

Cow Creek 81 - 81 +/- Tillable & Hunting Acres In Reno
County, Kansas
8819 Sallee Rd
Nickerson, KS 67561

\$344,675
81.1± Acres
Reno County



Cow Creek 81 - 81 +/- Tillable & Hunting Acres In Reno County, Kansas Nickerson, KS / Reno County

SUMMARY

Address

8819 Sallee Rd

City, State Zip

Nickerson, KS 67561

County

Reno County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.15335 / -98.00955

Taxes (Annually)

\$344

Acreage

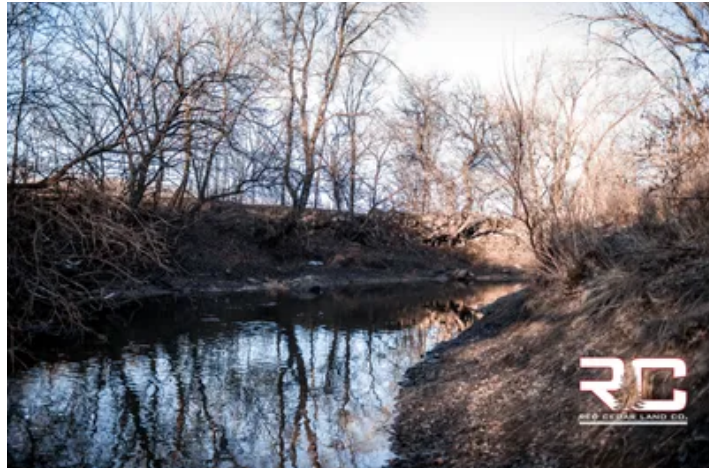
81.1

Price

\$344,675

Property Website

<https://redcedarland.com/detail/cow-creek-81-81-tillable-hunting-acres-in-reno-county-kansas/reno/kansas/98873/>



Cow Creek 81 - 81 +/- Tillable & Hunting Acres In Reno County, Kansas

Nickerson, KS / Reno County

PROPERTY DESCRIPTION

Cow Creek 81

Located just inside Reno County on the break between the Sandhills and fertile creek-bottom tillable, this 81 +/- acre tract combines productive farmland with prime hunting and water resources. Cow Creek, a tributary of the Arkansas River, flows through the western half, supplying dependable water and excellent riparian cover for deer, turkey, and other wildlife. Productive Class II Buhler-Blazefork and Kaskan loams and easy access to local markets make this an attractive property for operators or investors. At roughly 81 acres, the parcel also meets the non-resident acreage requirement for a Kansas buck tag.

Tillable/Ag

- **Total Tillable Acres:** 58 +/- (currently consisting of last years bean stubble- to be planted to corn this spring).
- **Soil:** Class II Buhler-Blazefork & Kaskan Loams.
- **Topography:** 0-1% slope. Other than the Cow Creek, this property lays extremely flat.

***** Water Well:** The current owner/operator planned to put a small irrigation system on this tract. There was a test well drilled in March of 2015 (driller's log available upon request). Static water level is 9 ft below ground surface, with an impermeable shale layer at 64 ft - indicating roughly 55 ft of saturated aquifer. These conditions are typical for irrigation wells in the area and should support permitting for agricultural or recreational use; buyers should confirm permitting and capacity with local authorities.*******

Cover & Habitat:

- **23 +/- acres** of timber/creek.
- **Mature Timber:** Features Cottonwood, Locust, and Cedar trees, providing exceptional cover and habitat for deer, turkeys, and other wildlife.
- **Water Features / Creek System:** The Cow Creek, a tributary of the Arkansas River winds through the western half of this tract serving as a vital travel corridor for wildlife and enhancing habitat diversity.

Mineral Rights: All mineral rights held by the seller will convey to the buyer upon closing.

Possession: Possession of all acres will be given to the buyer upon closing.

Tenancy: Seller is the current tenant/operator on the land. No long term leases or agreement in place.

