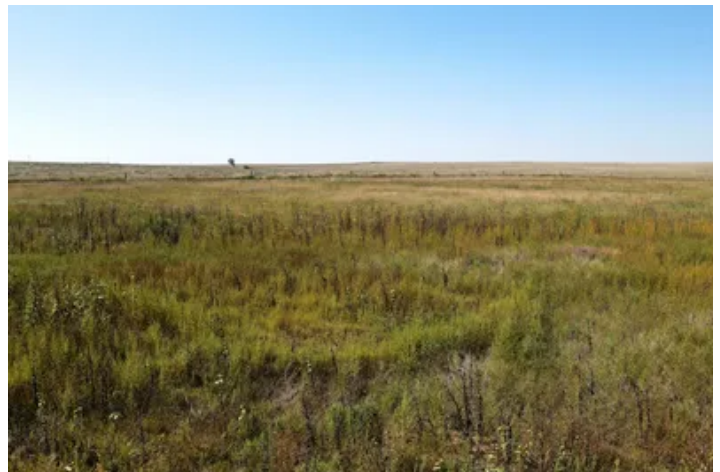


Hodgeman County CRP
00000 Co Rd
Jetmore, KS 67854

\$208,000
160± Acres
Hodgeman County



Hodgeman County CRP
Jetmore, KS / Hodgeman County

SUMMARY

Address

00000 Co Rd

City, State Zip

Jetmore, KS 67854

County

Hodgeman County

Type

Hunting Land, Farms

Latitude / Longitude

38.19974 / -100.0875

Taxes (Annually)

1001

Acreage

160

Price

\$208,000

Property Website

<https://redcedarland.com/detail/hodgeman-county-crp-hodgeman-kansas/45161/>



PROPERTY DESCRIPTION

160+/- HODGEMAN COUNTY HIDDEN GEM WITH CRP INCOME AND HUNTING!

Legal Description- 160+/- acres NE/4 S29, T21S, R25W

Driving Directions to Property- From Jetmore travel 10 miles west on Highway 156 to West 208th Rd. Turn north and travel 9 miles. The east side of the property is located on the west side of the road.

Property Description- This tract of land is a fantastic opportunity for the upland bird hunter and deer hunter. The mature CRP grass is very wooly, with sunflowers and grass being upwards of six feet tall in the draw bottoms, and three feet tall expanding over the rest of this property. While exploring the property there were many established game trails and bedding areas. Thick cover of this kind give, even the weariest, whitetail deer cover. The Pawnee River is situated 3/4 of a mile to the north of the property. A seasonal water source neighboring to the south draws in wildlife, making this property a good travel corridor for wildlife. With over 10,000 acres of WIHA (walk-in hunting access) within a 10 mile radius, this will provide ample additional hunting opportunities.

There is currently a CRP contract that expires 9/30/2025 that is paying \$30.34 per acre on 158.81 acres. Giving an income of \$4,818.00 per year. The Seller will retain the 2023 payment with all future payments going to the Buyer. The Seller's interest in the minerals are transferring to the Buyer. 100% of the minerals are believed to be intact.

