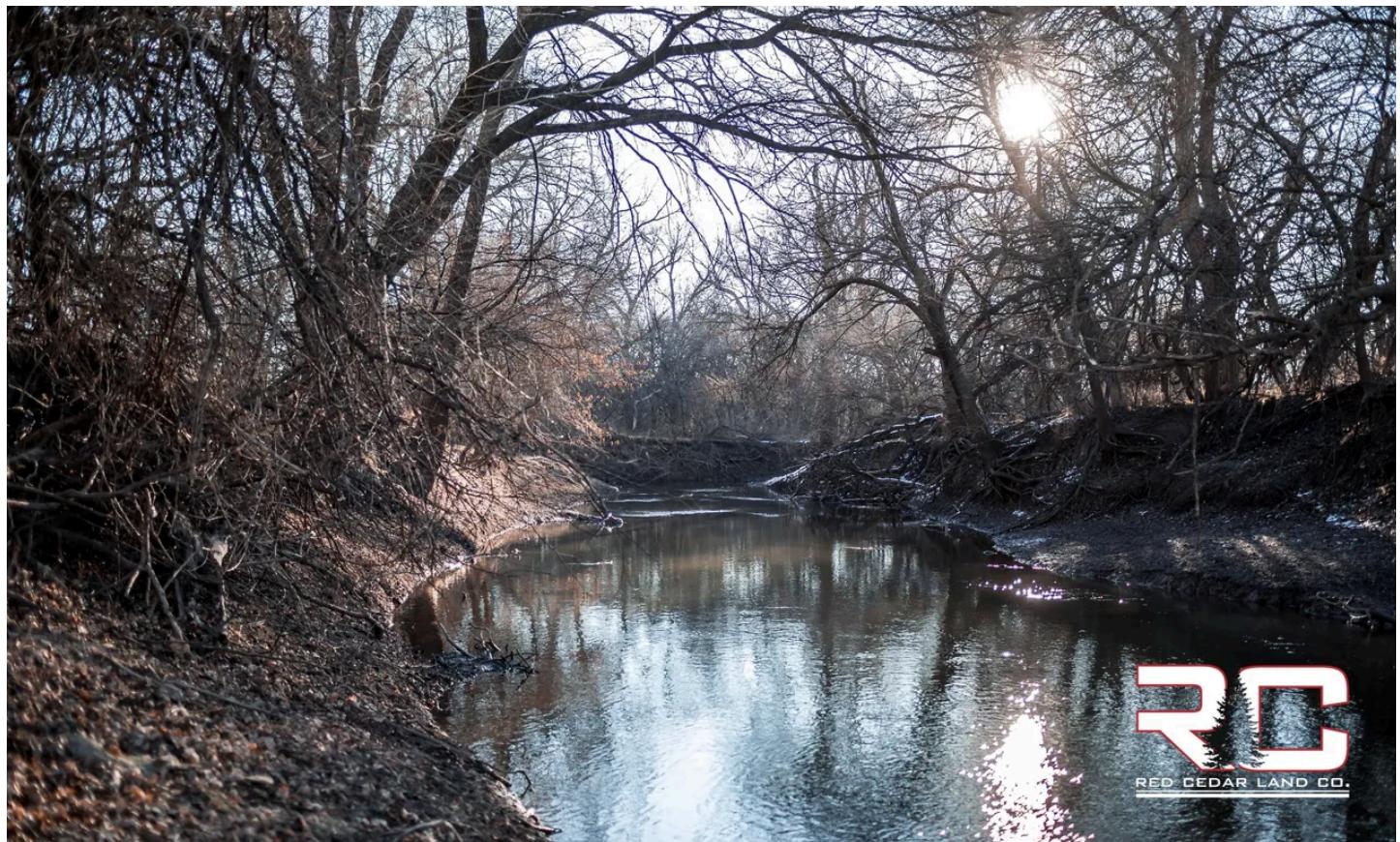


Cow Creek 81 - 81 +/- Tillable & Hunting Acres In Reno County, Kansas
8819 Sallee Rd
Nickerson, KS 67561

