

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/>



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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 woolly 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 woolly 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

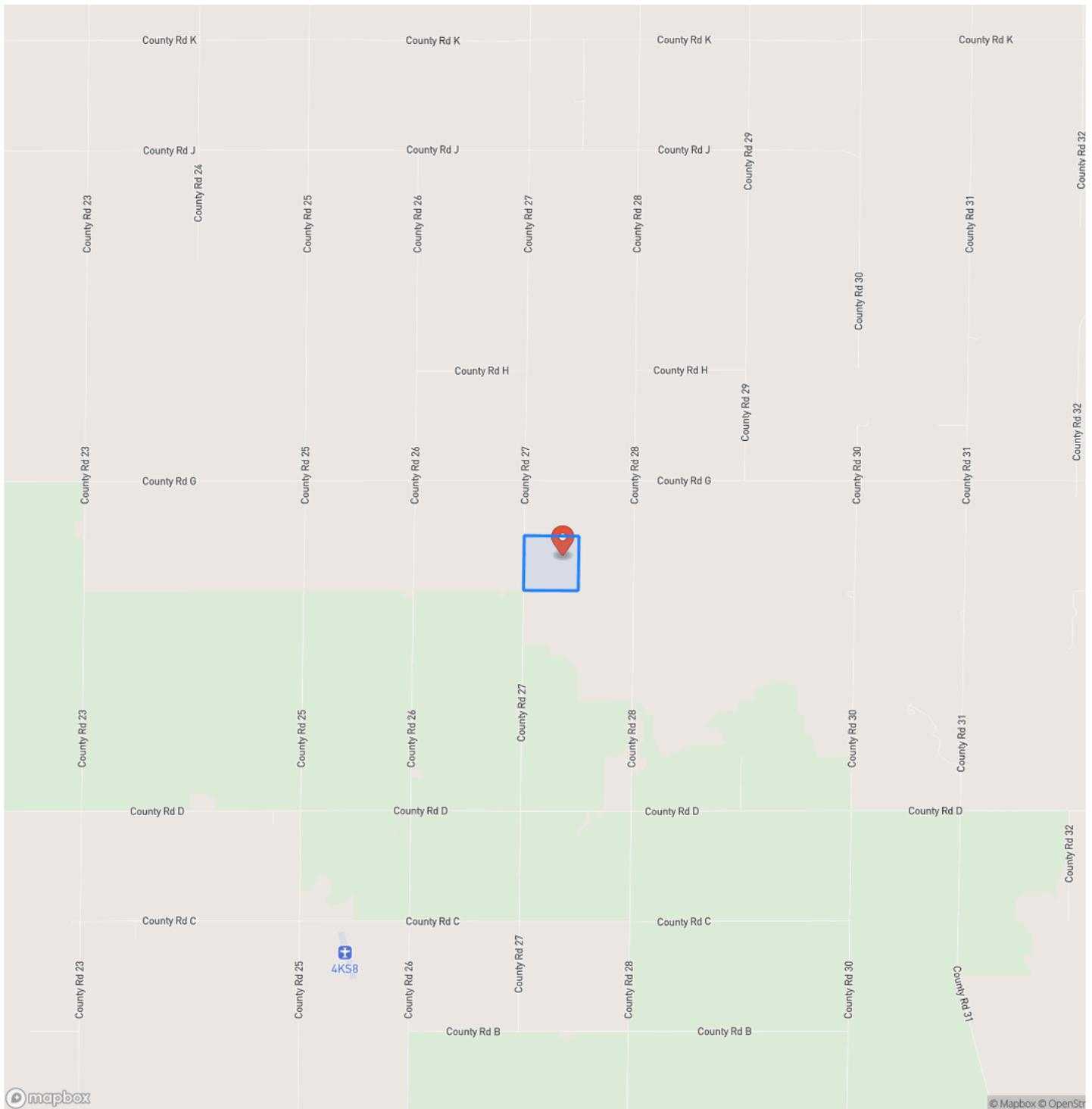
3 Hours from Denver International Airport



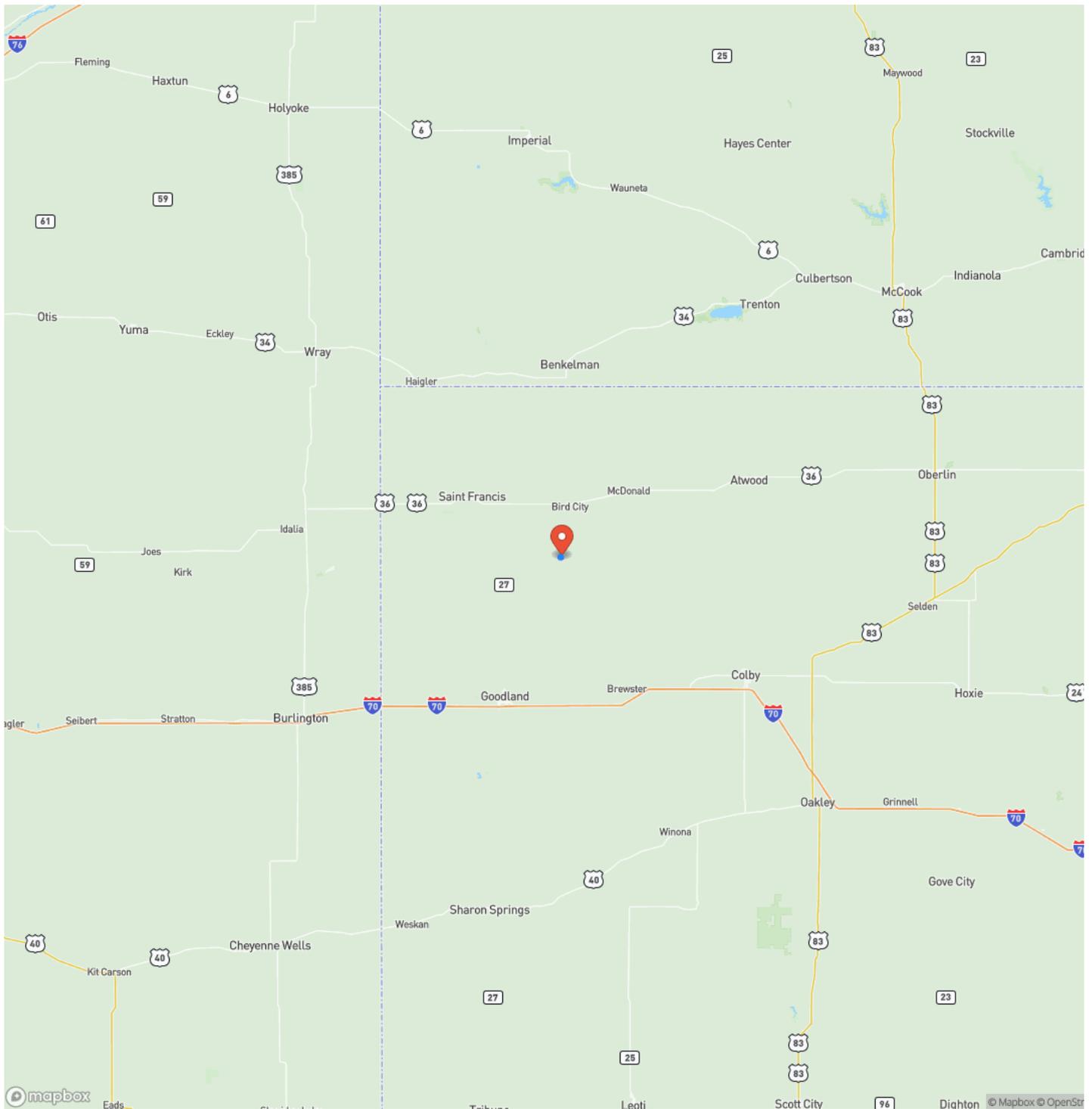
