

160 +/- Acres Of Expiring CRP With Natural Gas Income
In Western Haskell County, KS (Tract 4)
00000
Sublette, KS 67877

\$304,000
160± Acres
Haskell County



160 +/- Acres Of Expiring CRP With Natural Gas Income In Western Haskell County, KS (Tract 4)
Sublette, KS / Haskell County

SUMMARY

Address

00000

City, State Zip

Sublette, KS 67877

County

Haskell County

Type

Farms, Hunting Land

Latitude / Longitude

37.594969 / -101.022012

Acreage

160

Price

\$304,000

Property Website

<https://redcedarland.com/detail/160-acres-of-expiring-crp-with-natural-gas-income-in-western-haskell-county-ks-tract-4-haskell-kansas/75546/>



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PROPERTY DESCRIPTION

160 +/- Acres Of Expiring CRP With Natural Gas Income In Western Haskell County, KS (Tract 4)

Driving Directions: From Ulysses, KS travel 18 miles East on HWY 160 to County Rd. EE. Turn North and travel 2 miles to the Southeast corner of the property.

From Sublette, KS travel five miles North to the HWY 83/ HWY 160 junction. Travel West 7 miles on HWY 160 to County Rd. EE. Turn North and travel 2 miles to the Southeast corner of the property.

Property Legal: SE/4 S22, T28, R34W

Property Description: The fourth of four tracts for sale in Western Haskell County near the Haskell/Grant County line, this 160 acre tract of expiring CRP adds to the offerings of great future farm quarters for sale. Consisting of 100% class II and III silt loam soils, the future owner could graze the grass and then break out this quarter for farm ground upon expiration of the current CRP contract at the end of September. An investor could re-enroll the quarter in CRP and the Walk-In-Hunting program, plus collect royalty income from the natural gas production and lease to maximize their ROI.

Mineral Rights: What mineral rights owned by the seller shall pass to the buyer, these are believed to be 100%. The property has a producing gas well generating \$145.11 and a lease with Scout Energy Management generating \$383.33 annually.

Tenant Rights: CRP contract through September, 2025 paying \$6,146 annually.

Annual Income: \$6,674

Property Taxes: \$190.21

Easements: There is a current easement in place for access to the gas well on the property. This shall be honored by the buyer.

Key Features:

- Open Possession October, 2025
- Could Be Grazed For Cattle
- Excellent Future Farm Quarter
- Good Upland Hunting
- Natural Gas & Lease Income
- 2.56 Soil Class Average
- Majority 0-1% Slope

