

Cheyenne County CRP
00000 County Road 27
Bird City, KS 67731

\$225,000
160± Acres
Cheyenne County



Cheyenne County CRP
Bird City, KS / Cheyenne County

SUMMARY

Address

00000 County Road 27

City, State Zip

Bird City, KS 67731

County

Cheyenne County

Type

Farms, Hunting Land

Latitude / Longitude

39.64526 / -101.55594

HOA (Annually)

637

Acreage

160

Price

\$225,000

Property Website

<https://redcedarland.com/detail/cheyenne-county-crp-cheyenne-kansas/45474/>



PROPERTY DESCRIPTION

160+/- ACRES OF CRP INCOME IN BIRD CITY, KANSAS

Legal Description- SW/4 S2, T5S, R38W

Driving Directions to Property- From Bird City, Kansas travel 1.5 miles west to County Road 27. Turn south and travel 7.5 miles to the northwest corner of the property.

Property Description- Situated in the middle of Northwest Kansas' productive farm ground lies this secluded deer and upland bird hunter's hidden gem. The tall dense CRP grass was recently swathed and baled leaving a very wooly draw bottom which is perfect for upland bird, mule deer and whitetail deer habitat. The current CRP contract pays \$40.85/acre expiring in 2031 giving an annual payment of \$6291. The CRP grass prior to being baled was waist to chest high. The wooly draw bottom that remains will have the birds and deer confined for this seasons hunting adventures. When this grass grows back next summer it should be thick and tall enough to hide the numerous Kansas Roosters that were seen while baling the grass. This area of Kansas is well known for its upland bird population and trophy deer. Don't miss this opportunity to add to your investment and hunting portfolio.

For a showing or more information call Brandon Luebbers at [620-874-1131](tel:620-874-1131).

Key Features-

CRP Income

Seller's mineral rights transfer to Buyer. 100% are believed to be intact.

