

151 +/- Acres Of Ag Production Land In Labette County,
KS
1103 15000 RD
Altamont, KS 67330

\$634,200
151.300± Acres
Labette County



151 +/- Acres Of Ag Production Land In Labette County, KS
Altamont, KS / Labette County

SUMMARY

Address

1103 15000 RD

City, State Zip

Altamont, KS 67330

County

Labette County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

37.207552 / -95.336642

Acreage

151.300

Price

\$634,200

Property Website

<https://redcedarland.com/detail/151-acres-of-ag-production-land-in-labette-county-ks-labette-kansas/87538/>



151 +/- Acres Of Ag Production Land In Labette County, KS Altamont, KS / Labette County

PROPERTY DESCRIPTION

151.3 +/- ACRES | INCOME-PRODUCING FARM & PASTURE | LABETTE COUNTY, KS
Just 2.5 Miles from Altamont, KS | 1/2 Mile North of Hwy 160
Listed by Kale Kitterman – Red Cedar Land Company
[620-249-3882](tel:620-249-3882) | kale@redcedarland.com

A Diverse Southeast Kansas Farm with Seller Financing Available

Here's your opportunity to invest in a well-managed and productive farm with multiple income streams and a rare seller-held mortgage option. This 151.3-acre farm lies just minutes from Altamont and features a strong mix of tillable ground, hay meadow, and pasture — all under current lease.

FARM FEATURES:

- **62.7 +/- acres of tillable farmland**
 - Apperson Clay Loam soils
 - Well-maintained and ready for fall wheat planting
- **43.85 +/- acres of native hay meadow**
 - Consistent annual production
- **42 +/- acre pasture**
 - Spring-fed pond, scattered timber, and excellent fencing
 - Includes catch pens for easy cattle management

Possession available at the end of the current lease.
Seller-held mortgage available — contact agent for terms.

HUNTING & RECREATIONAL POTENTIAL:

This area may fly under the radar for hunters, but it's a hidden gem.

- Thick grasses, brush pockets, and draws provide great whitetail habitat
 - Spring-fed pond attracts mid-morning loafing ducks
 - Ideal setup for early-season dove shoots
 - Good numbers of upland birds and waterfowl frequent the region
-

ADDITIONAL HIGHLIGHTS:

- **Mineral rights convey** with the sale



- **2024 Taxes:** \$TBD
 - Great access just off Hwy 160
 - Mix of production and recreation opportunities
-

LEGAL DESCRIPTION:

S04, T33, R19, Acres 151.26, NW 1/4 exc. tract beginning NW corner, S628.99', E428.42', N635.56' to north section line, W to point of beginning. EXC ROW.

DON'T MISS THIS RARE FINANCING OPTION

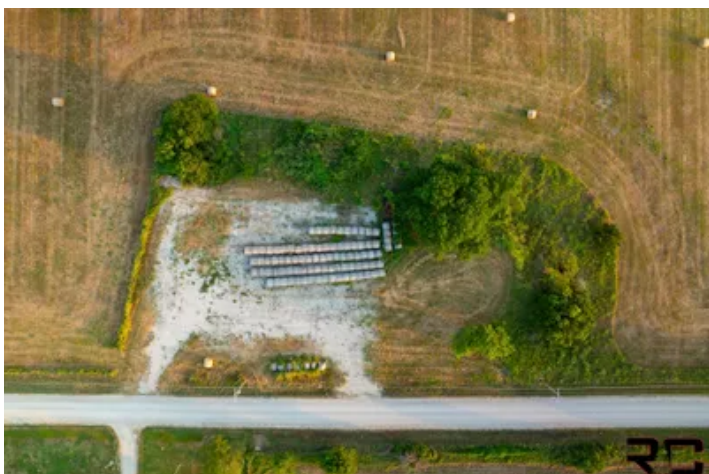
Seller-held mortgages are uncommon but powerful tools for buyers looking to invest without traditional bank financing. This arrangement has proven mutually beneficial in past transactions — contact us today to learn more.