Key Features-

Minerals Transfer

CRP Income

Whitetail Deer

Mule deer

Quail

Pheasant

Predator Hunting

Game Management Unit 17

3 Hours from Wichita Airport

5 Hours from Denver International Airport

1.5 Hours from Garden City Airport

19 miles from Jetmore, Kansas lodging and dining

2022 Property Taxes \$1001

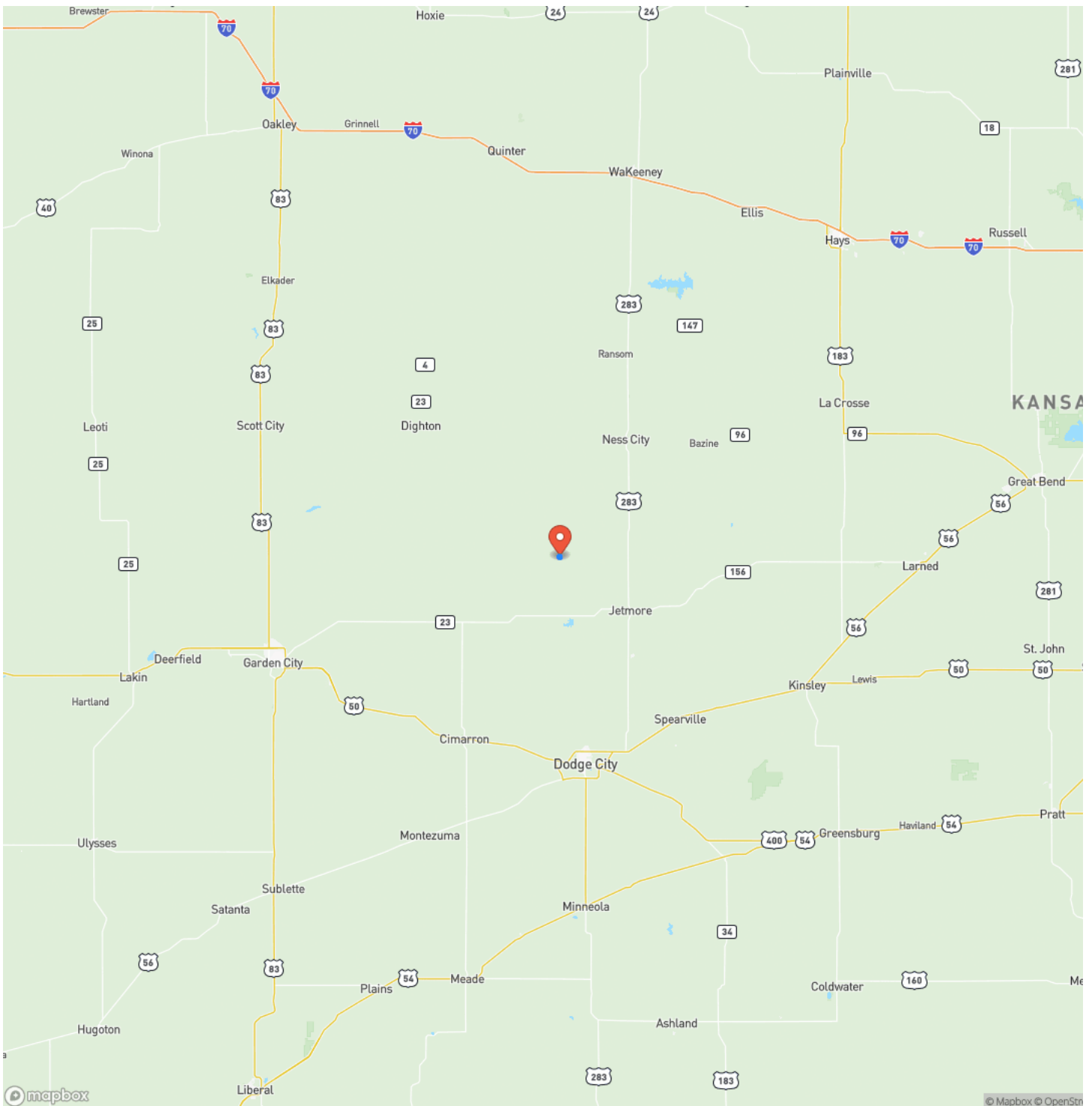




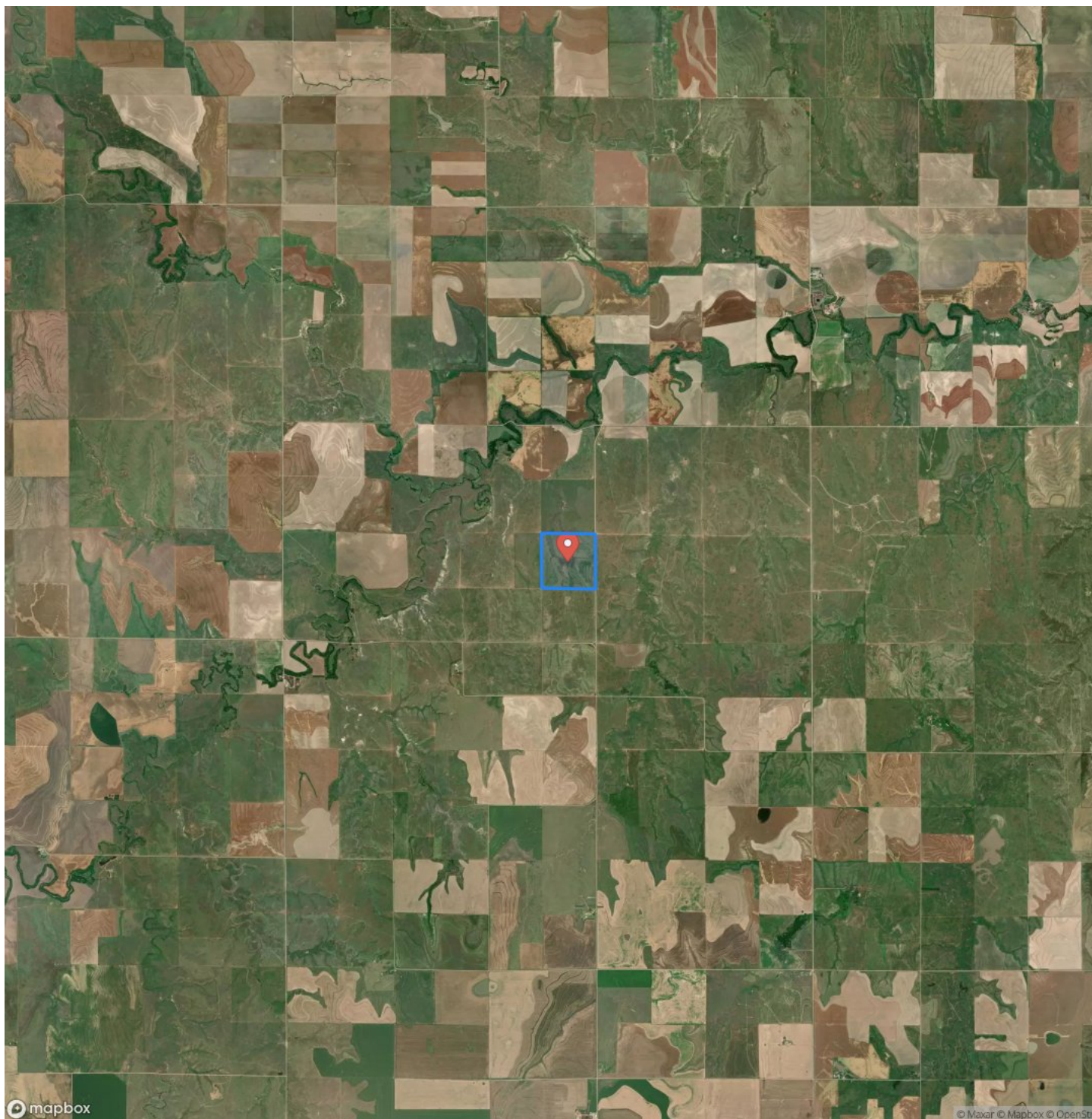
Locator Map



Locator Map



Satellite Map





City / State / Zip
Brownell, KS 67521

NOTES



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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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