\$344,675
81.1± Acres
Reno County



MORE INFO ONLINE:

redcedarland.com

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

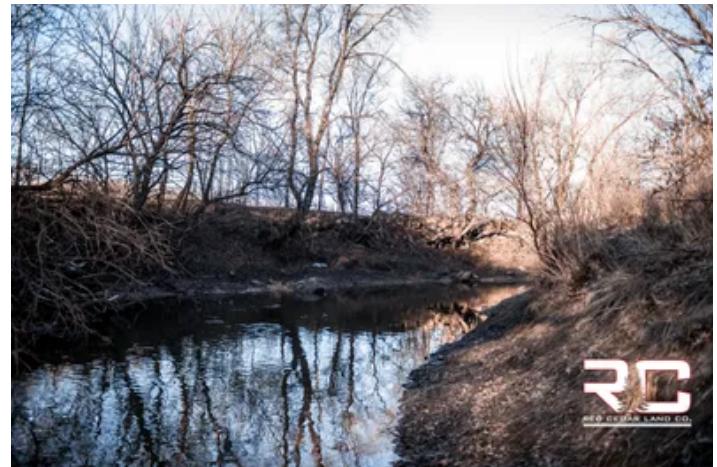
81.1

Price

\$344,675

Property Website

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



MORE INFO ONLINE:

redcedarland.com

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

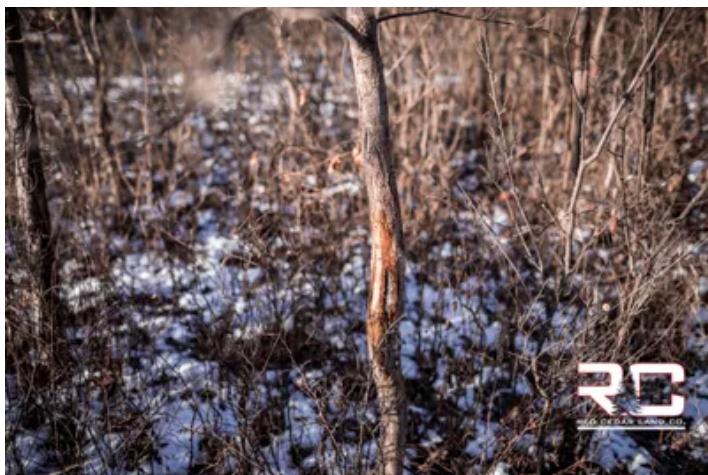
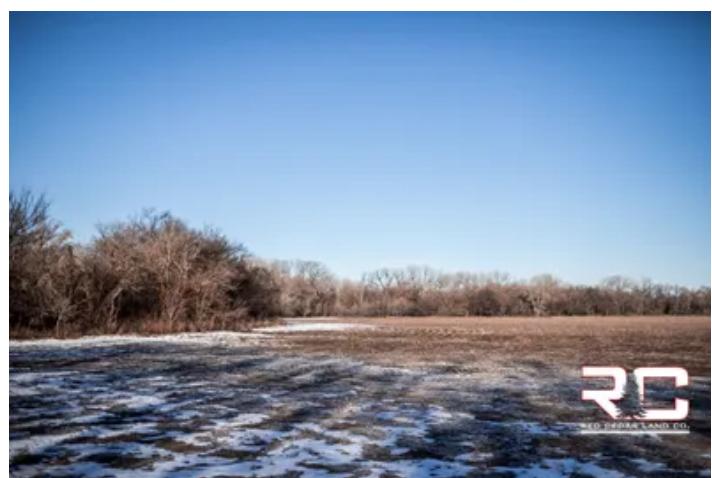
Phone: [620-617-7320](tel:620-617-7320)

