

Price Reduced! 313 +/- Tillable/Pasture Acres North of
Rozel in Pawnee County, Kansas
0000 County Rd
Rozel, KS 67574

\$618,175
313± Acres
Pawnee County



Price Reduced! 313 +/- Tillable/Pasture Acres North of Rozel in Pawnee County, Kansas
Rozel, KS / Pawnee County

SUMMARY

Address

0000 County Rd

City, State Zip

Rozel, KS 67574

County

Pawnee County

Type

Farms, Ranches

Latitude / Longitude

38.23713 / -99.41539

Taxes (Annually)

1767

Acreage

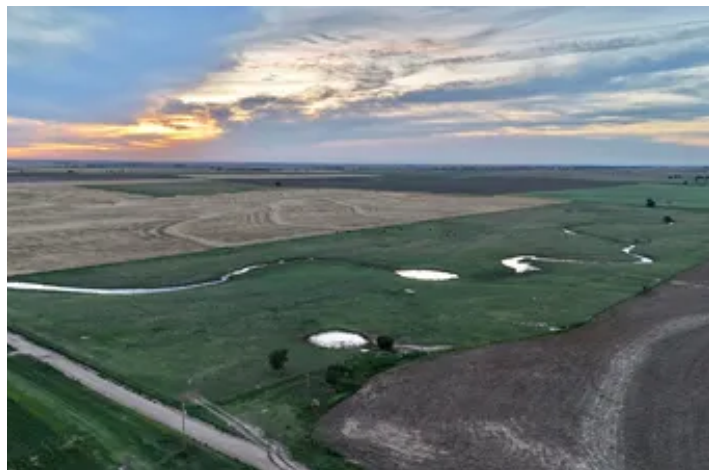
313

Price

\$618,175

Property Website

<https://redcedarland.com/detail/price-reduced-313-tillable-pasture-acres-north-of-rozel-in-pawnee-county-kansas-pawnee-kansas/56806/>



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Rozel, KS / Pawnee County

PROPERTY DESCRIPTION

Price Reduced! 313 +/- Tillable/Pasture Acres North of Rozel in Pawnee County, Kansas

Property Legal: S 1/2 S09-T21-R19

Driving Directions: From the south west corner of Rozel at the intersection of Highway 156 & North Pawnee Street/280th Avenue travel north on North Pawnee/280th Avenue for 3 miles until you reach R Road. From the intersection of 280th Avenue and R Road the 313 +/- acre half section lies to the north west. Spanning for a half mile north on the west side of 280th Avenue and a mile west on the north side of R Road.

Property Taxes: \$1,767

Property Description: 313 +/- acres located just 3 miles north of Rozel on the west side of North Pawnee/280th avenue. This half section contains tillable comprised of mainly class II soils, a pasture consisting of good fence along with a domestic/livestock well, as well as 26 +/- acres enrolled in CRP in the north west portion of the west 1/4. This half section would be a great addition to add to your farming/cattle operation.

Tillable: There is currently 232 +/- acres of tillable on this half section. The tillable acres consist of mainly class II Harney silt loam soils with 0-3 percent slopes. There is roughly 157 +/- acres of tillable on the west side of the pasture that is currently planted to wheat. The remainder of the tillable is on the east side of the pasture and consists of 75 +/- acres. This 75 acres is currently in last years milos stalks.

Pasture: The 50 +/- acre pasture consists of good fence and also a domestic/livestock well that is fed with power off of R Road. There is a waterway that snakes its way through the 50 +/- acres of pasture as well as a pond located about halfway through the pasture fed by the waterway as well.

CRP: There are 26.38 acres enrolled in the CRP program at \$36.71 per acre producing an annual income of \$968.00. The current CRP enrollment lasts until 09/30/2025. Sellers will allow the new owner to assume the current CRP contract. 2024 payment can be negotiated as well.

Possession: The tillable acres are being custom farmed. Share of crops and immediate possession on the tillable acres can be negotiated. The pasture acres are to remain with the current tenant until November 1, 2024.

Mineral Rights: Sellers will retain their mineral rights.