Contact:

Kale Kitterman – Red Cedar Land Company
[620-249-3882](tel:620-249-3882) | kale@redcedarland.com

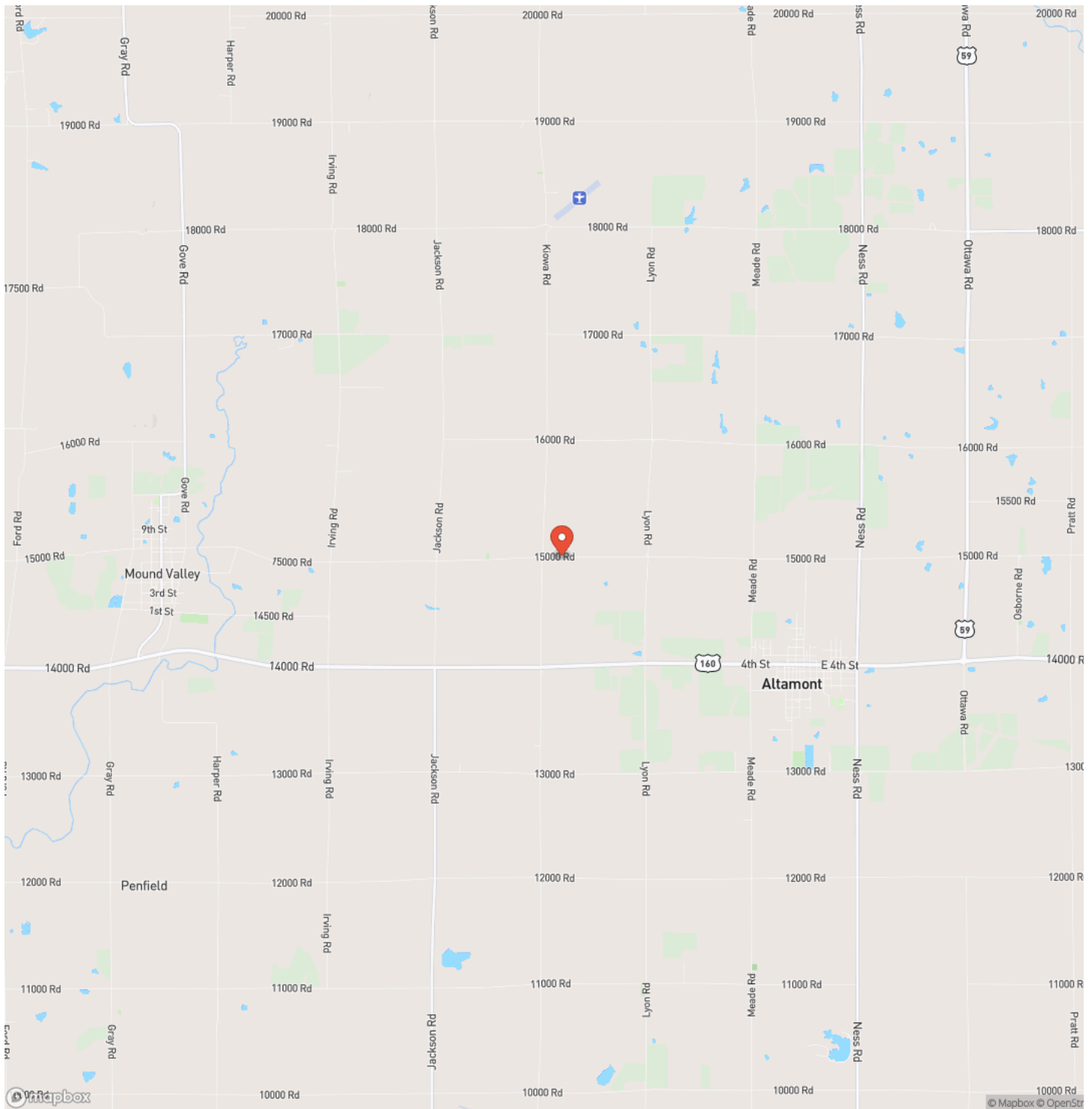


151 +/- Acres Of Ag Production Land In Labette County, KS
Altamont, KS / Labette County



