

375 +/- Acres Of Wildlife Habitat In Ness County
County Road 523
Ness City, KS 67560

\$375,000
375± Acres
Ness County



375 +/- Acres Of Wildlife Habitat In Ness County
Ness City, KS / Ness County

SUMMARY

Address

County Road 523

City, State Zip

Ness City, KS 67560

County

Ness County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.28945 / -100.08267

Taxes (Annually)

2193

Acreage

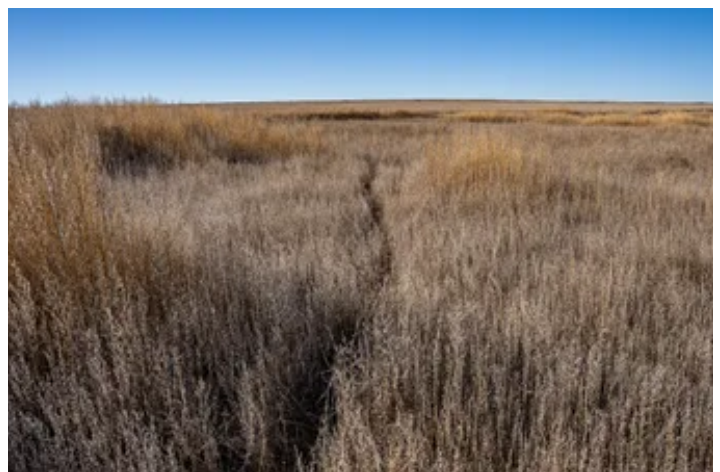
375

Price

\$375,000

Property Website

<https://redcedarland.com/detail/375-acres-of-wildlife-habitat-in-ness-county-ness-kansas/52132/>



375 +/- Acres Of Wildlife Habitat In Ness County Ness City, KS / Ness County

PROPERTY DESCRIPTION

375 +/- Acres Of Wildlife Habitat In Ness County, Kansas

Property Address: County Road 523, Ness City, Ks

Legal: North 1/2 28-20-25

Coordinates: 38.28945 , -100.08267

Driving Directions: From Ness City travel west on 96 highway for 8 miles until you reach County Road 525. From the intersection of County Road 525 and 96 highway travel 11 miles South until you reach County Road 523. From the intersection of County Road 523 and County Road 525 travel 1 mile West. From there the 375 +/- acres lies on the South side of the road and spans exactly one mile East to West.

Property Taxes: \$ 2,193

Property Description: This 375 acres in Ness County, Kansas offers an abundance of opportunities for the outdoorsman / conservationist. The thick cover on this property serves as great cover / bedding for all wildlife. With plans of rebuilding the wetland and planting native grass made possible by the Wetland Reserve Program the outlook for all wildlife on this property looks to only increase in strength. There is a 1 acre build site on the property not included in the Wetland Reserve Program.

For The Upland Hunter: Both pheasants and quail have been seen since scouting this property and it doesnt take you long walking across this 375 acres to understand why. The avid upland hunter could spend quite some time hunting this property with the thick cover and rolling terrain change.

For The Deer Hunter: The deer have established trails winding all the way through this 375 acres. With crop ground bordering this property on multiple sides the brushy covers seems to provide not only great bedding / cover, but the terrain change proves to provide the deer with safe travel routes going to and from the crop ground. With a few improvements to this property such as blinds and feeders this 375 acres could provide you with a property which produces succesful harvests of both whitetail and mule deer.

Wetland Reserve Program: There is 375 +/- acres that is enrolled in a Wetland Reserve Program. The Wetland Reserve Program (WRP) is a voluntary program that provides assistance to landowners to help address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands. For any more questions about the Wetland Reserve Program on this property please feel free to reach out with any questions. The Wetland Reserve Program is making the rebuilding of the wetland and the planting of native grasses possible through cost share programs set up through the Wetland Reserve Program.

Mineral Rights: Sellers interest in mineral rights shall transfer to the new buyer. Sellers interest in the mineral rights is believed to be 1/16

Please call Cody at [620-617-7320](tel:620-617-7320) with any questions or to schedule a showing.

