Productive Grass/Tillable
00000 E Road 100 S
Quinter, KS 67740

$748,800
468.24± Acres
Sheridan County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00000 E Road 100 S

City, State Zip
Quinter, KS 67740

County
Sheridan County

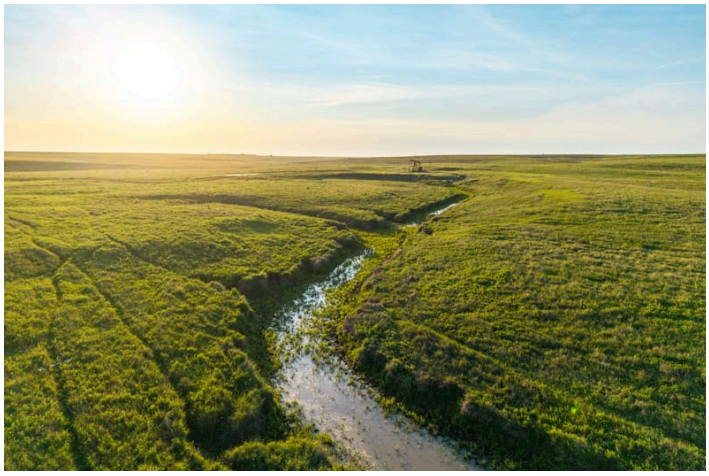
Type
Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude
39.2148 / -100.2067

Acreage
468.24

Price
$748,800

Property Website
arrowheadlandcompany.com





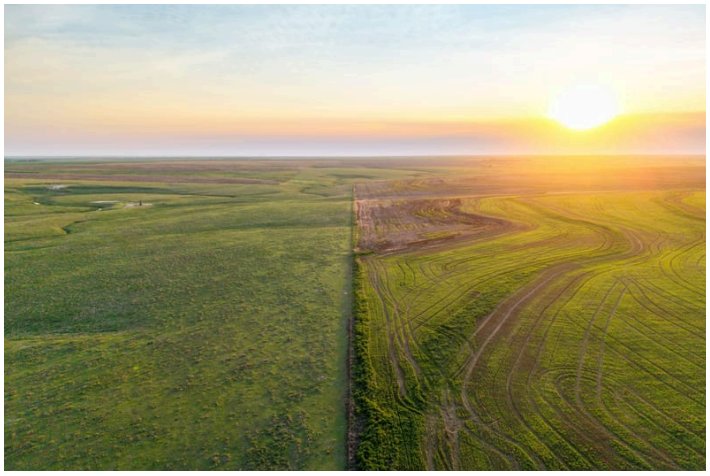


PROPERTY DESCRIPTION

Here is an exceptional opportunity to own 468+/- acres of highly productive and well-maintained land in Sheridan County, Kansas! This diverse tract offers an outstanding balance of grass and dryland tillable acres, reliable water sources, strong fencing, mineral transfer, and additional income potential. The property features 302 +/- acres of quality native grass with exceptional fencing. It is turn-key and ready for livestock! Possession of the grass will be available following the current grazing season. The farm also includes 165 +/- acres of dryland tillable ground that provides strong farming potential. Possession of the tillable acres is negotiable. Water resources are a major highlight of this tract. There are three submersible water wells. Two are solar powered and one is electric. These wells provide dependable livestock water distribution. An electrical meter is already on site and offers convenience for future improvements or expansion. The North Fork of the Saline River runs through the property as well! There are two producing oil wells located on the property. All of the seller's mineral interests will transfer with the land; creating additional long-term income opportunities. This is a rare combination of productive agricultural land, strong infrastructure, natural water features, and mineral ownership all in one tract! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Doug Wagoner at (785) 769-3038 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