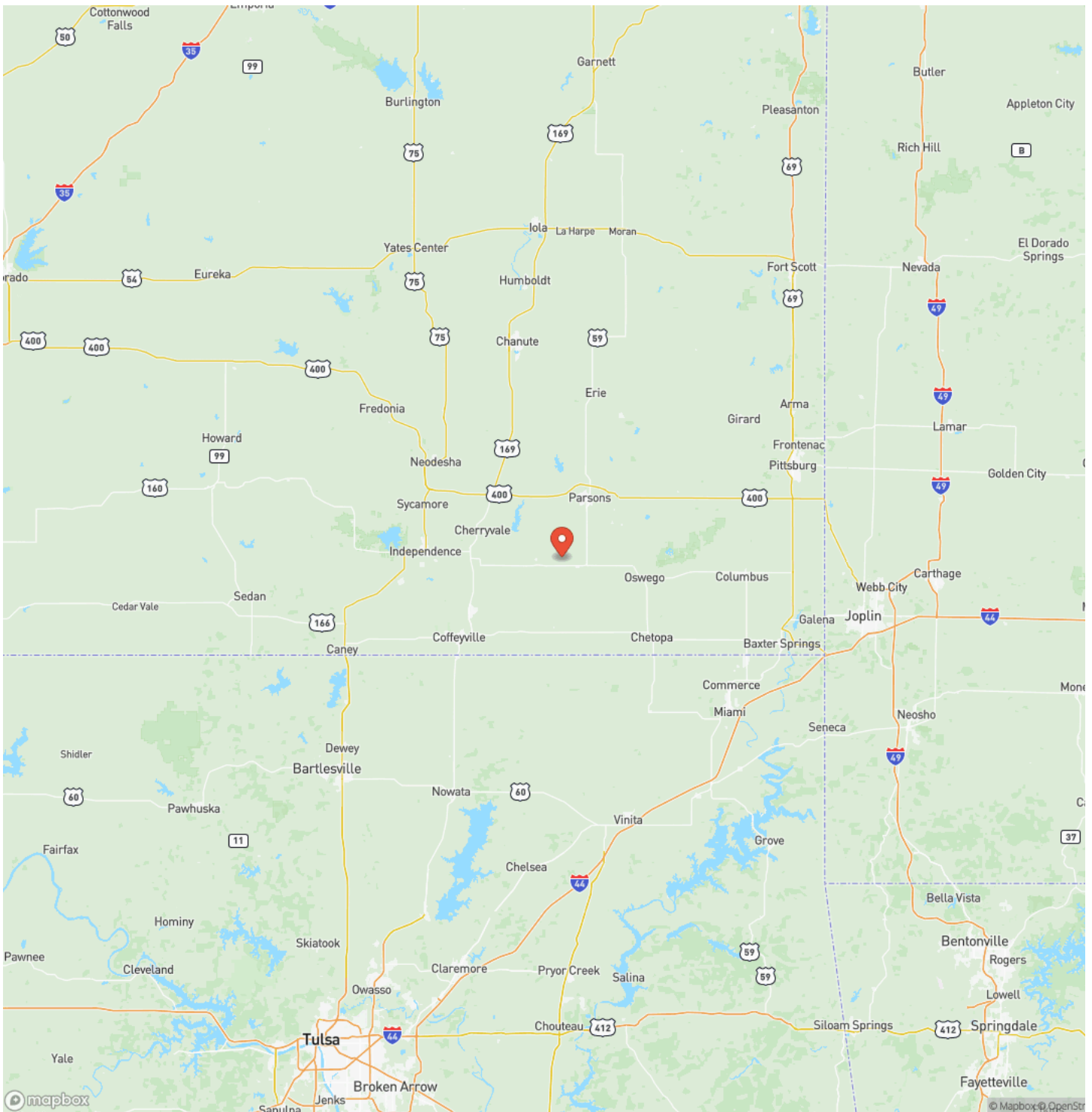
151 +/- Acres Of Ag Production Land In Labette County, KS
Altamont, KS / Labette County

