

635 +/- Acres Consisting of Tillable / Grass / Whitetail &
Mule Deer History in Finney County, Kansas
Garden City, KS 67846

\$1,050,000
635± Acres
Finney County



**635 +/- Acres Consisting of Tillable / Grass / Whitetail & Mule Deer History in Finney County, Kansas
Garden City, KS / Finney County**

SUMMARY

City, State Zip

Garden City, KS 67846

County

Finney County

Type

Farms, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

38.11806 / -100.48168

Taxes (Annually)

1461

Acreage

635

Price

\$1,050,000

Property Website

<https://redcedarland.com/detail/635-acres-consisting-of-tillable-grass-whitetail-mule-deer-history-in-finney-county-kansas-finney-kansas/51926/>



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PROPERTY DESCRIPTION

635 +/- Acres Consisting of Tillable / Grass / Whitetail & Mule Deer History

*****SELLERS ARE WILLING TO SELL THE PASTURE & TILLABLE SEPERATE FROM THE WETLAND GROUND*****

Property Address: East Bell Road, Garden City, Ks

Coordinates: 38.11806, -100.48168

Driving Directions: From Garden City: Travel North East on highway 156 for approximately 20 miles until you reach highway 23. From the intersection of 156 highway & 23 highway travel northbound up highway 23 for approximately 4 miles until you reach East Bell Road. From the intersection of highway 23 & East Bell Road the 635 +/- acres spans two miles west and a half mile north all on the north side of East Bell Road.

Property Taxes: \$1,461

Property Description: 635 +/- Acres In Finney County, Ks - At 635 acres and spanning two miles from East to West this Finney County property has a lot to offer! This property offers 257 +/- tillable acres, 138 +/- acres of grass/pasture, and 240 +/- acres in a Wetland Reserve Program. The two 1/2 mile long cedar rows serve as great cover / shelter for all wildlife. Between the guzzlers and the windmill with a solar pump on it there are four water sources on this property. It does not take you long when walking across this property to notice how much the wildlife use all four of the water sources with established trails easily seen from the drone coming and going from all four water sources. For the outdoorsmen / conservationist this property is a gem. Between the thick / brushy grass, and the two 1/2 mile long double cedar rows there is plenty of bedding / cover for all of the wildlife.

For The Upland Hunter: With the amount of cover on this property you could keep yourself busy for quite some time chasing pheasants, quail, and prairie chickens. It won't take you long when walking the edges of the wheat or the cedar rows to see more than enough tracks from the upland birds to get the upland hunter excited. The water off the windmill proves to be a very solid spot for the doves to come and get a drink as well!

For The Deer Hunter: The deer history on this property speaks for itself. This 635 acres gives you the opportunity to harvest both trophy whitetail and mule deer! Between the thick cover and the water sources this property seems to historically be a spot where trophy Kansas deer take refuge.

Tillable: The tillable portion of this property consists of 257 +/- acres. All of the tillable acres are currently planted to wheat. Sellers are currently involved in a 1/3-2/3 crop share with the current tenant. There is no current long term agreement with the tenant. Once the current wheat crop is harvested, the decision on what happens with the acreage will be in the hands of the new buyer. **Sellers Are Willing To Negotiate Their Share of The Current Crop To The New Buyer**

Grass / Pasture: The grass / pasture portion of this property consists of 138 +/- acres in the North West part of the property. This 138 acres has not been grazed by cattle in quite some time and has grown thick creating great bedding / cover for all of the wildlife.

Wetland Reserve Program: There is 240 +/- acres in the South East portion of this property 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. Official paperwork regarding the Wetland Reserve Program on this property will be provided to the new buyer.

Mineral Rights: Sellers interest in mineral rights shall transfer to the new buyer. Sellers interest in the mineral rights is believed to be 50%.