Key Features:

Affordable

Upland Hunting

Mule Deer & Whitetail Hunting

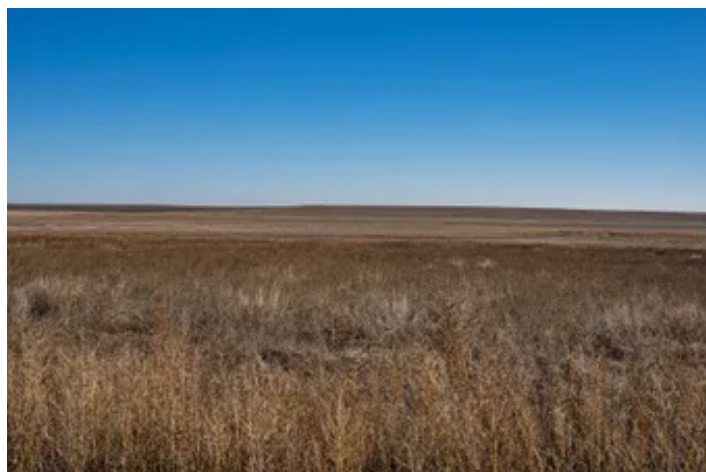
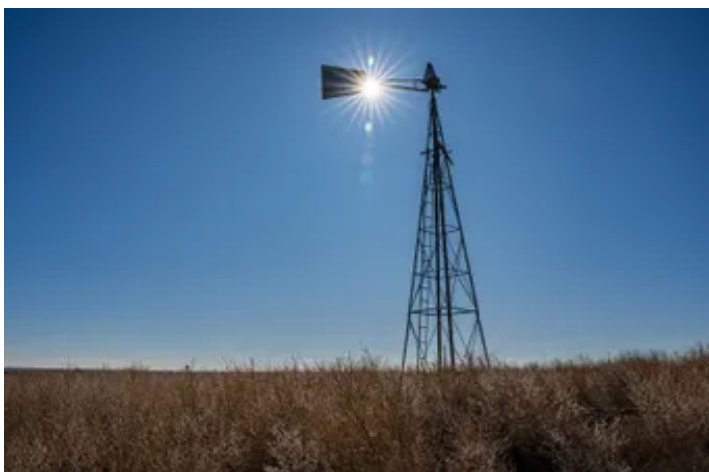
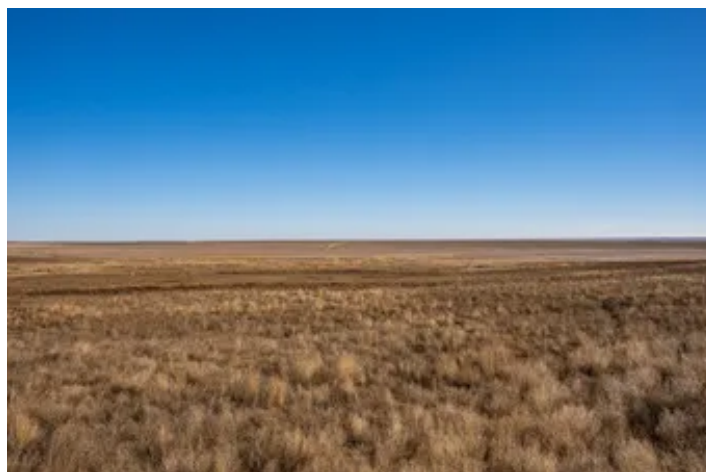
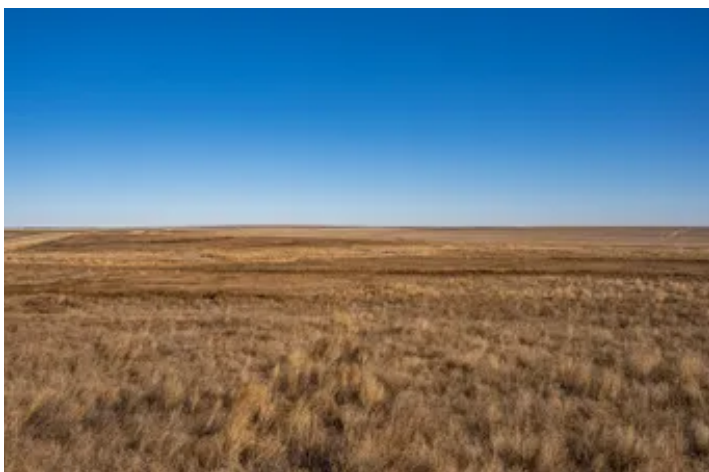
1 Acre Build Site