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

Key Features:

Immediate Possession

Class II Soils

Fenced Pasture

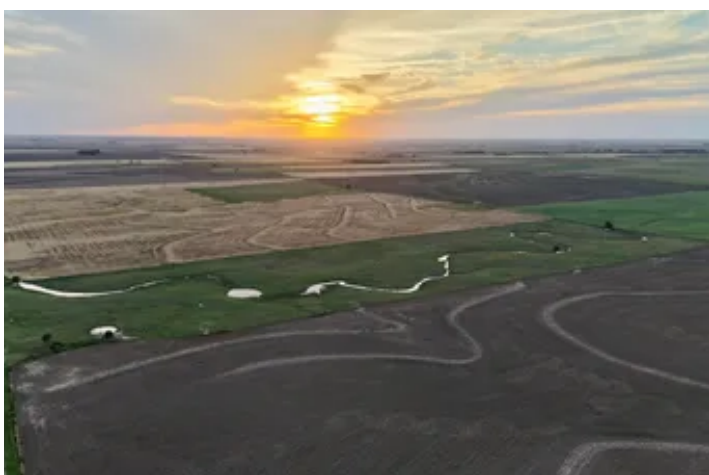
Livestock Well

Close to Rozel Elevator

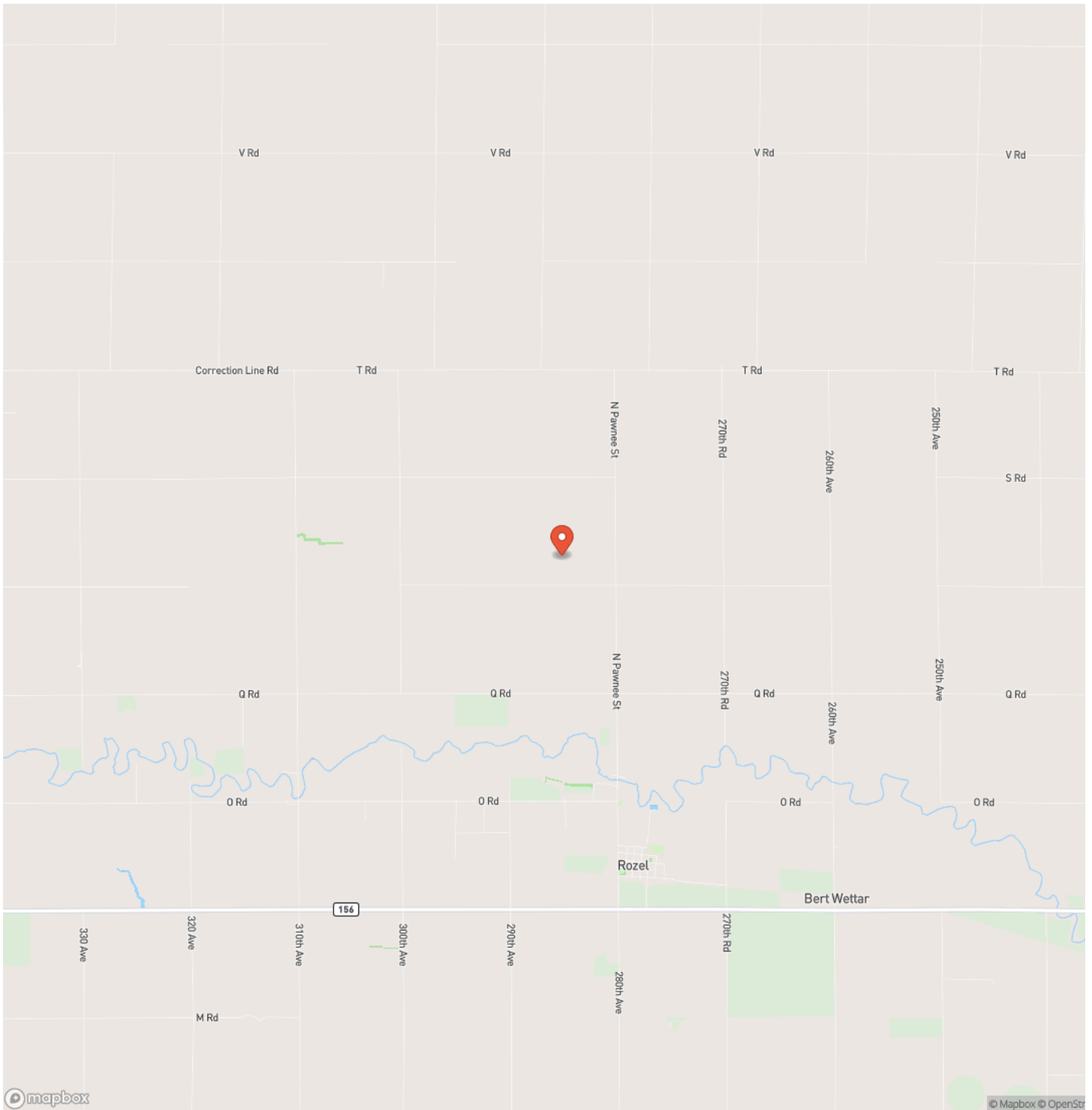
3 Miles From 156 Highway



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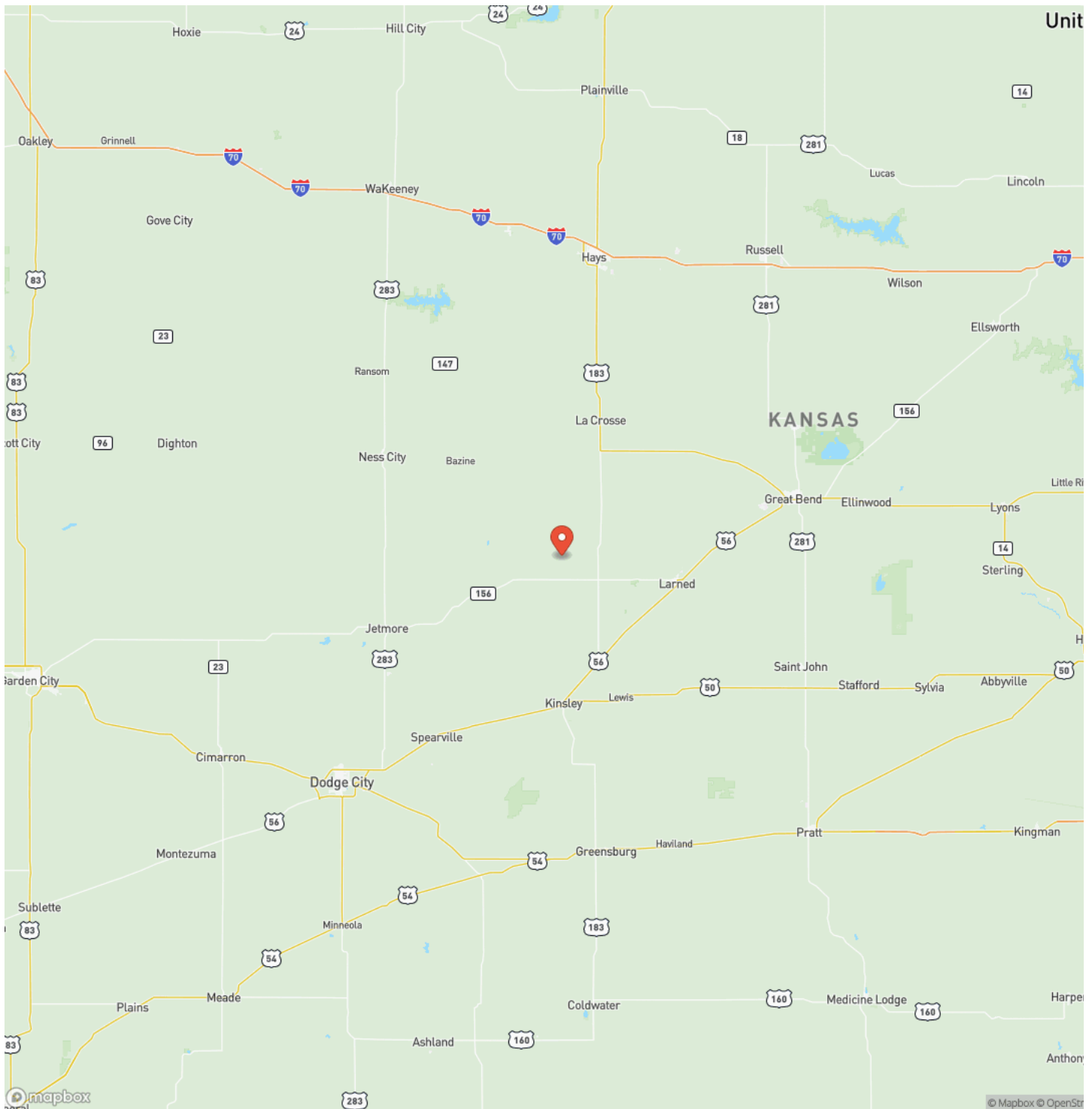


