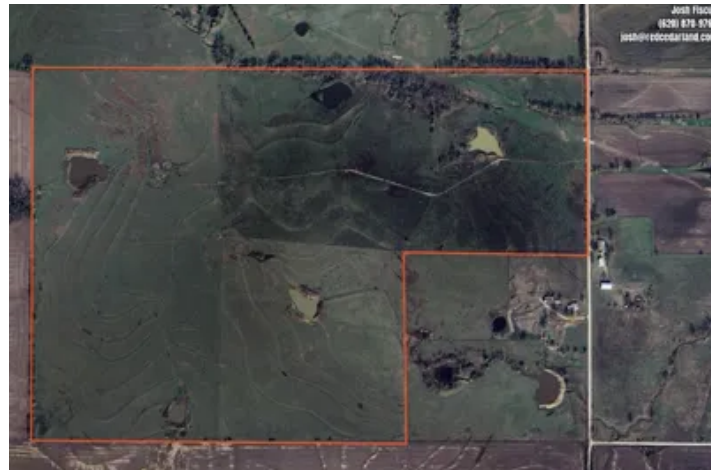


200 Acre Cattle farm in Wilson County, KS !
9660 Pratt Rd
Altoona, KS 66710

\$795,000
200± Acres
Wilson County



200 Acre Cattle farm in Wilson County, KS !

Altoona, KS / Wilson County

SUMMARY

Address

9660 Pratt Rd

City, State Zip

Altoona, KS 66710

County

Wilson County

Type

Ranches

Latitude / Longitude

37.511782 / -95.689283

Taxes (Annually)

4672

Acreage

200

Price

\$795,000

Property Website

<https://redcedarland.com/detail/200-acre-cattle-farm-in-wilson-county-ks-wilson-kansas/23056/>



200 Acre Cattle farm in Wilson County, KS ! Altoona, KS / Wilson County

PROPERTY DESCRIPTION

200 Acres of Grass Ready for Cattle NOW!!

Legal Description: 200 Acres m/l located in Cedar Township, S19, T29, R16, W 1/2 of NE 1/4 And N 1/2 of E 1/2 of NE 1/4 and E 1/2 of NW 1/4

Rare to the Wilson County, Kansas land market, Red Cedar Land Company is pleased to offer this turn key cattle 200 acres, located just West of Altoona, Kansas Income Producing Agricultural, Cattle, & Fishing {40 additional acres available as well}

100% open grassland all fenced and crossfenced with 5 ponds all that have been recently cleaned out in the last 4 years or newly built.

109 Acres of Dennis Silt Loam 1-3% slopes - 26 Acres of Kenoma Silt Loam 1-3% slopes - 20 Acres of Eram Silt Loam 1-3% Slope all terraced and could be farmed

A timbered creek resides on the N end of the property, which provides a great rut travel corridor; A bowhunters dream. A deer hunter could also install elevated box blinds for gun hunting, and utilize year-round feeders to hold and keep a growing deer herd.

Chase migrating waterfowl, from ducks to geese, in the ponds on the farm! The upland bird hunting is really good. Multiple coveys of quail reside and live year round on the farm, with plenty of cover, food, and safety to hold and keep a healthy population for years. Turkeys also are found on the property as well.

Gas Production: Gas wells and a current lease are in place and pass with the land to the buyer.

Contact Josh Fiscus to schedule a showing [620-870-9766](tel:620-870-9766)

Key Features on the 200 Acres

- Ducks, Geese, Deer, Quail, Turkey, Fish
- Perfect Mix Grass Pasture
- 5 ponds all recently cleaned out
- Good fencing and cross fencing for rotational grazing

Additional Adjoining 40 Acres available for \$349,000 includes:

Homestead: 1763 sq. ft. 3 BR / 2 BA Ranch Style Home with updated 2 car garage, long gravel drive, and cement driveway. Beautifully updated interior with full Wifi, Phone Service, and Dish TV (Great for a hunting camp, full time home, or rental home) Homestead has barns, & grain bins.

