

Morton County CRP
Elkhart, KS 67590

\$149,000
160± Acres
Morton County



Morton County CRP
Elkhart, KS / Morton County

SUMMARY

City, State Zip

Elkhart, KS 67590

County

Morton County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

37.03614 / -101.95774

Taxes (Annually)

79

Acreage

160

Price

\$149,000

Property Website

<https://redcedarland.com/detail/morton-county-crp-morton-kansas/47976/>



PROPERTY DESCRIPTION

160 +/- ACRES INCOME PRODUCING CRP AND MINERAL RIGHTS IN MORTON COUNTY KANSAS

Legal Description- NE/4 S2, T35, R43W

Driving Directions to Property- From Elkhart Kansas travel 2 miles north on Highway 27. Turn west on County Road D and travel 3 miles. You will arrive at the northeast corner of the property.

Property Description- Imagine owning 160+/- acres of CRP, nestled up against Kansas' largest public access hunting area that encompasses 108,175 acres! The famously known Cimarron National Grassland borders this income producing tract of CRP that boasts an annual payment of \$4,008.00 and expires in 2035. With property taxes being **less than \$80.00** in 2022, this will be a great return on your investment!

Trophy Whitetail and Mule deer are harvested every year on the grasslands. This area is home to a large population of Scaled and Bobwhite Quail. There is great predator hunting in the area as well. Being on a very well maintained milled blacktop road, there is easy access in even the wettest weather conditions.

For the farmer, the once tillable quarter is predominately Class III soils. This offers an opportunity to expand your current farming operation.

Minerals are not intact. Water and wind rights will transfer to the Buyer. 100% are believed to be intact.

FOR MORE INFORMATION AND TO SCHEDULE A SHOWING CALL BRANDON LUEBBERS [620-874-1131](tel:620-874-1131) .

Key Features

CRP income

2022 Taxes \$79.96

Upland Bird Hunting

Whitetail and Mule deer hunting

4 miles northwest of Elkhart, Kansas

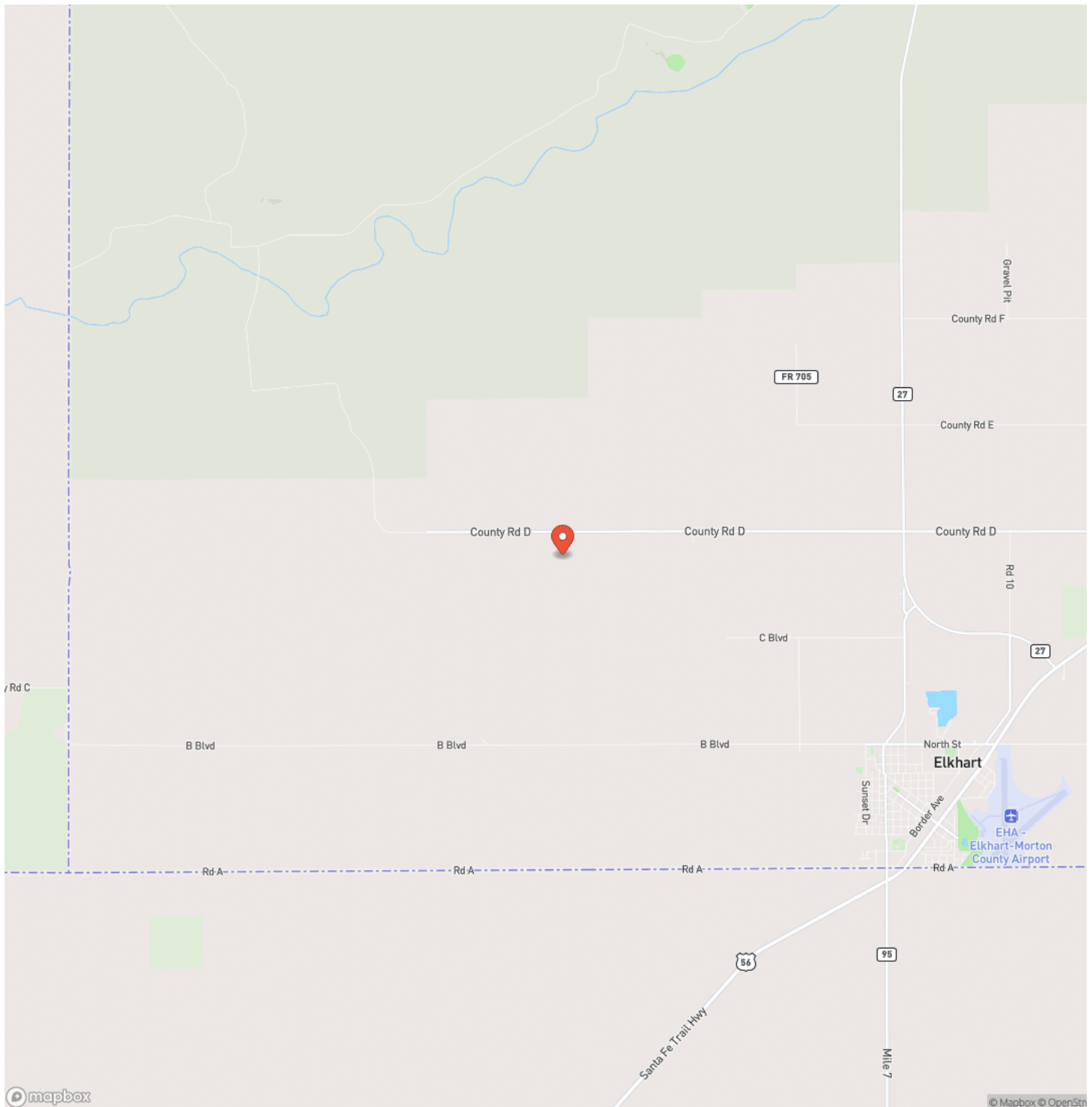
2 hours from Garden City, Kansas Airport