Showings: By appointment only. To schedule a private tour or for further inquiries, contact the listing agent:

Cody Crook

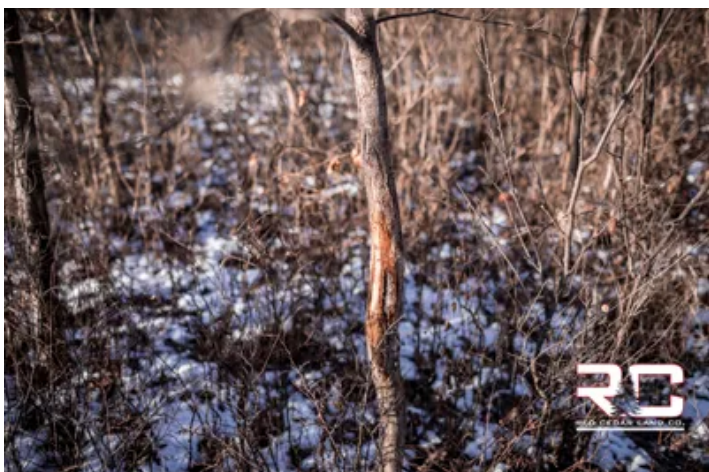
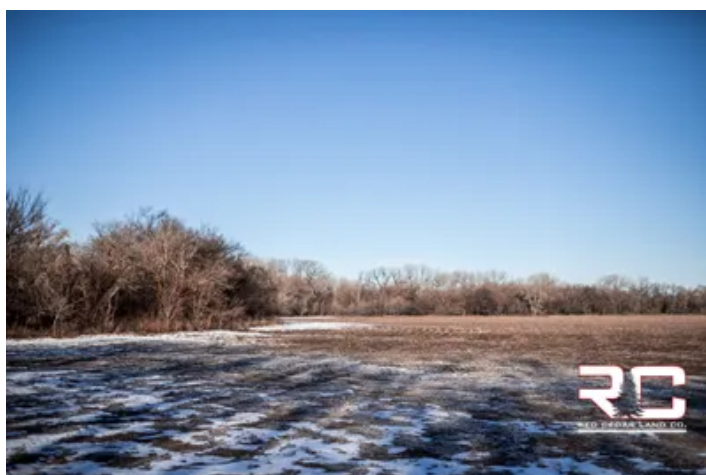
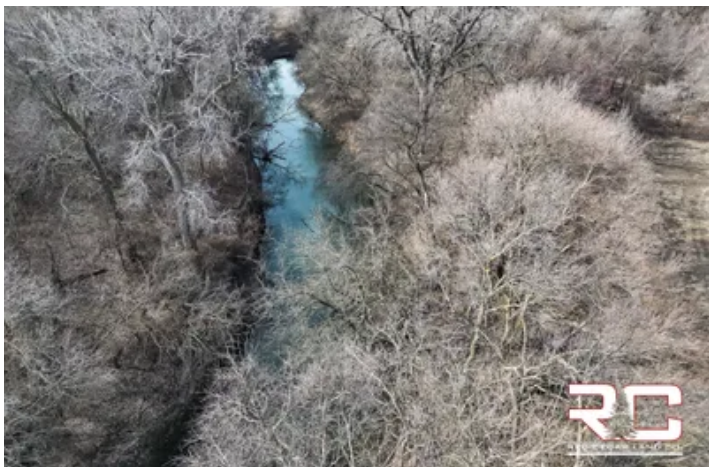
Phone: [620-617-7320](tel:620-617-7320)