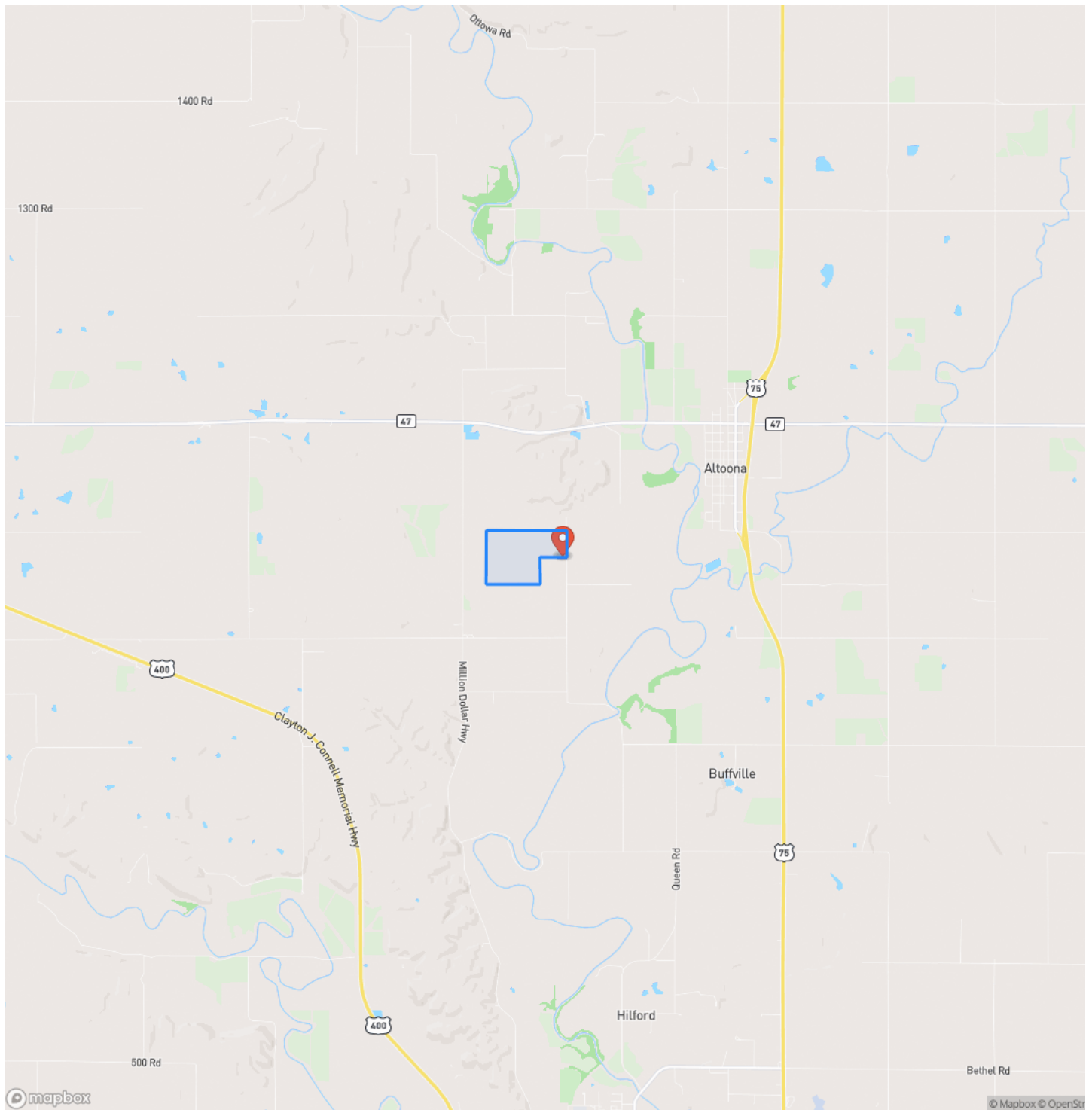
- House is beautiful with 3 Bedroom, 2 Bath with an attached 2 car garage.
- Homestead has 7 Grain Bins of various sizes;
- Farm has Cattle Pens for working cattle;
- 3 cattle/fishing/waterfowl hunting ponds



