

Ness County Combo Farm – Tillable & Pasture
00000 McCracken #1
McCracken, KS 67556

\$313,200
158.200± Acres
Ness County



Ness County Combo Farm – Tillable & Pasture
McCracken, KS / Ness County

SUMMARY

Address

00000 McCracken #1

City, State Zip

McCracken, KS 67556

County

Ness County

Type

Undeveloped Land

Latitude / Longitude

38.58571 / -99.646691

Taxes (Annually)

725

Acreage

158.200

Price

\$313,200

Property Website

<https://l2realtyinc.com/property/ness-county-combo-farm-tillable-pasture-ness-kansas/87529/>



Ness County Combo Farm – Tillable & Pasture McCracken, KS / Ness County

PROPERTY DESCRIPTION

Located 4 miles west of McCracken in Ness County, Kansas, this 158-acre property offers the perfect balance of productive cropland and pasture. With approximately half the acreage in tillable soils and the remainder in open grass, it provides a versatile setup for farmers, ranchers, or investors seeking income diversity. The land is easily accessible by county road, making it ideal for year-round operation.

The property features highly productive class 2 Harney silt loam soils on the tillable portion, known for their exceptional productivity, which provides excellent yield potential for a variety of crops. The tillable is currently in an oat/pea mix. The current farm tenant has worked diligently to improve the tillable ground over the last several years and has primarily grown feed. The pasture ground offers gently rolling terrain with a mix of grasses, well-suited for grazing livestock. Two ponds on this property give the cattle a good water source. This area is still in a pretty substantial drought, and the ponds are still holding water. Additionally, power is run to a well at each pond. The wells are not currently functioning. This combination of cropland and grazing makes the tract adaptable to a wide range of agricultural strategies, from row-crop production to a balanced farm-and-ranch operation. The barbed wire fence needs to be replaced, but cattle are currently contained by a hot wire.

Scattered tree lines and pockets of cover enhance the property's appeal for hunting and wildlife habitat. These natural features provide shade for livestock while also attracting deer, upland birds, and other game, making it a productive multi-use property for both agriculture and recreation.

Located at the SE corner of the property is an old homestead that may have potential. The house includes a newer metal roof, and by observing the upstairs attic area, it appears dry and free of leaks.

Whether you're expanding an existing operation or seeking a long-term land investment, this tract checks the boxes for productivity, accessibility, and value in a strong farming community.

Contact the Listing Agent, Trevor Stoll, for any questions or to schedule a private showing.

Trevor Stoll: [\(620\) 960-4555](tel:6209604555)

Property Features:

- Pasture and tillable combo farm
- Class 2 Harney Silt Loam tillable
- Pasture with two ponds
- Two wells
- Scattered tree cover for livestock shade and wildlife habitat
- Decent hunting opportunities for deer and upland birds
- County road access on both sides
- Mineral Rights
- 4 miles from McCracken, KS
- 4 miles from HWY 4
- 9.5 miles to HWY 96
- 16 miles to Bazine, KS

MORE INFO ONLINE:

L2realtyinc.com



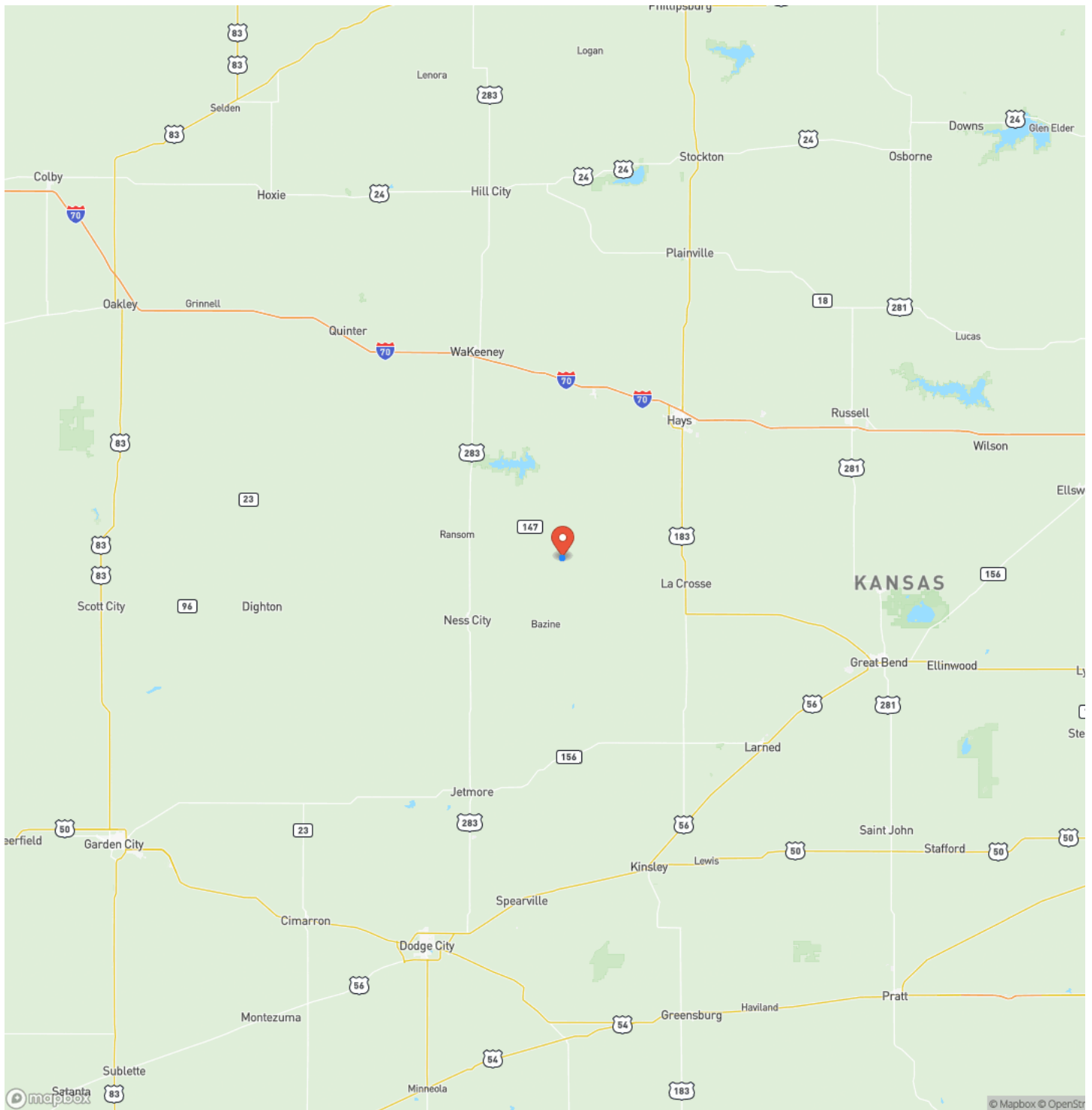
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McCracken, KS / Ness County



Locator Map



Locator Map



Satellite Map



Ness County Combo Farm – Tillable & Pasture McCracken, KS / Ness County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Stoll

Mobile

(620) 960-4555

Email

tstoll@l2realtyinc.com

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

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DISCLAIMERS

Possession is subject to tenants' rights.



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