Key Feature

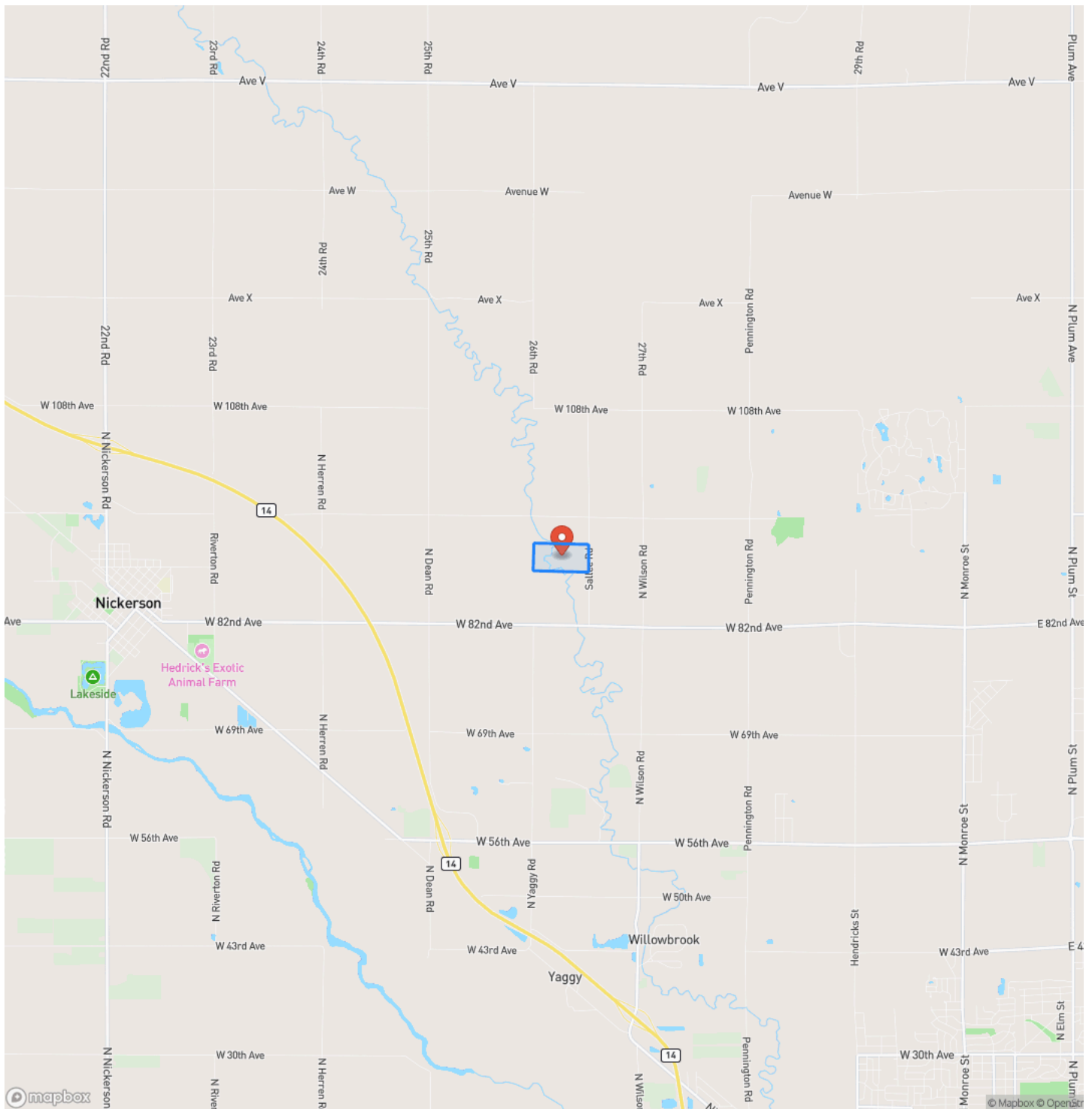
- Cow Creek
- Timber/Heavy Cover
- Productive Tillable Acres
- Agricultural/Recreational Water Well Potential
- 8 Miles To Hutchinson
- 45 Miles To Wichita