Improvements Coming to the Wetland

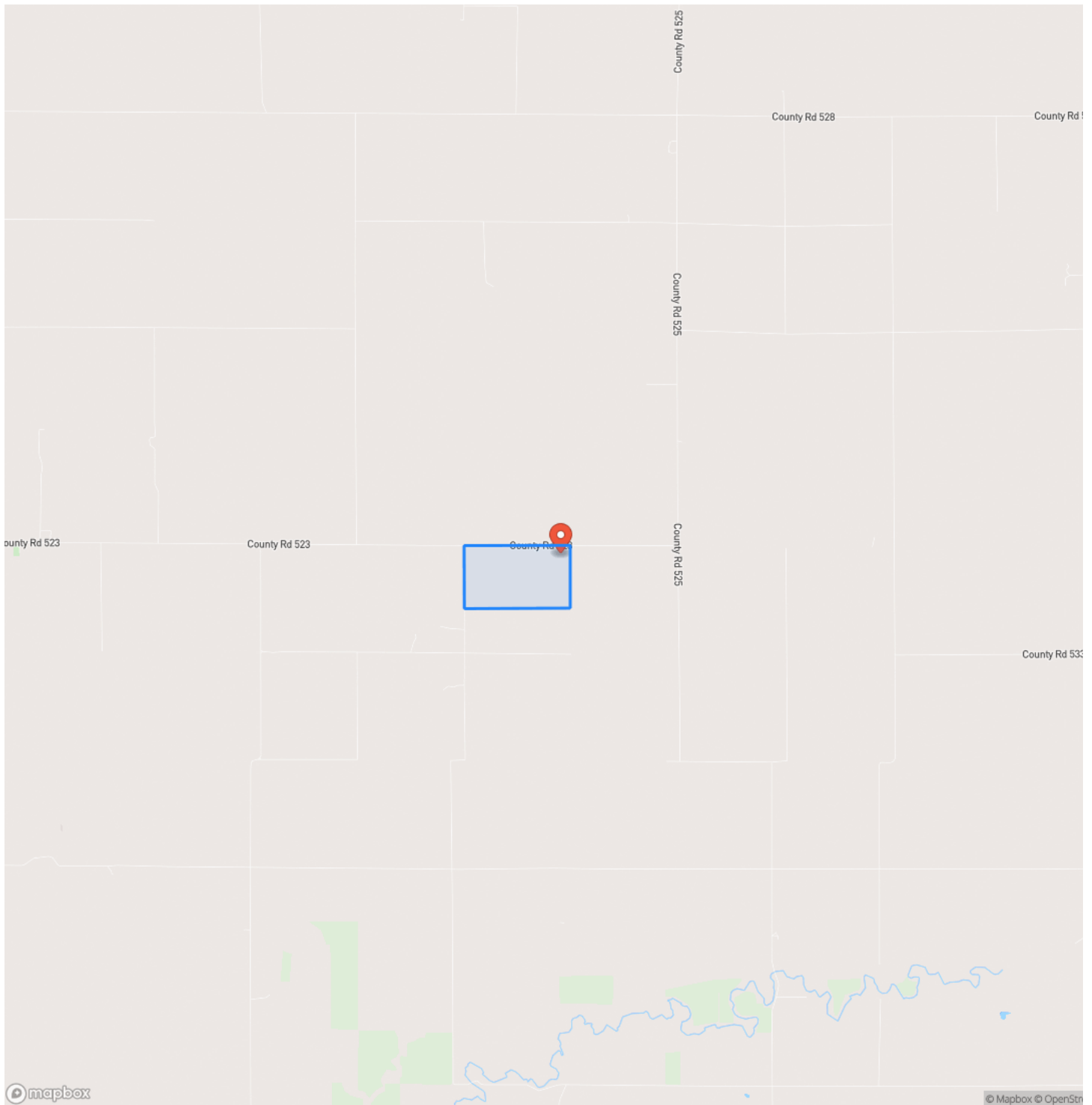




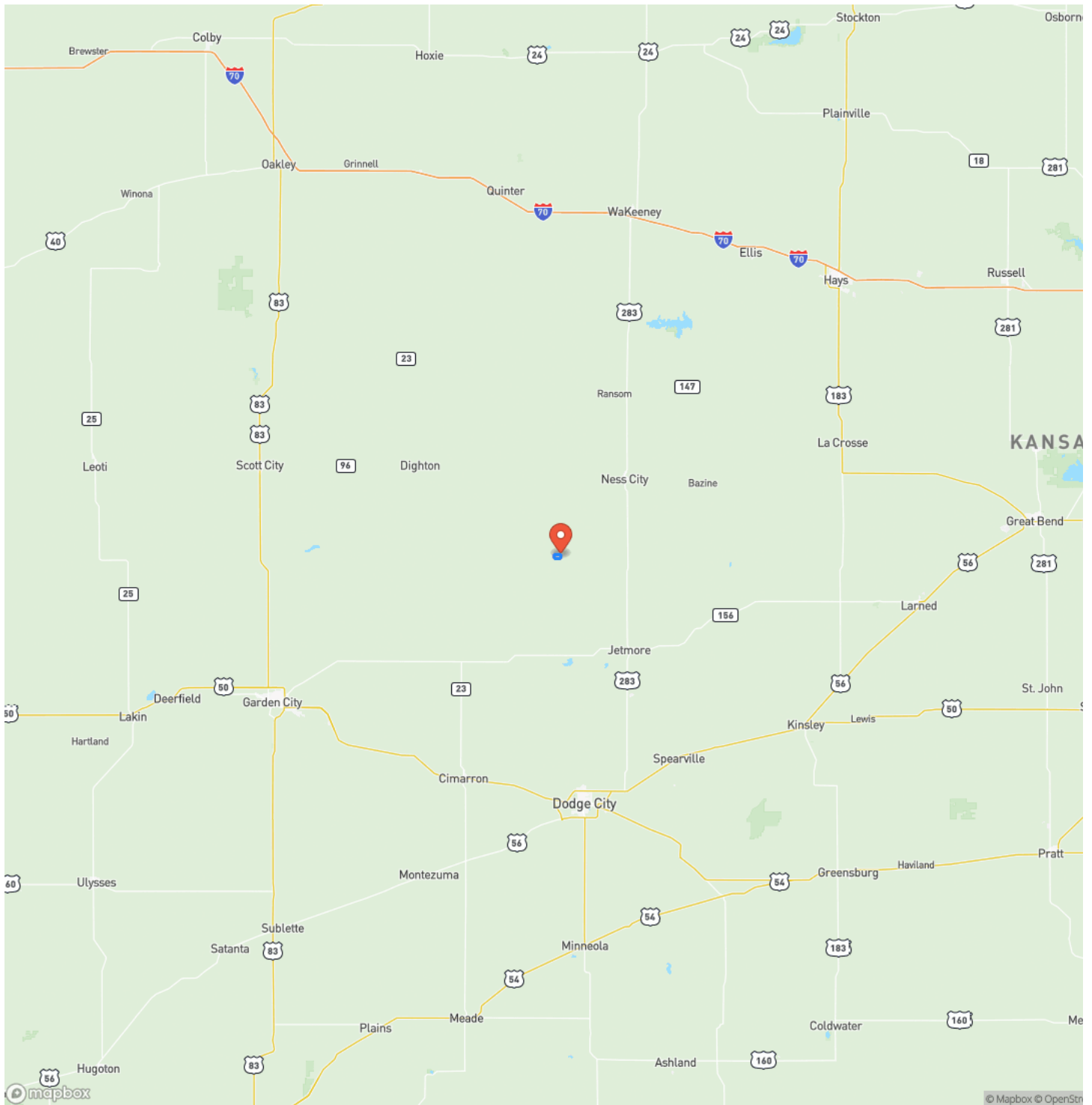
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Ness City, KS / Ness County



Locator Map



Locator Map



Satellite Map



375 +/- Acres Of Wildlife Habitat In Ness County

Ness City, KS / Ness County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Crook

Mobile

(620) 617-7320

Office

(620) 377-5022

Email

cody@redcedarland.com

Address

City / State / Zip

Ellinwood, KS 67526

NOTES



MORE INFO ONLINE:

redcedarland.com

This image shows a single sheet of white paper with horizontal blue 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.



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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