Locator Map



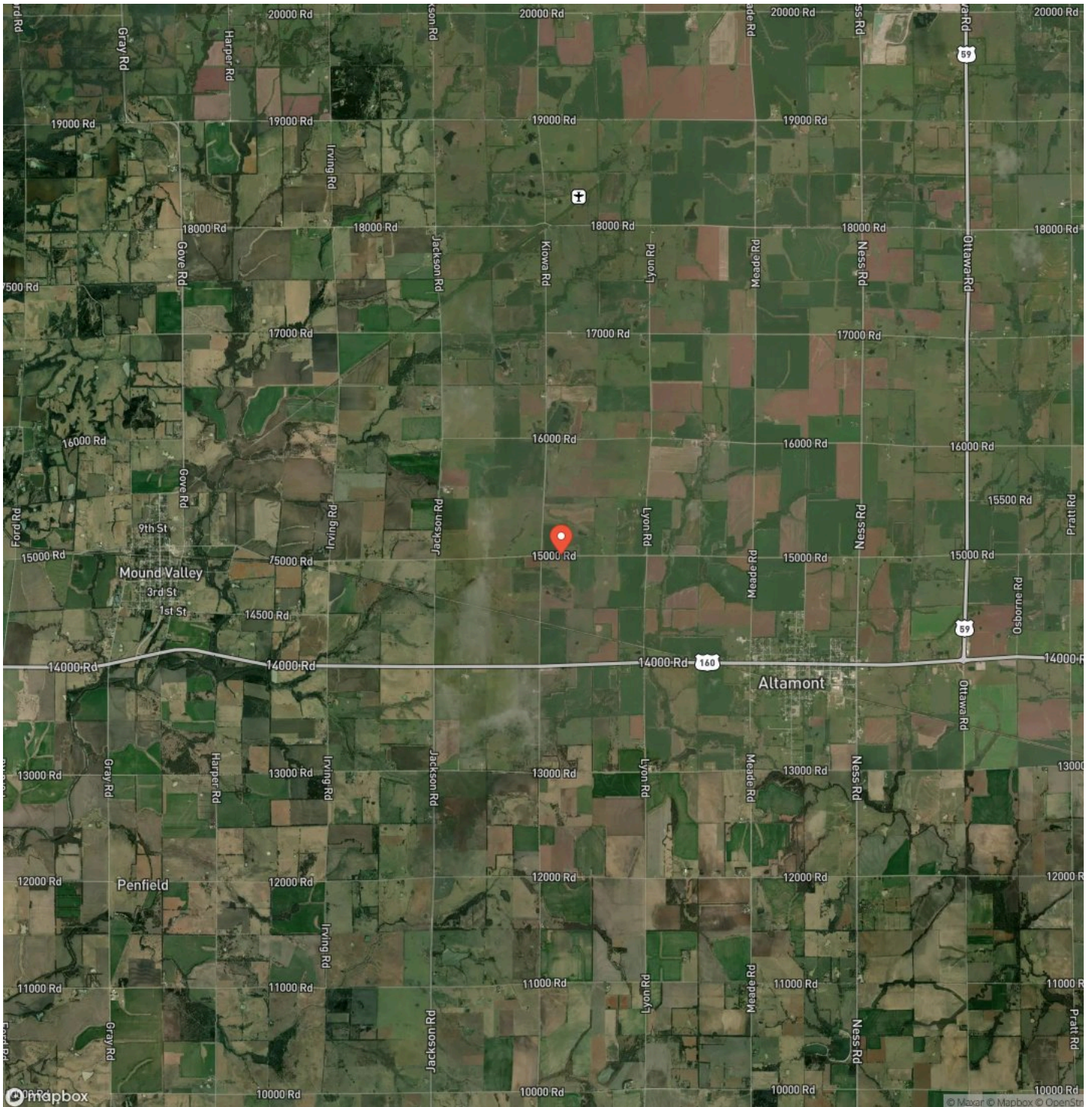
151 +/- Acres Of Ag Production Land In Labette County, KS
Altamont, KS / Labette County

Locator Map



151 +/- Acres Of Ag Production Land In Labette County, KS
Altamont, KS / Labette County

Satellite Map



151 +/- Acres Of Ag Production Land In Labette County, KS Altamont, KS / Labette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Kitterman

Mobile

(620) 249-3882

Email

kale@redcedarland.com

Address

1700 W 4th

City / State / Zip

NOTES

[illegible]

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