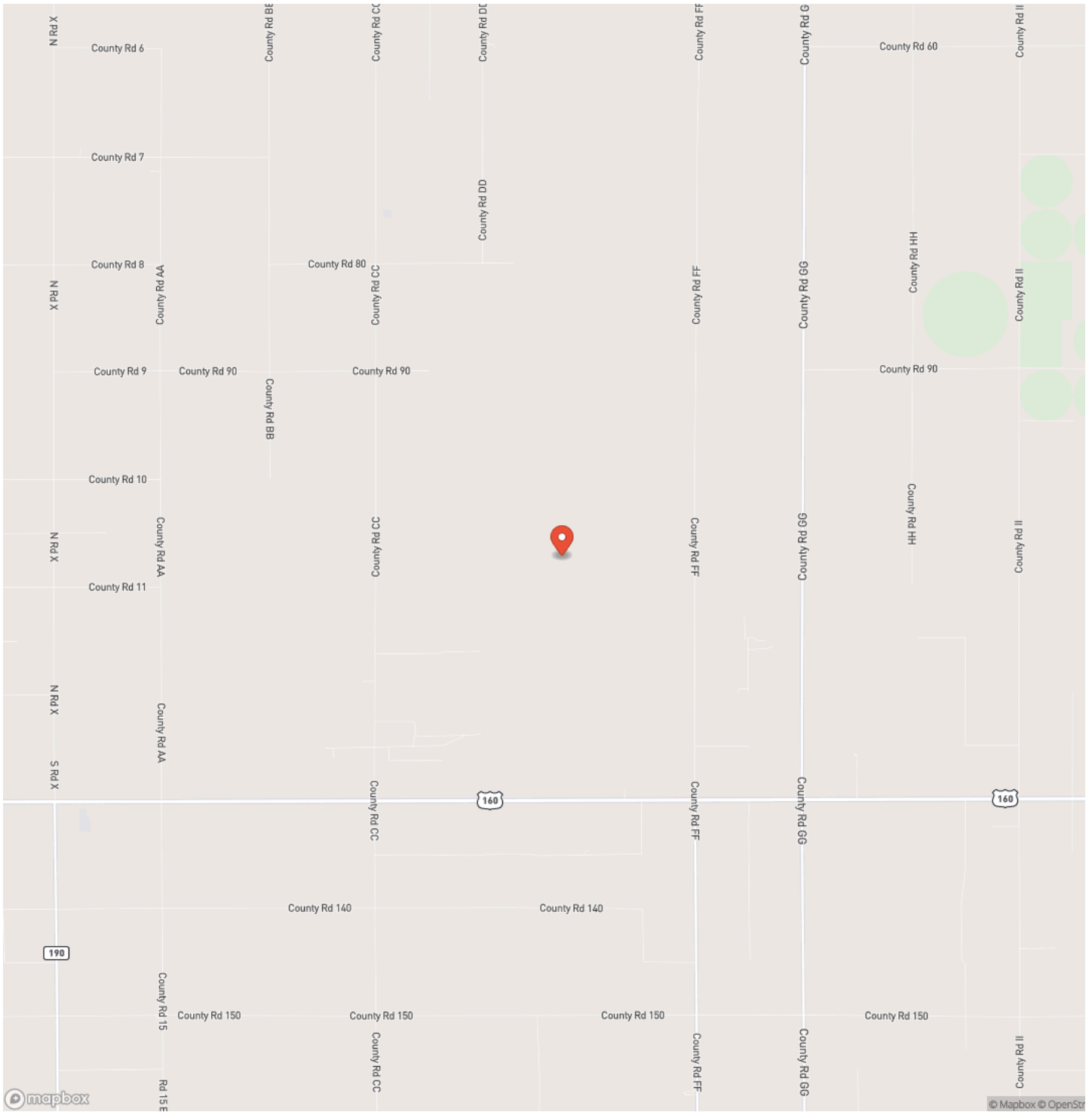


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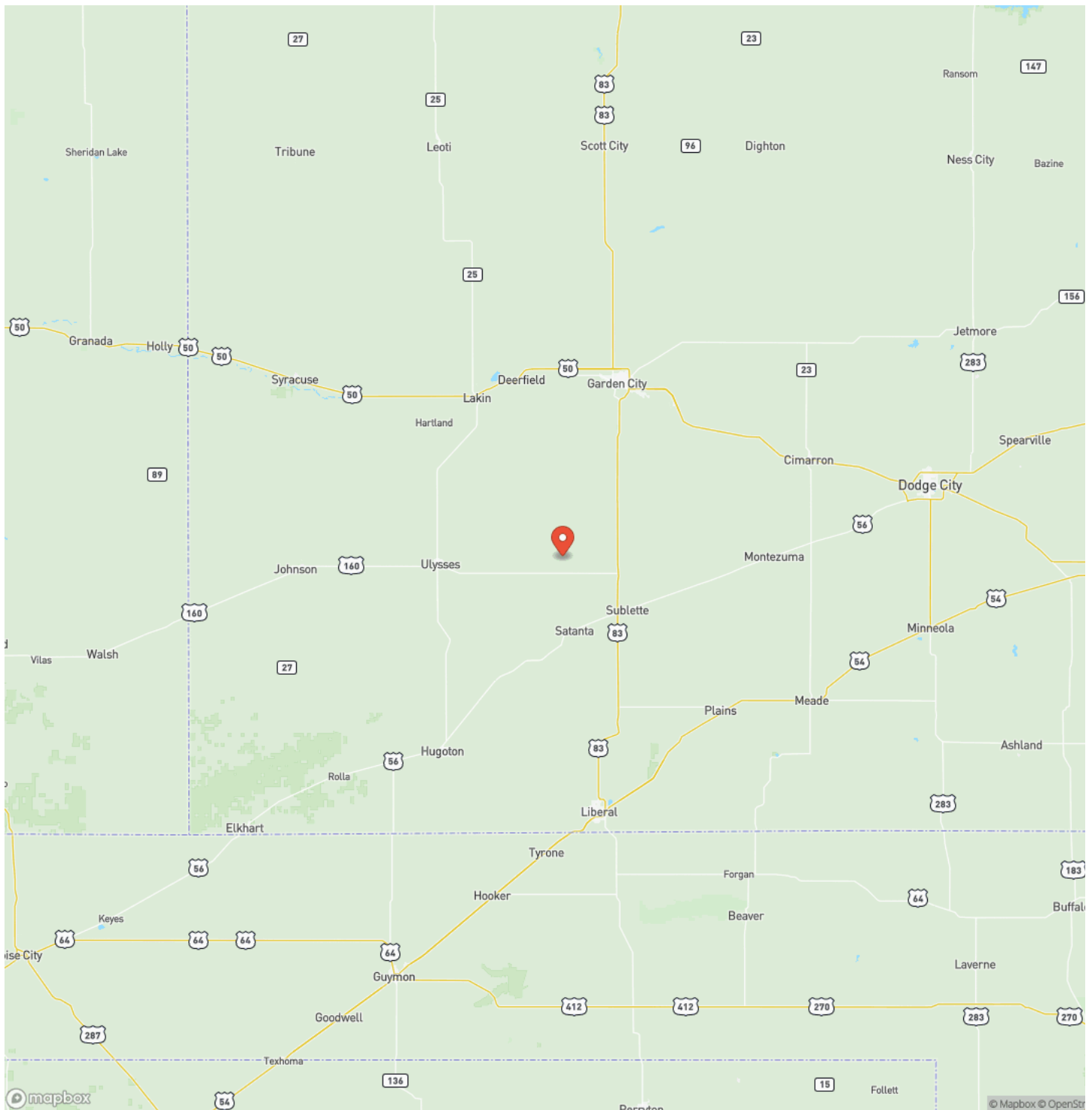
Sublette, KS / Haskell County

