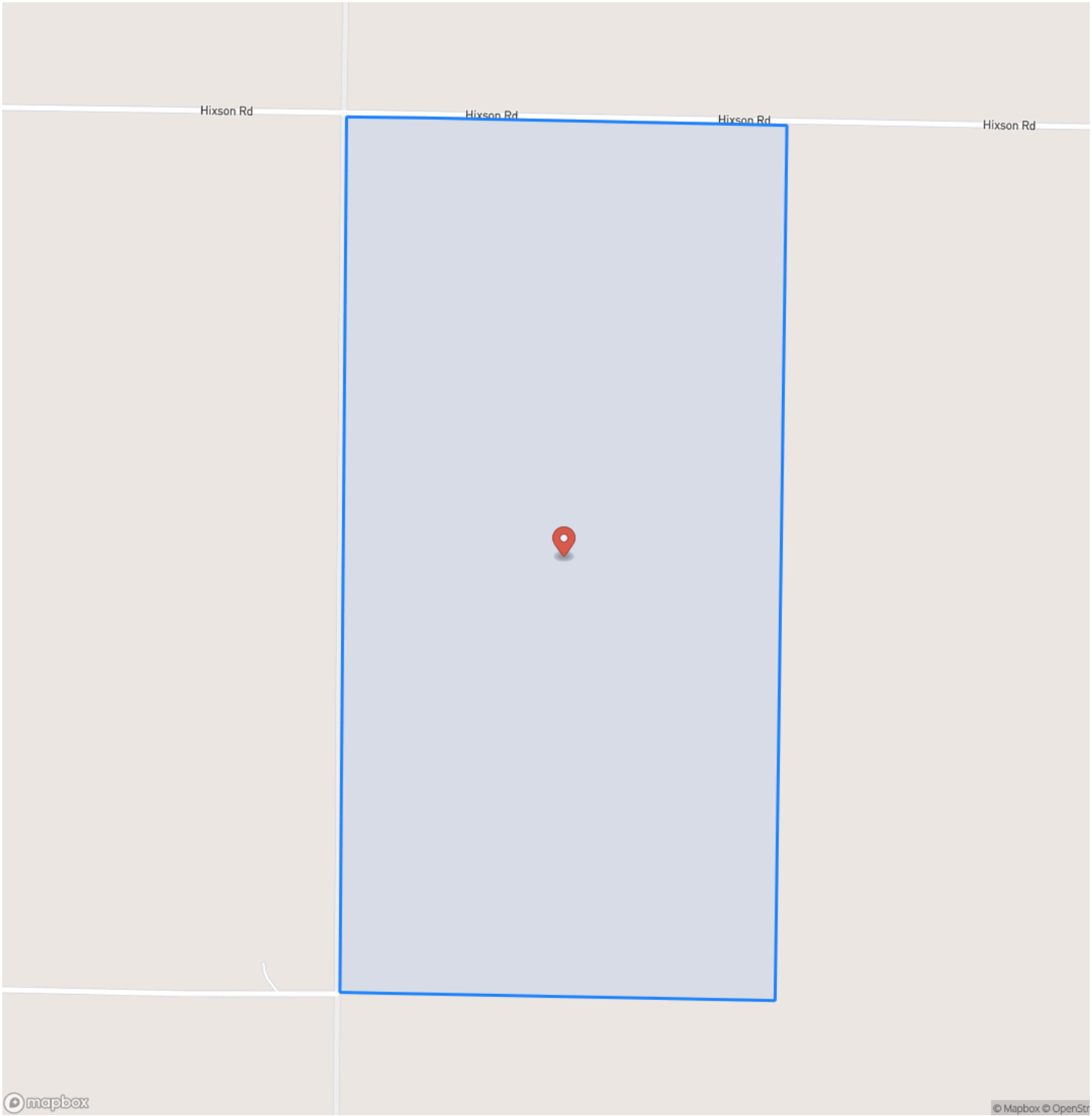
PROPERTY DESCRIPTION

PRICE REDUCED!! Take a look at this 318.6±acre farm in Trego County, Kansas! This farm consists primarily of productive Class 2 Carlson silt loam tillable soil (1 to 3% grade). With 272.27±acres of dryland tillable farmland, there are also approximately 10±acres of native grasses and 36±acres of fenced grass with rural water access. In addition to the farming opportunities this property presents, there's also potential for excellent fall upland game hunting thanks to the native grass and cropland. With county road access on two sides, the farm offers easy entry and exit. All of the seller's mineral interests will transfer with the land at the time of closing. Located just 6±miles from Ogallah, 11±miles from WaKeeney, and 11±miles from Ellis. All showings are by appointment only. If you would like more information or wish to schedule a private viewing, please contact Doug Wagoner at +1 [\(785\) 769-3038](tel:785.769.3038).