2 hours from Amarillo, Texas

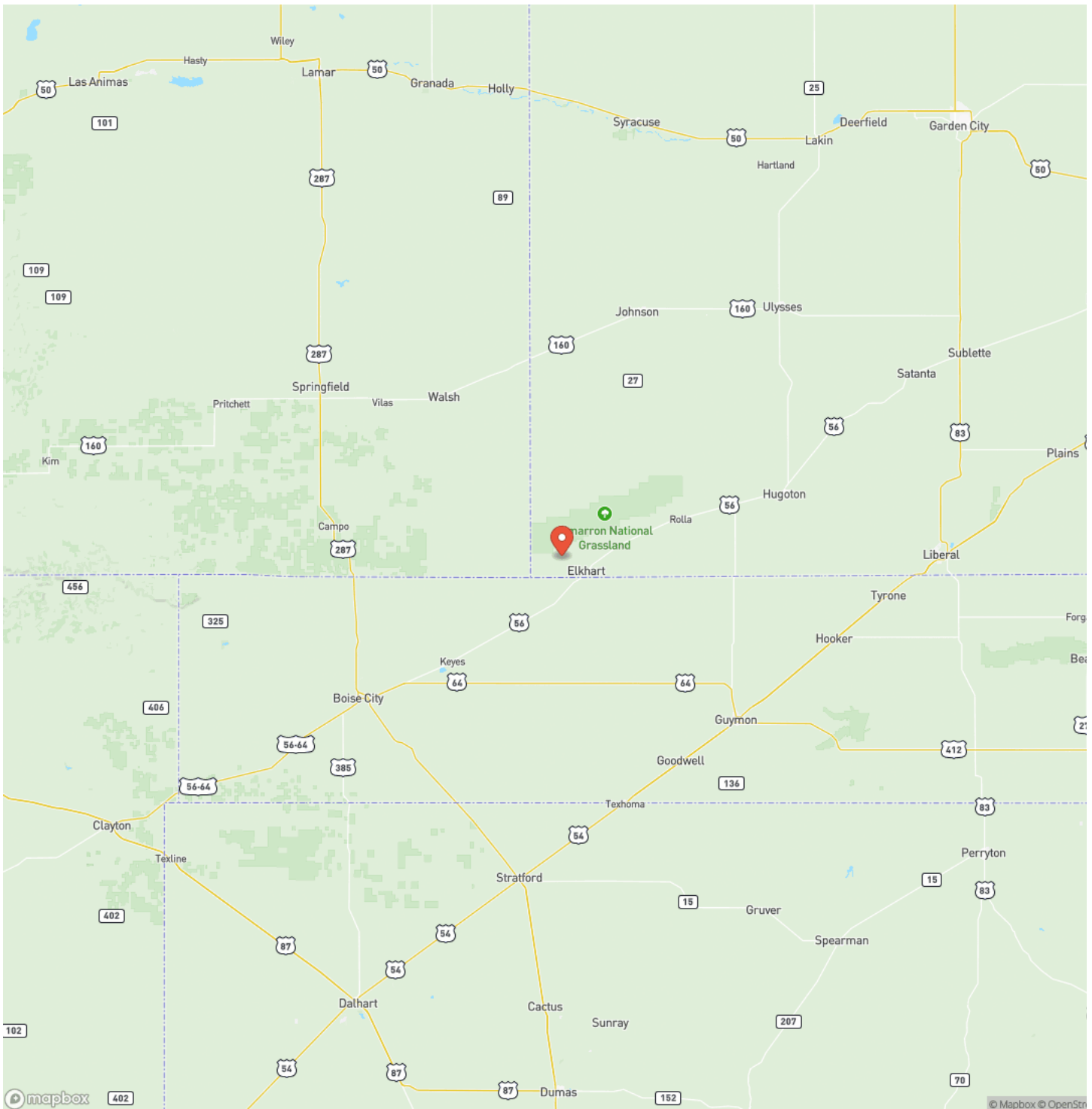




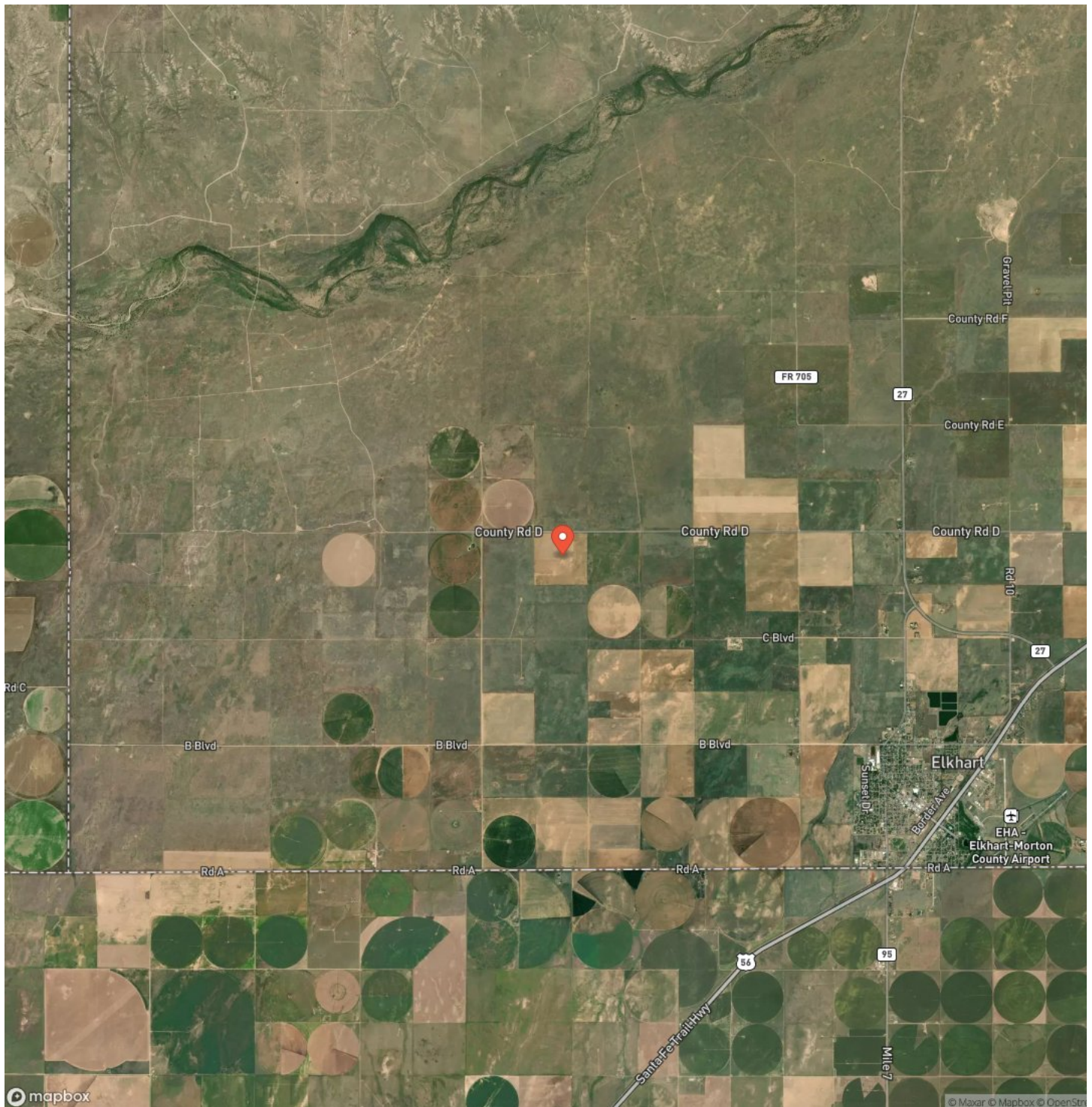
Locator Map



Locator Map



Satellite Map



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



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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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