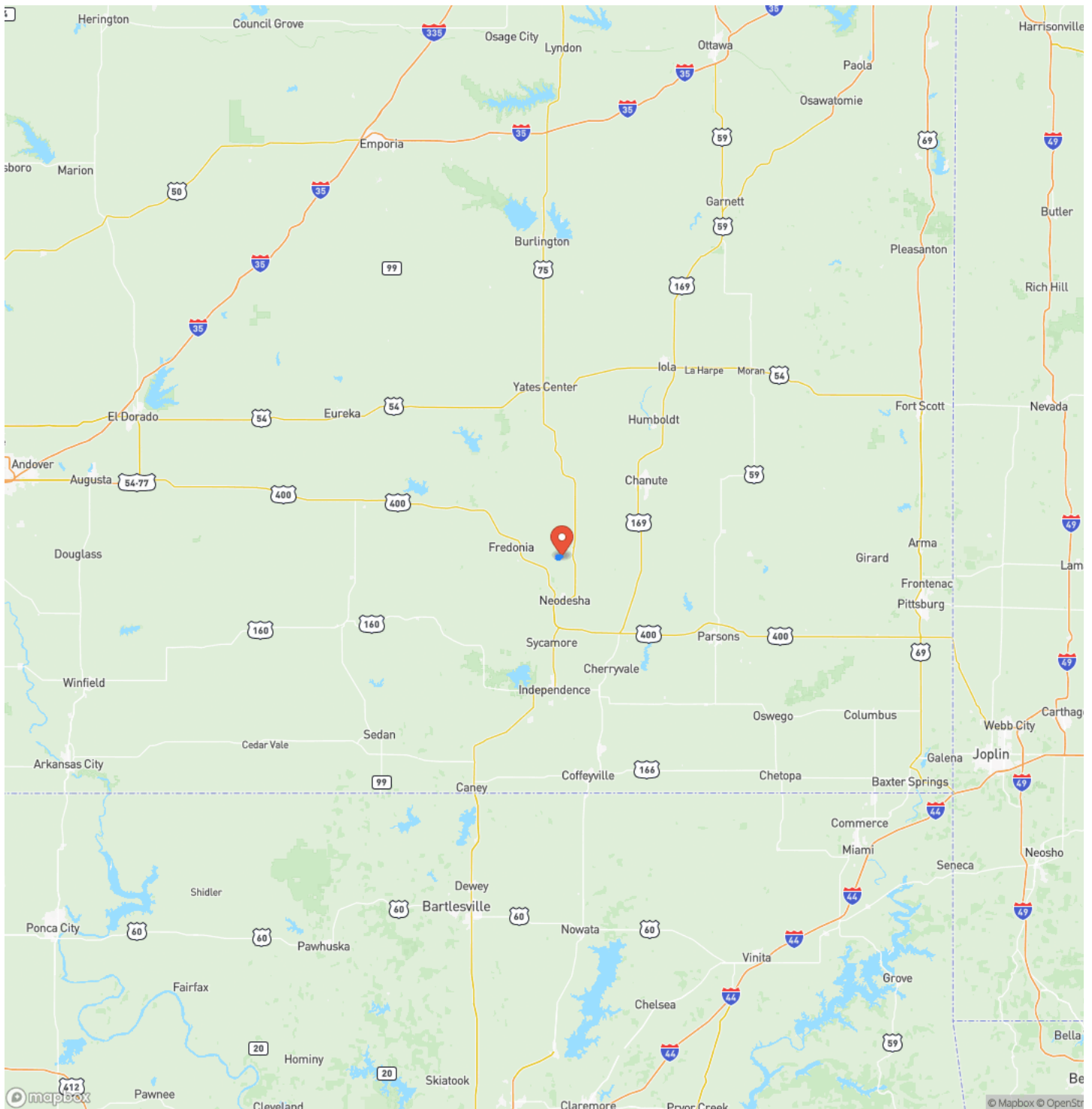
200 Acre Cattle farm in Wilson County, KS !
Altoona, KS / Wilson County