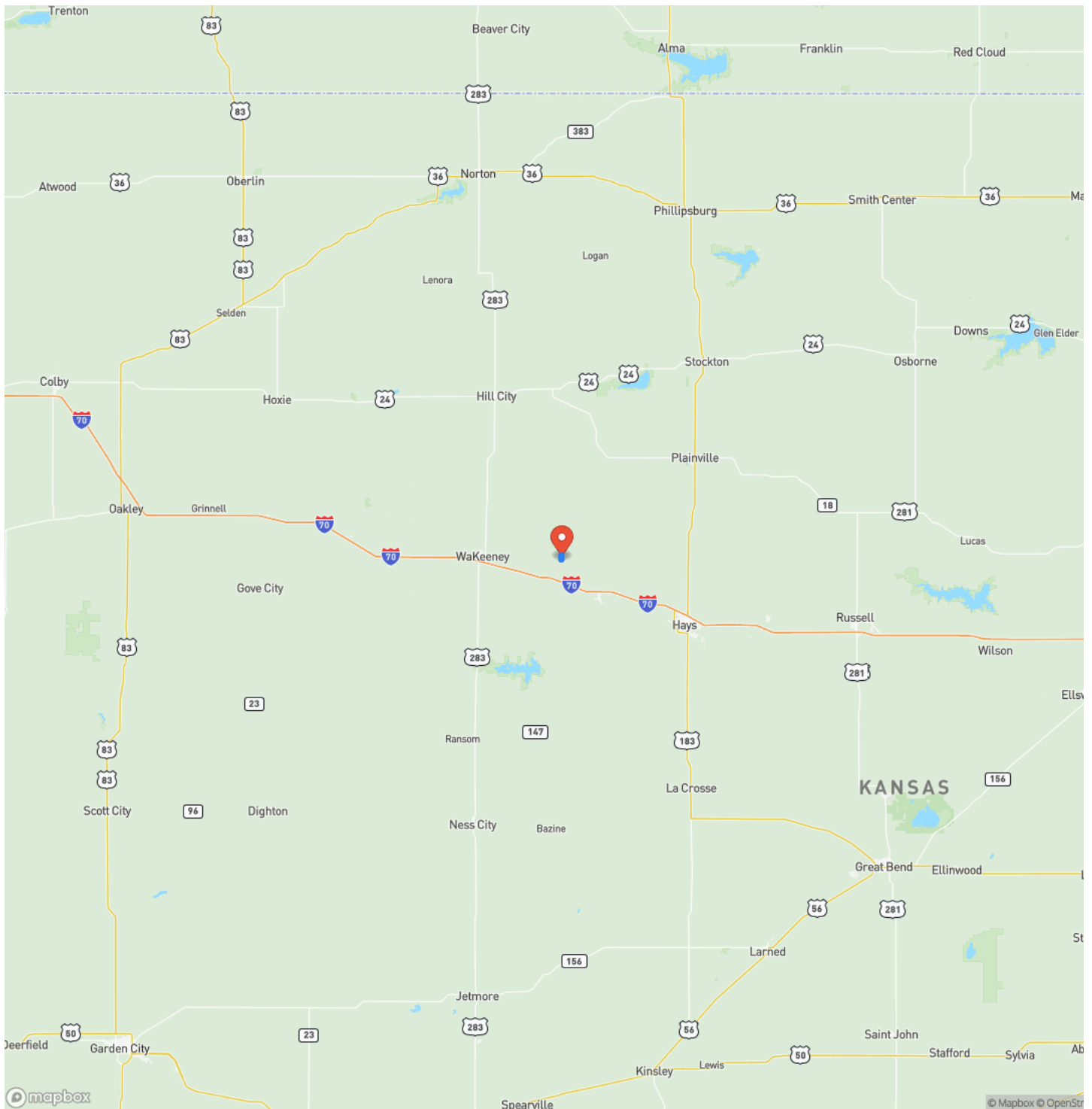
Dryland Tillable/Fenced Grass
Ellis, KS / Trego County



Locator Map



Locator Map



Satellite Map



Dryland Tillable/Fenced Grass Ellis, KS / Trego County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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

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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