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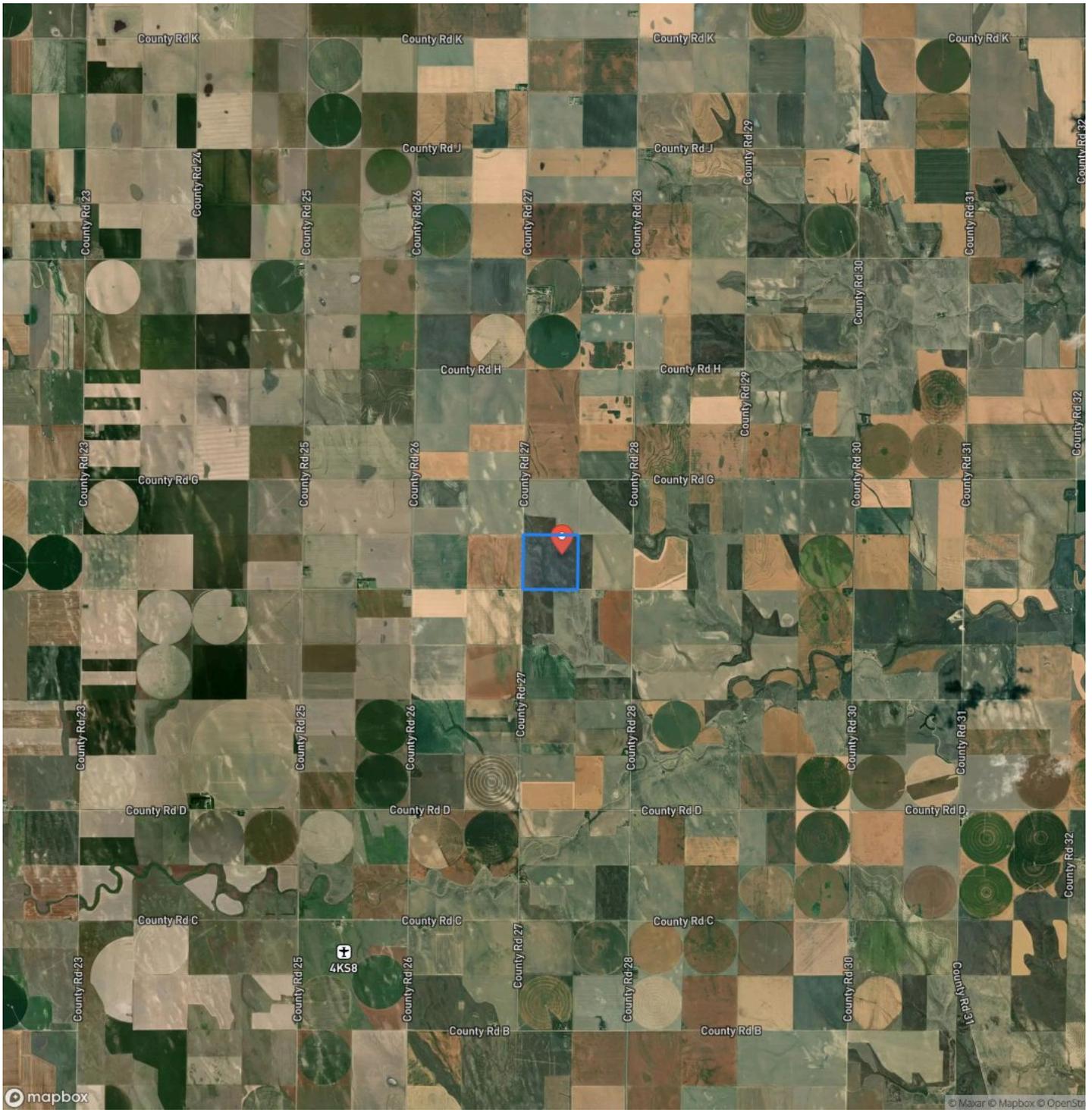
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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