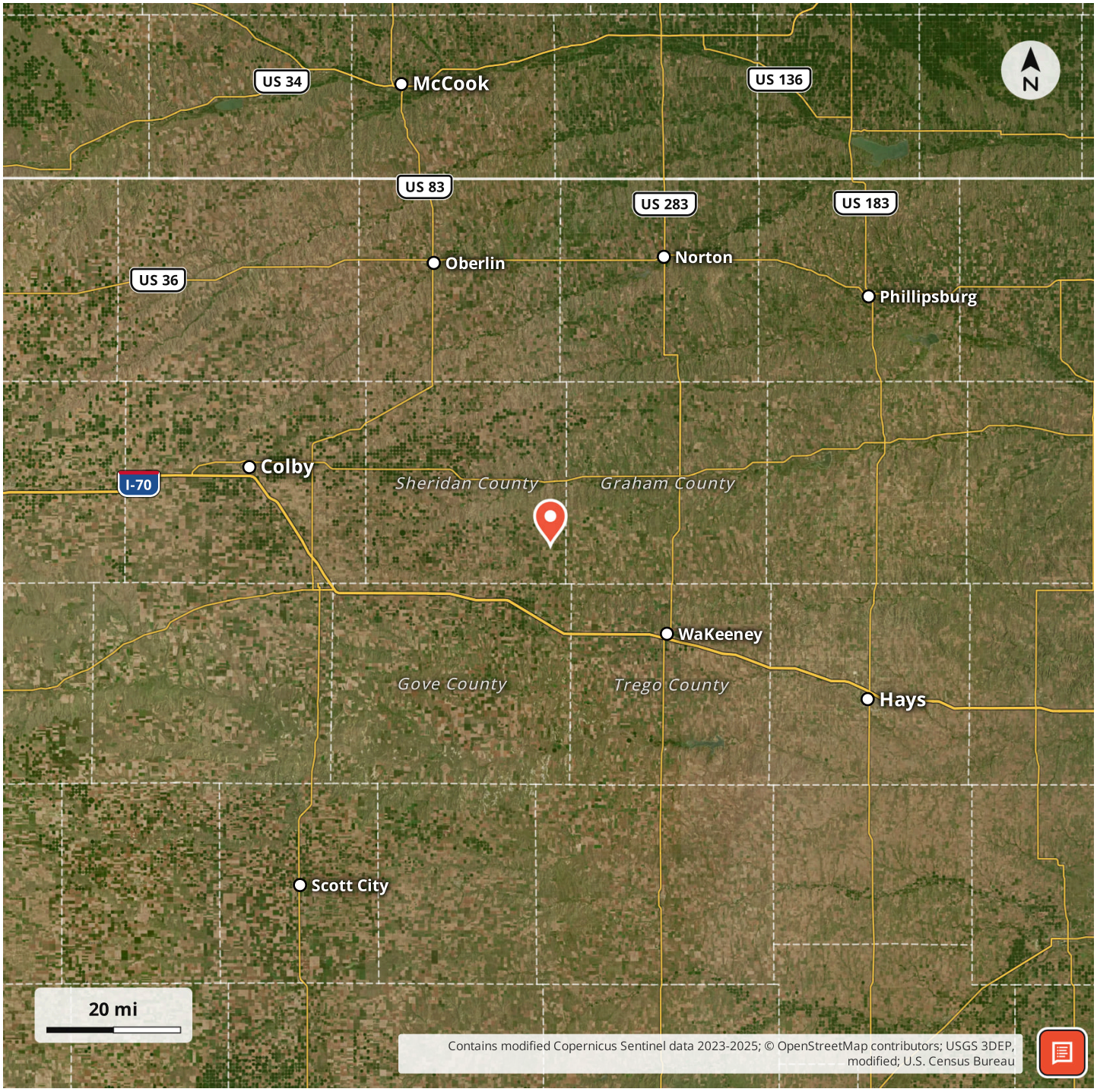
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