Key Feature

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



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

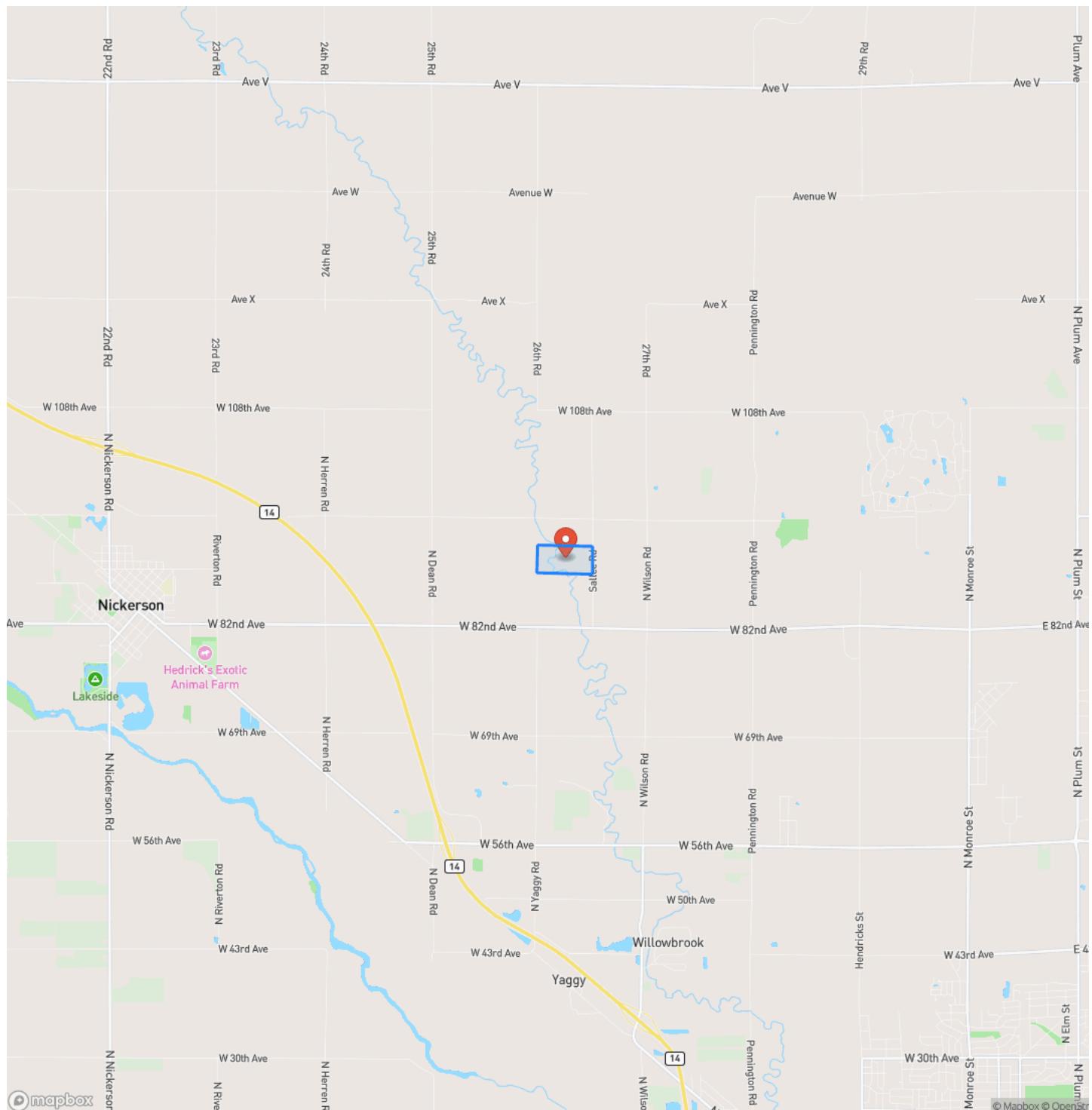


MORE INFO ONLINE:

redcedarland.com

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

Locator Map

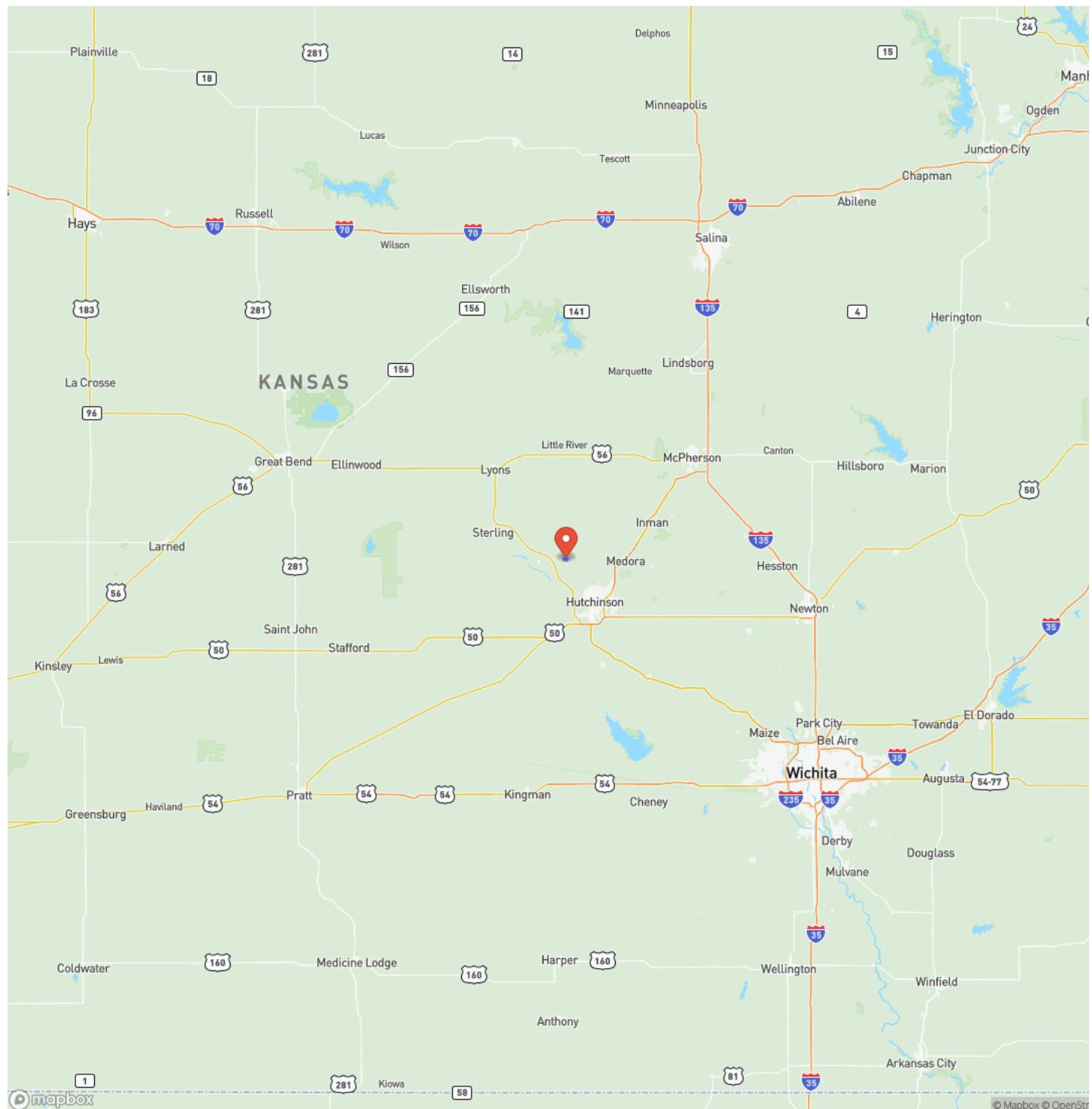


5

MORE INFO ONLINE:

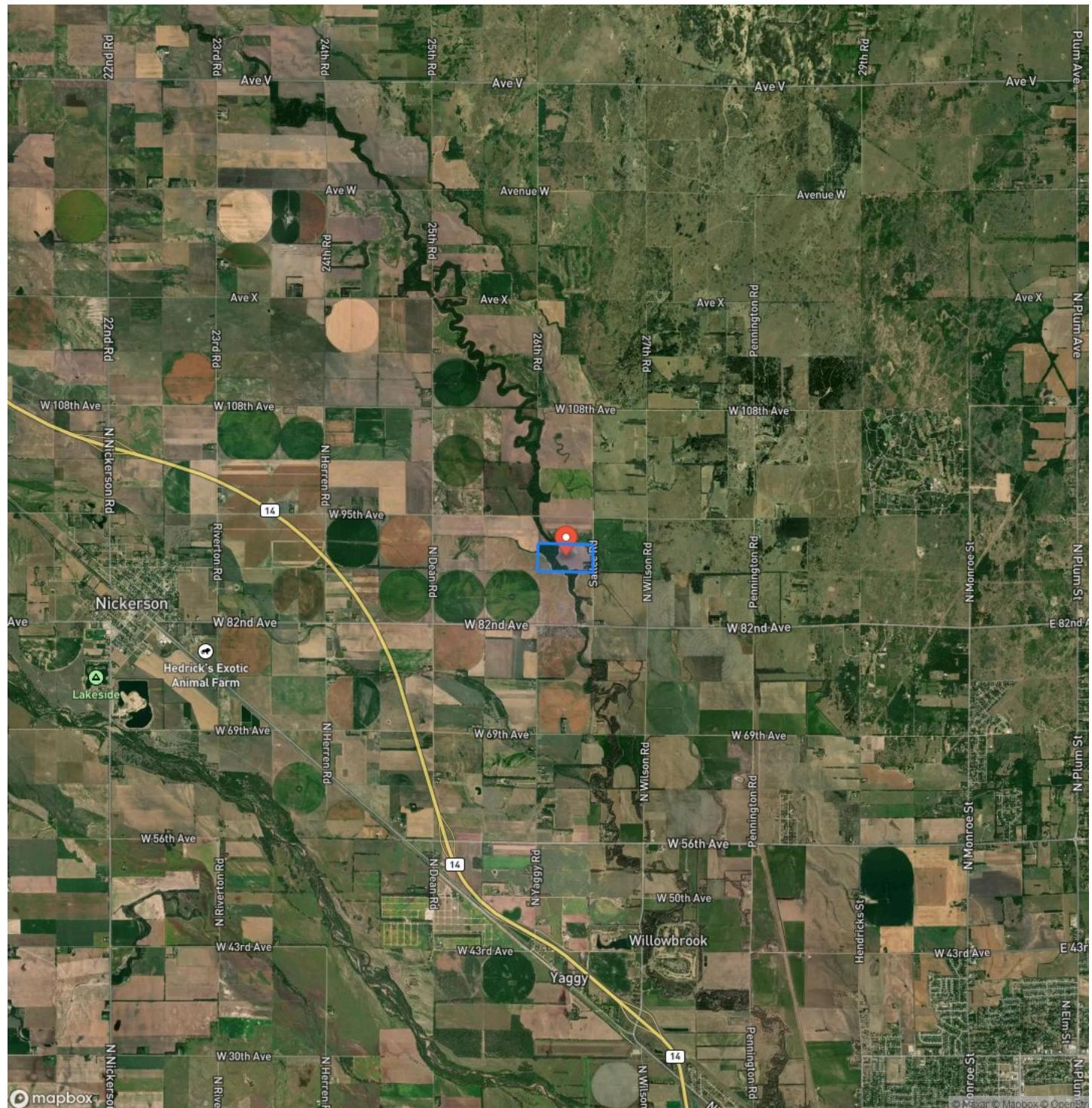
redcedarland.com

Locator Map



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

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



MORE INFO ONLINE:

redcedarland.com

NOTES



MORE INFO ONLINE:

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



MORE INFO ONLINE:
redcedarland.com