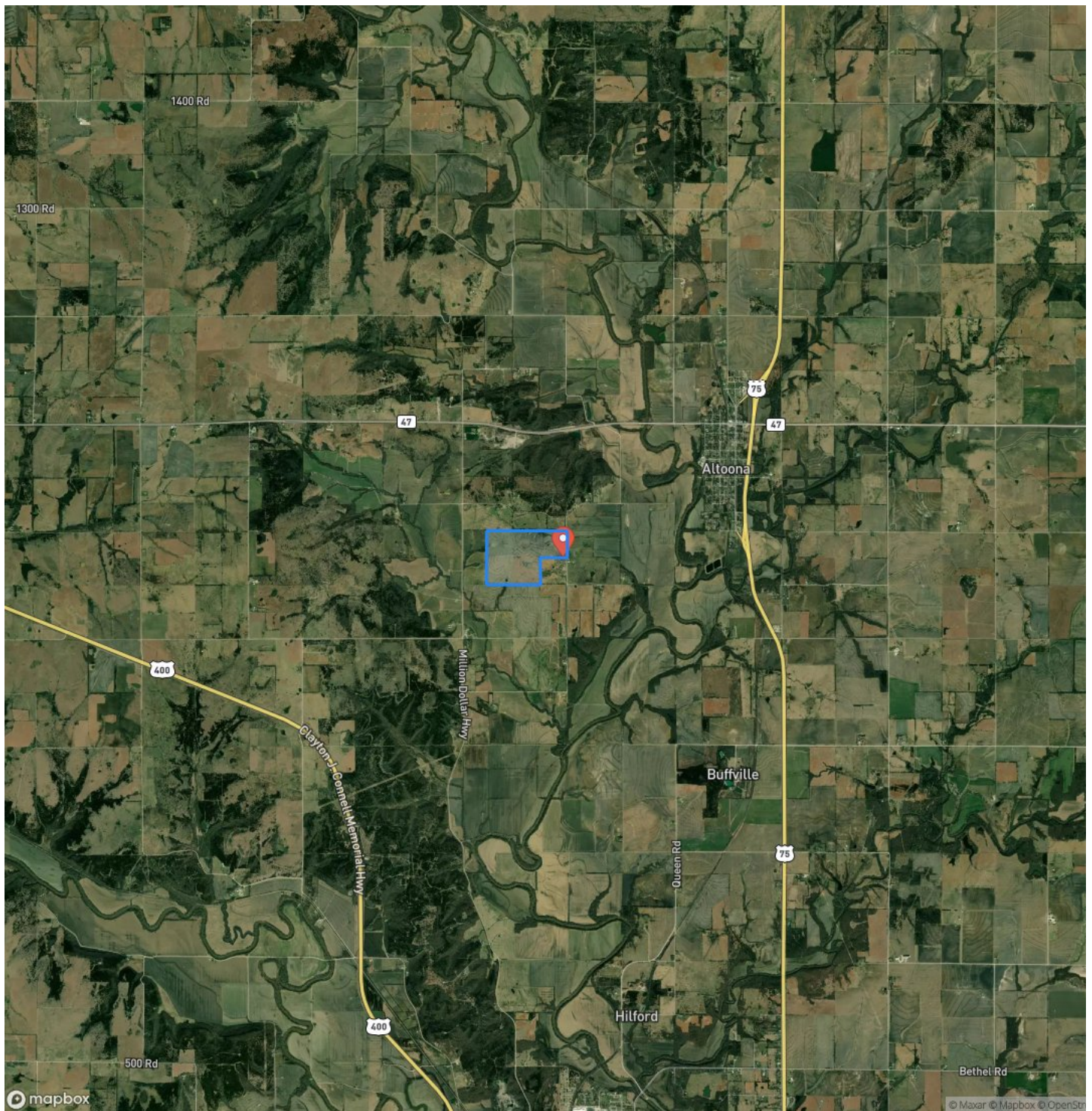
Locator Map



Locator Map



Satellite Map



200 Acre Cattle farm in Wilson County, KS ! Altoona, KS / Wilson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Fiscus

Mobile

(620) 870-9766

Office

(620) 795-2228

Email

josh@redcedarland.com

Address

1700 4th St

City / State / Zip

NOTES



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.



redcedarland.com

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.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