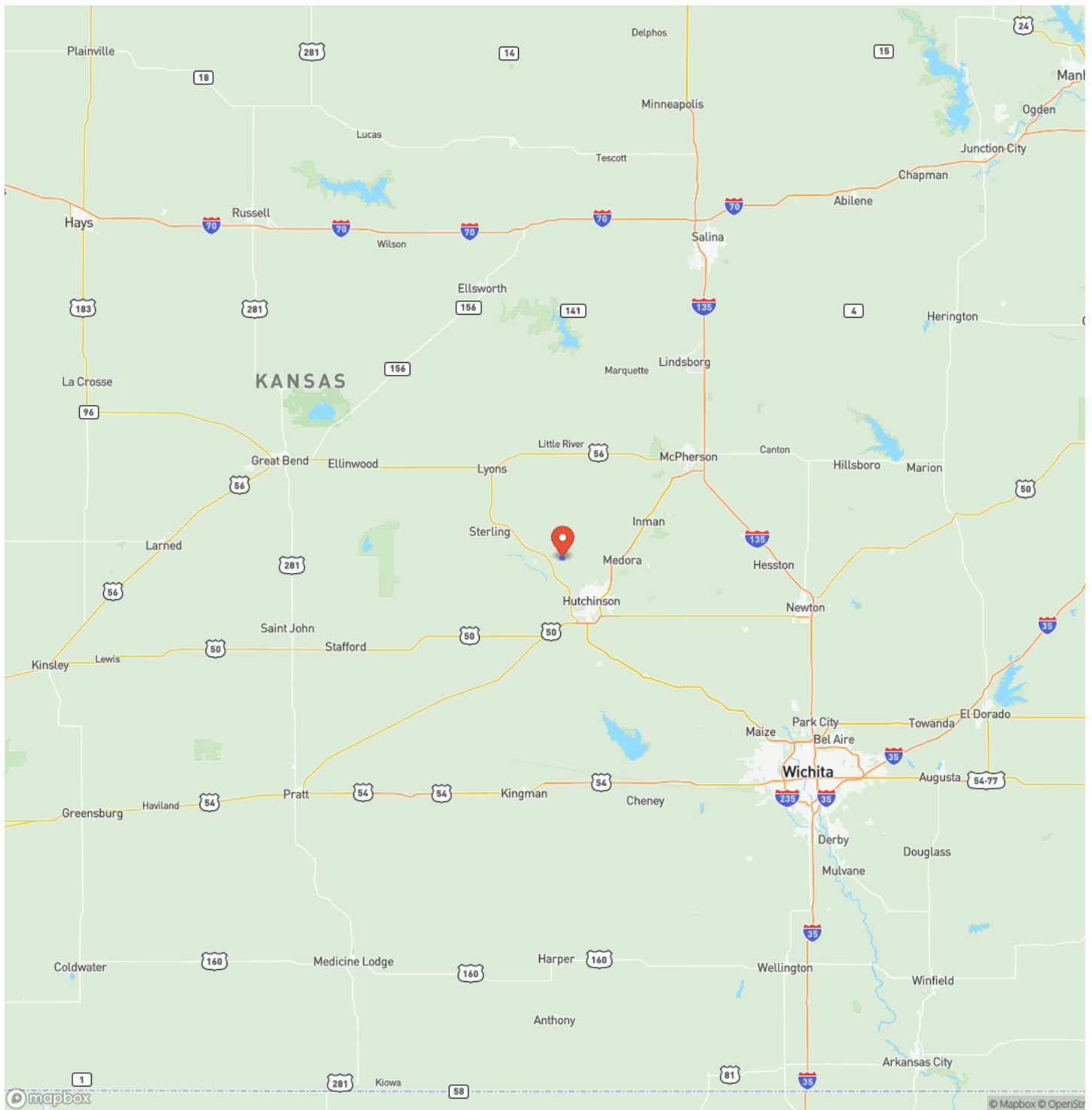
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Nickerson, KS / Reno County