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



Key Features:

Tillable Income

Windmill With Solar Pump

Guzzlers To Catch Water For Wildlife

Highway Frontage on the East side

Solid Deer History

Upland Hunting

Dove Hunting

Wetland Reserve Program

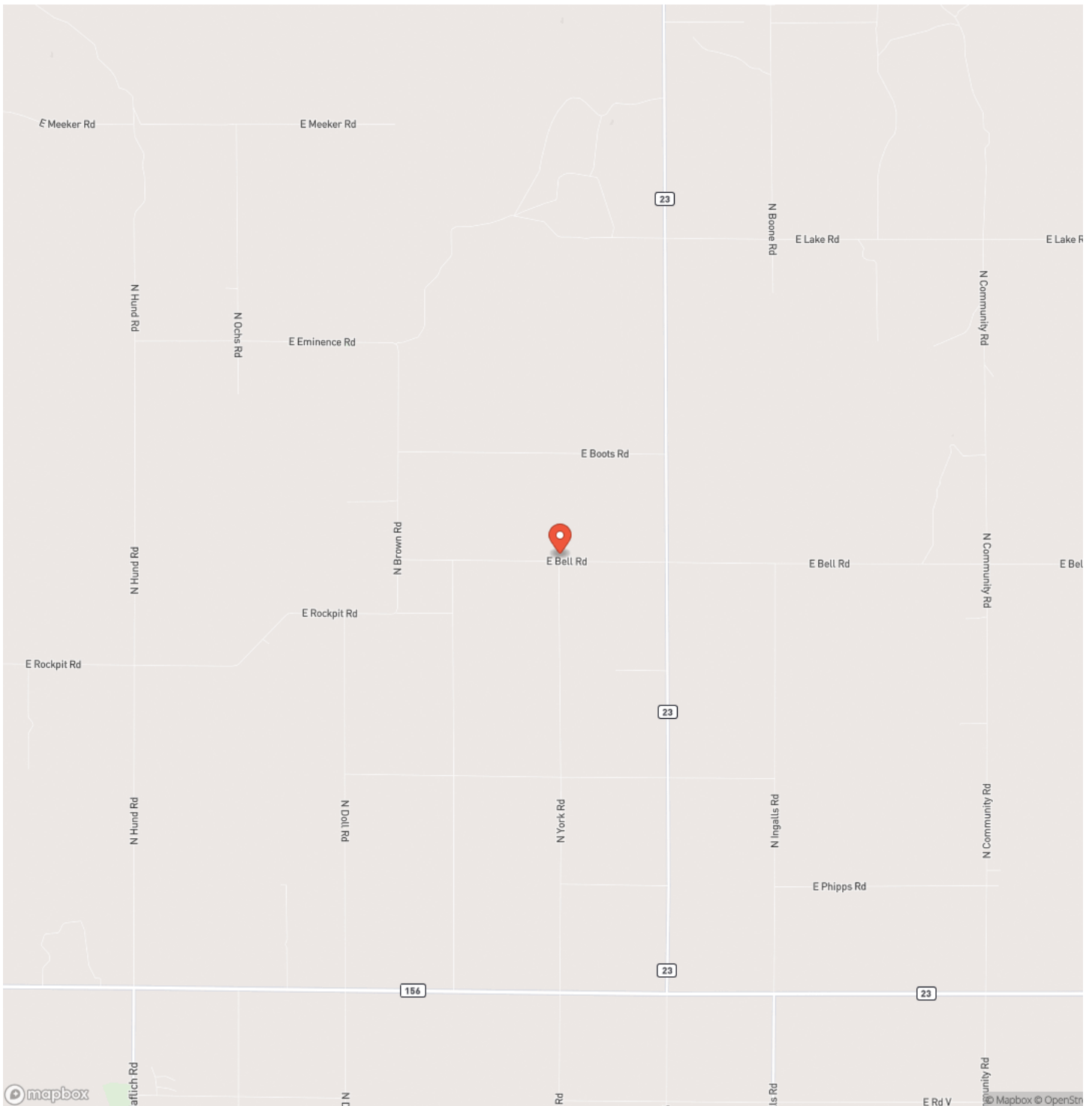
2 Half Mile Long Cedar Rows



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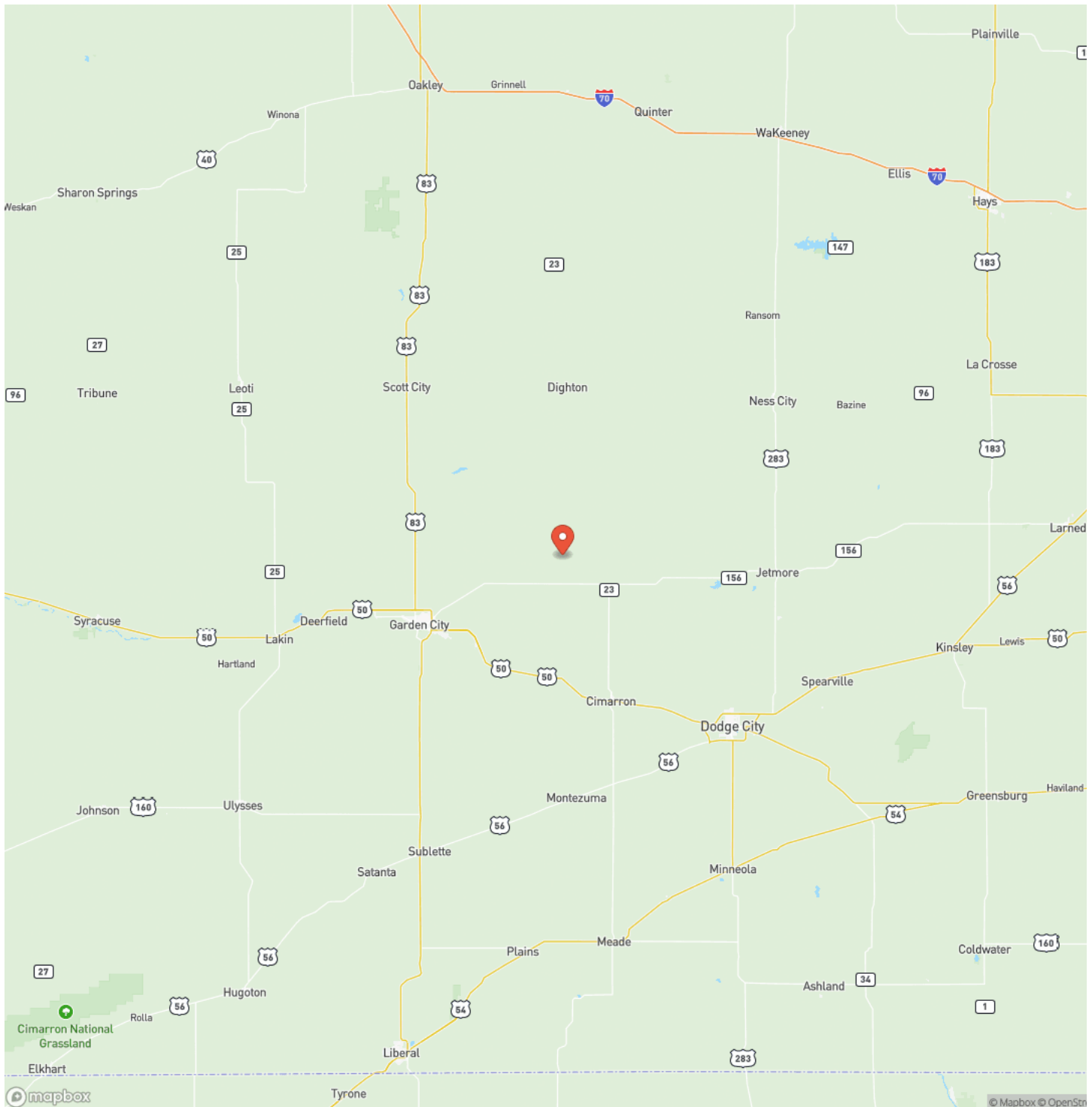


Locator Map



635 +/- Acres Consisting of Tillable / Grass / Whitetail & Mule Deer History in Finney County, Kansas
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Locator Map



Satellite Map



635 +/- Acres Consisting of Tillable / Grass / Whitetail & Mule Deer History in Finney County, Kansas
Garden City, KS / Finney 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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MORE INFO ONLINE:

redcedarland.com

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DISCLAIMERS

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