Locator Map



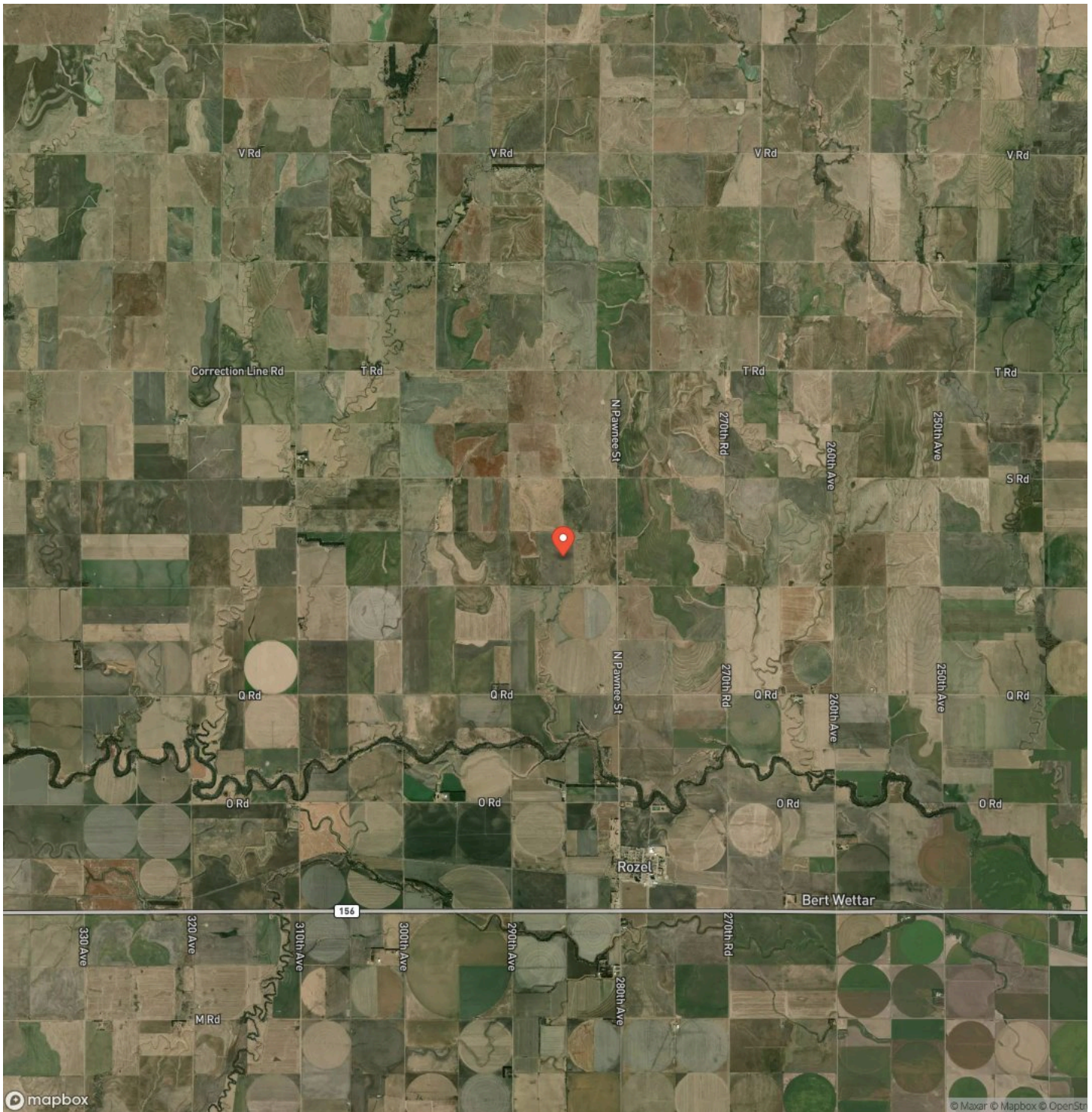
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Locator Map



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Satellite Map



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Rozel, KS / Pawnee 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

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.



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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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