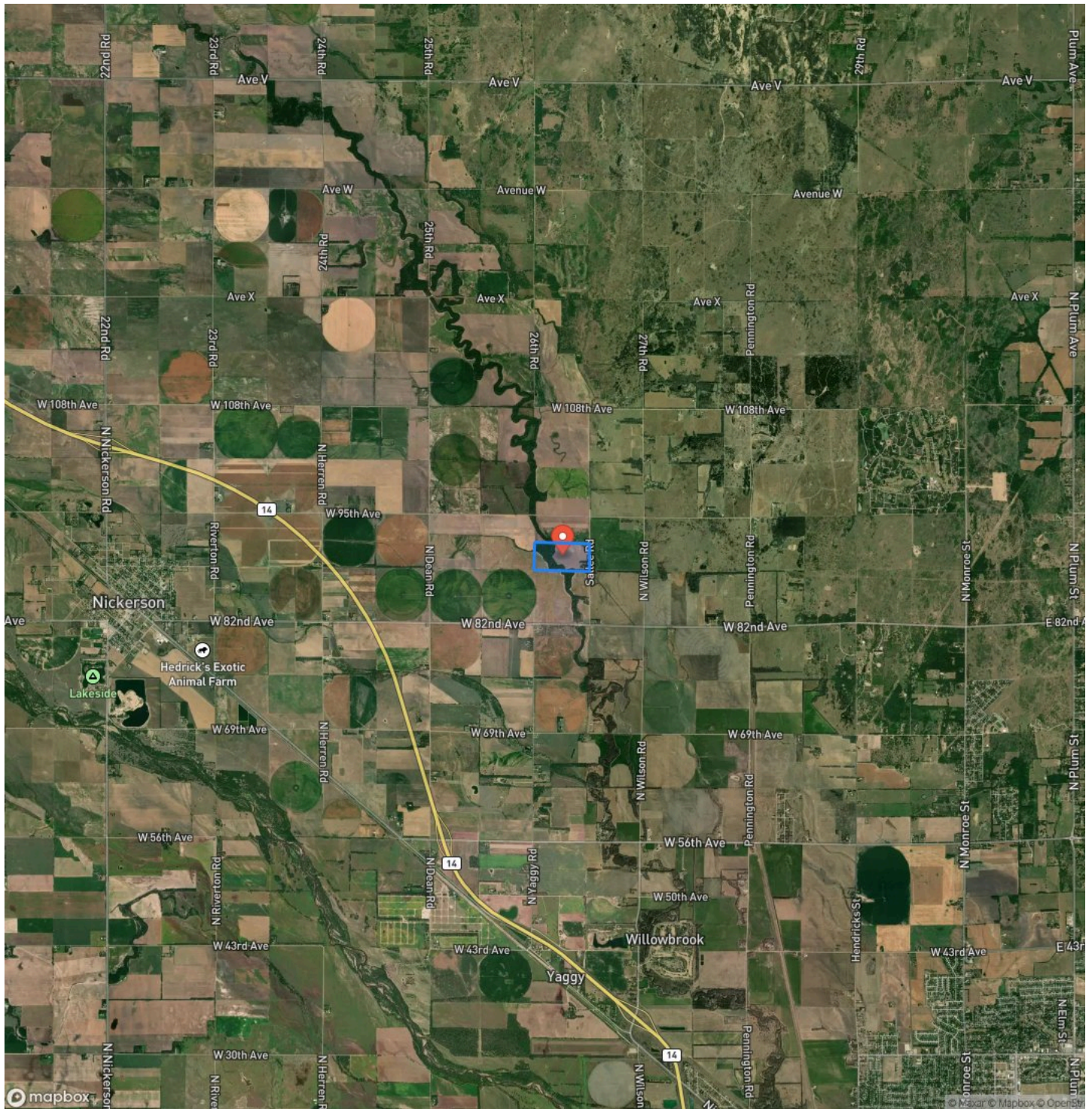
Locator Map



Locator Map



Satellite Map



**Cow Creek 81 - 81 +/- Tillable & Hunting Acres In Reno County, Kansas
Nickerson, KS / Reno 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

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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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