Locator Map



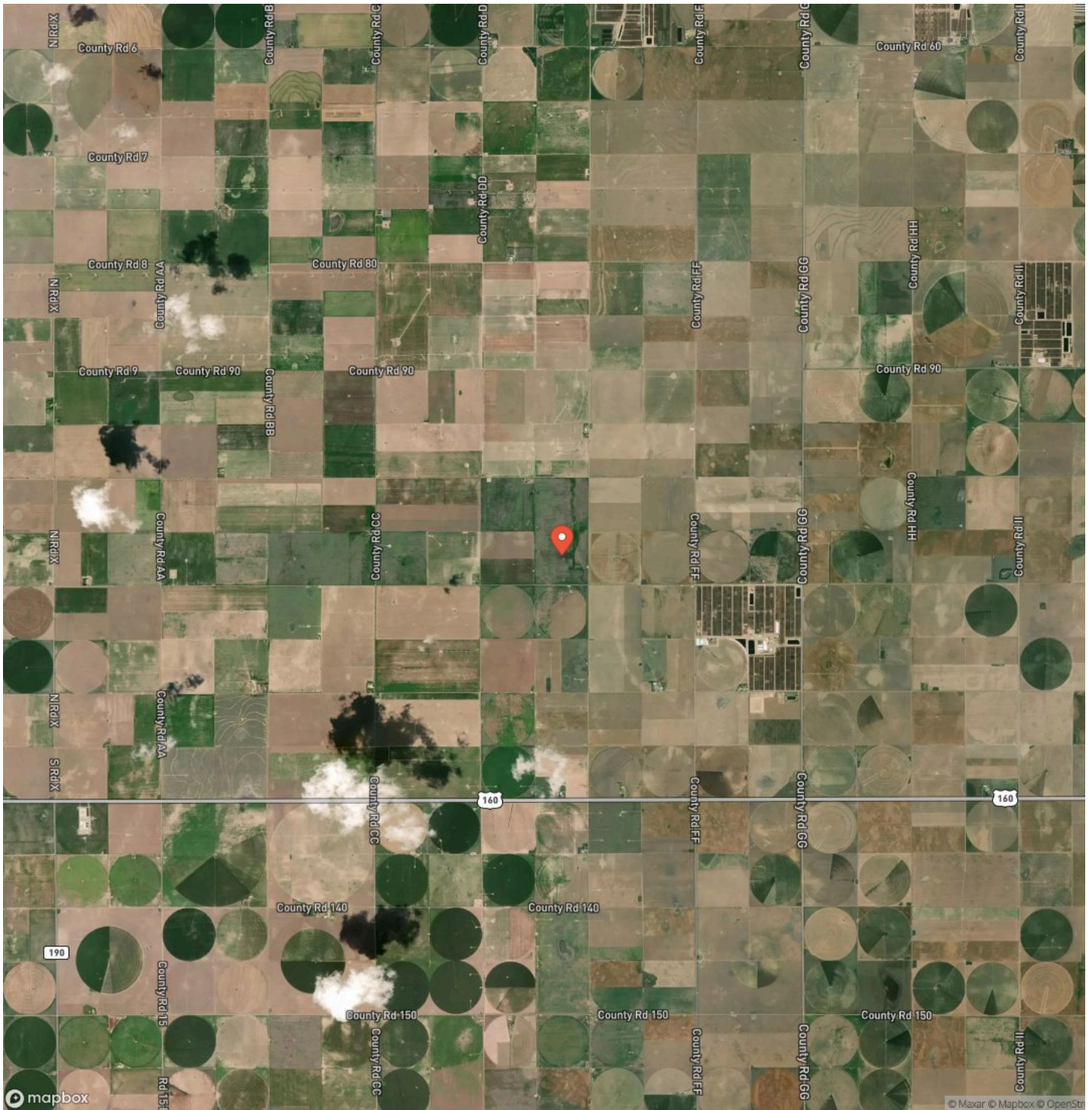
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Sublette, KS / Haskell County

Locator Map



160 +/- Acres Of Expiring CRP With Natural Gas Income In Western Haskell County, KS (Tract 4)
Sublette, KS / Haskell County

Satellite Map



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Sublette, KS / Haskell County

LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Bieker

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Email

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Address

City / State / Zip

Hays, KS 67601

NOTES

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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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