Upland Bird Hunting

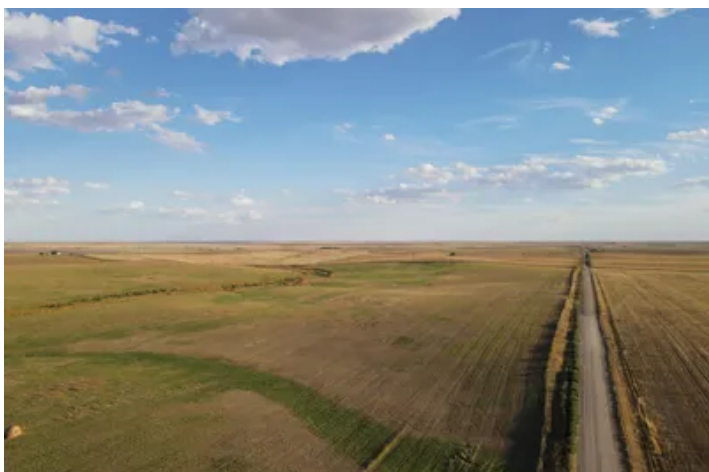
Predator Hunting

Deer Hunting

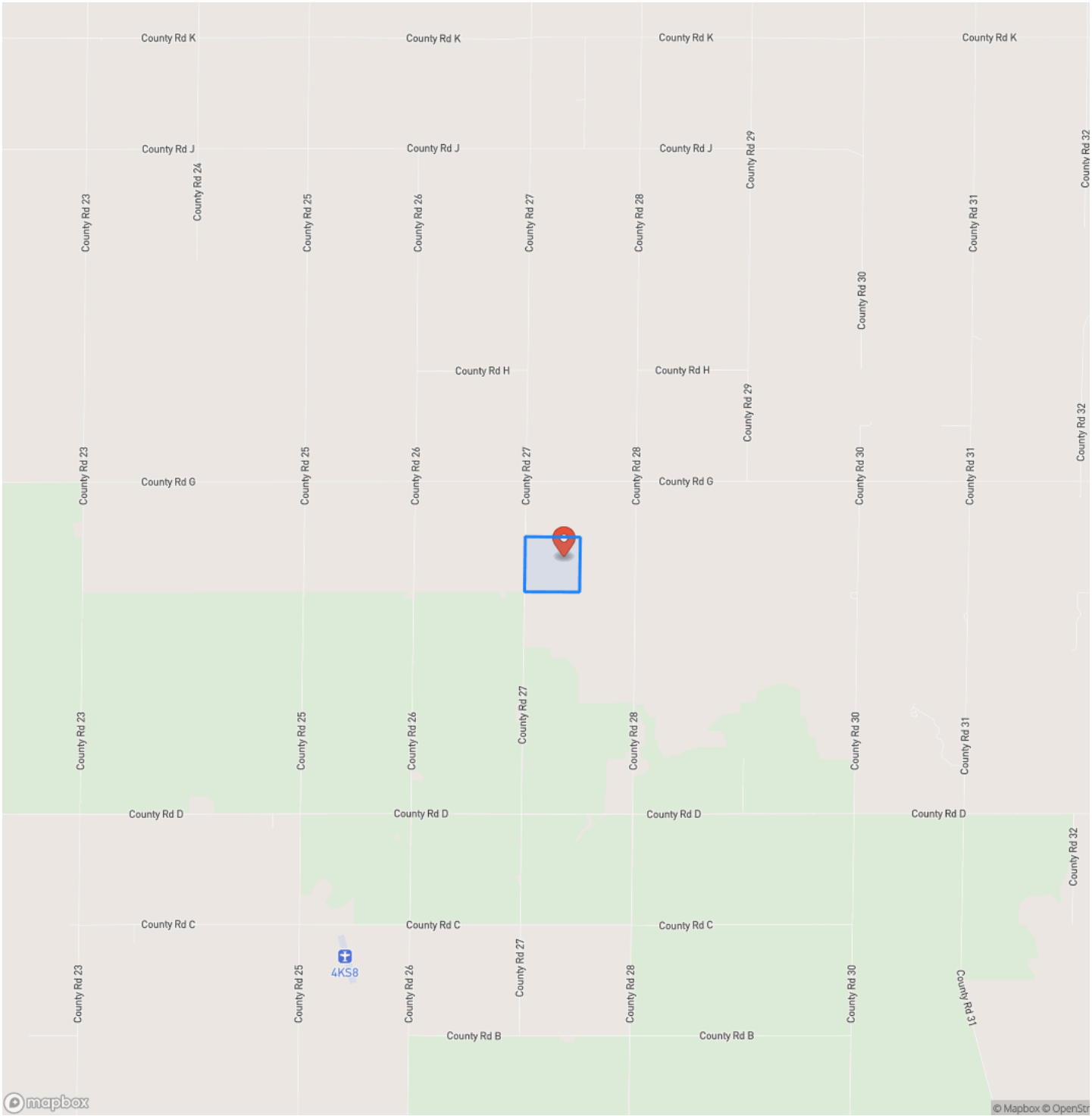
2022 Taxes \$637.00

3 Hours from Denver International Airport

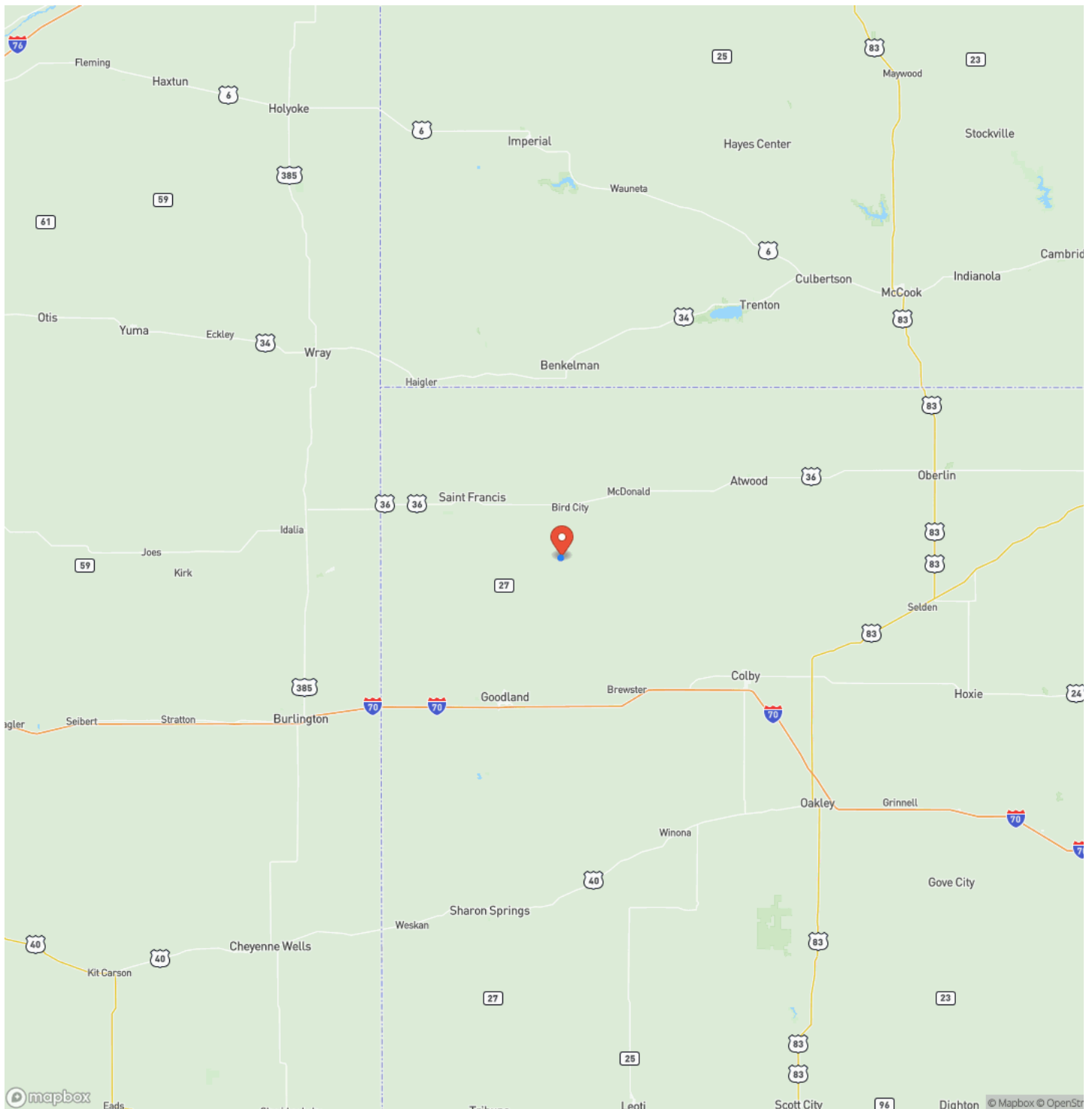




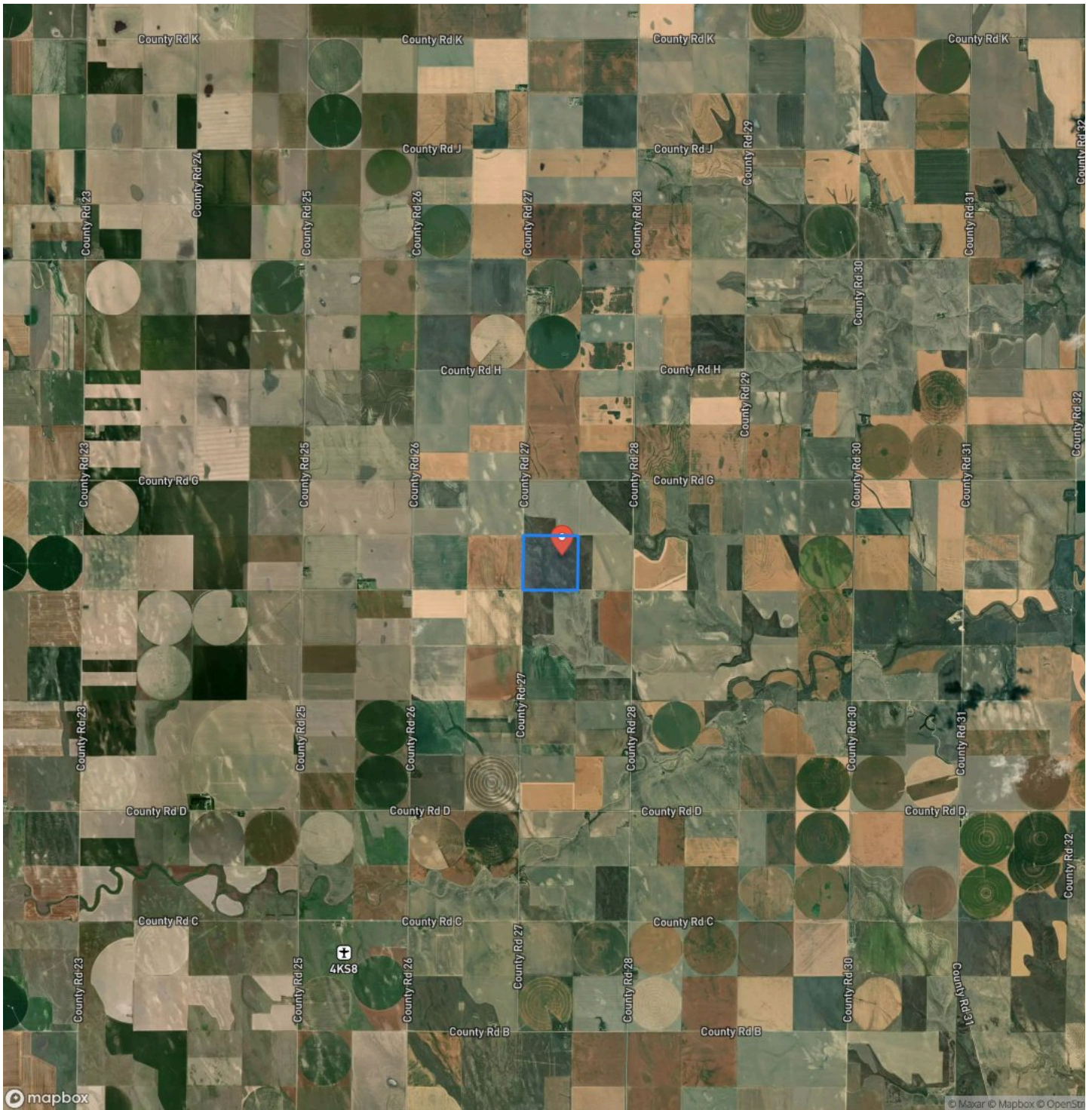
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brandon Luebbers

Mobile

(620) 874-1131

Office

(620) 377-5022

Email

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Address

City / State / Zip

Brownell, KS 67521

NOTES

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This image shows a single 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.



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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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