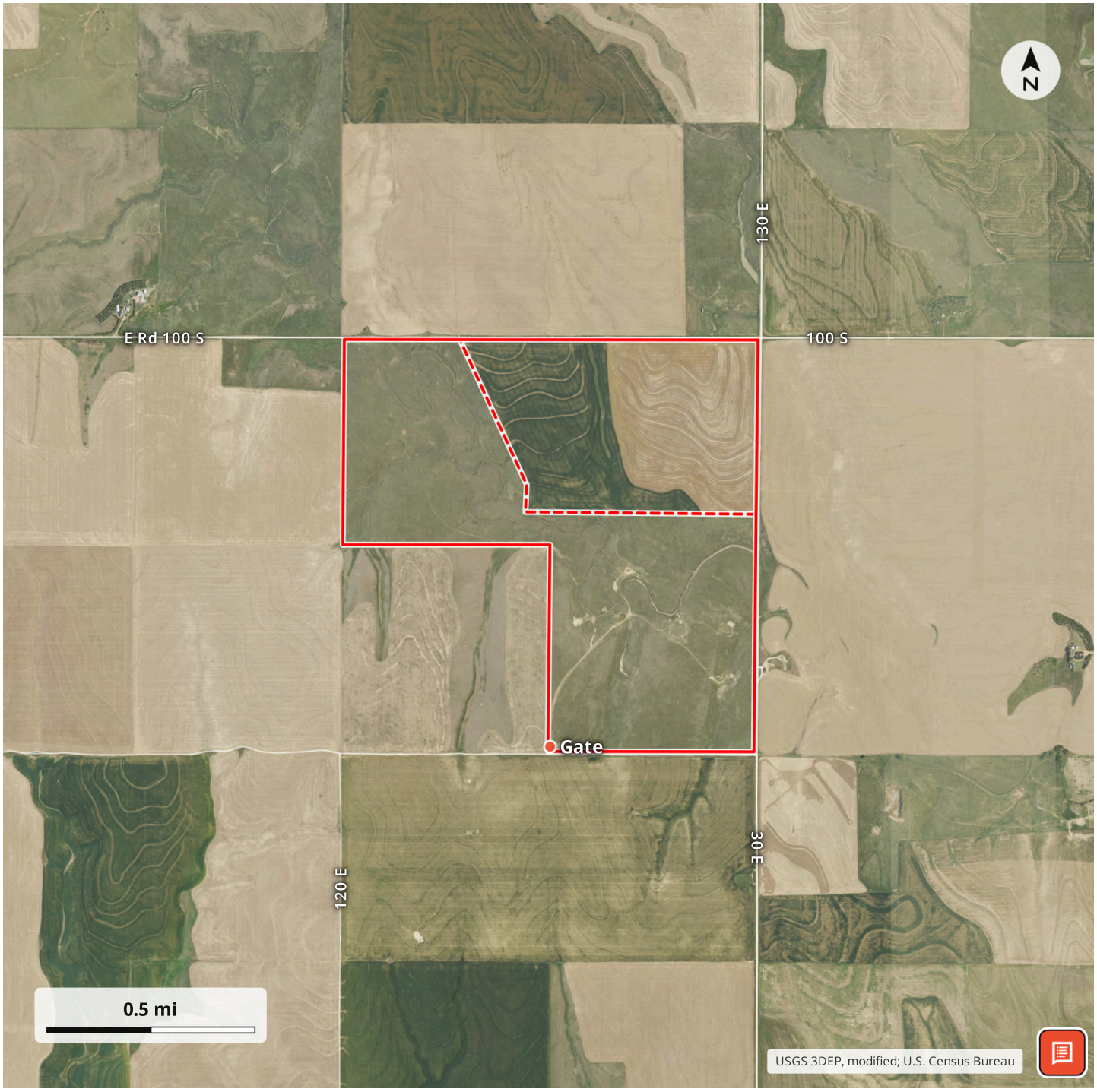




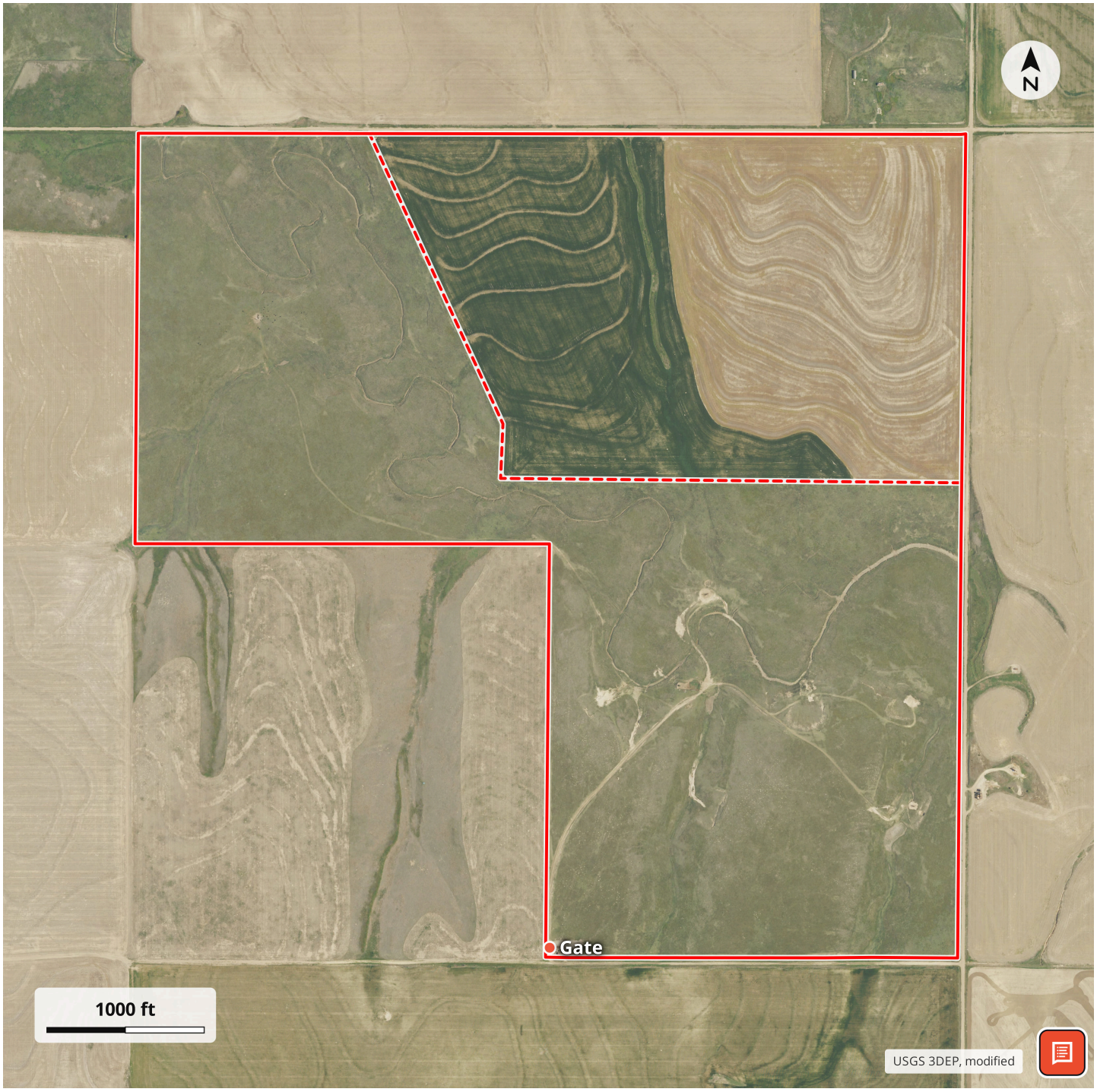
Regional Map



Locator Map


N
130 E
E Rd 100 S
100 S
Gate
120 E
30 E
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Doug Wagoner

Mobile
(785) 769-3038

Email
doug.wagoner@arrowheadlandcompany.com

City / State / Zip
Hoxie, KS 67740

NOTES

NOTES

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
https://arrowheadlandcompany.com/