

135 +/- Acres Featuring Creek Bottom Build Sites & Wildlife Opportunities Just North Of Hays, KS
Hays, KS 67601

\$366,012
135.560± Acres
Ellis County



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Hays, KS / Ellis County

SUMMARY

City, State Zip

Hays, KS 67601

County

Ellis County

Type

Hunting Land, Recreational Land, Farms, Horse Property

Latitude / Longitude

38.954307 / -99.312256

Acreage

135.560

Price

\$366,012

Property Website

<https://redcedarland.com/detail/135-acres-featuring-creek-bottom-build-sites-wildlife-opportunities-just-north-of-hays-ks-ellis-kansas/68447/>



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PROPERTY DESCRIPTION

135 +/- Acres Featuring Creek Bottom Build Sites & Wildlife Opportunities Just North Of Hays, KS

Driving Directions: From I-70 and HWY 183 in Hays, KS travel 4 miles North to Emmeram Road. Turn East on Emmeram Road meeting the Northwest corner of the property. The property is located along the South side of Emmeram Road.

Property Legal: S03, T13, R18, ACRES 138.3, NW4 EX BEG AT INTER OF E R/W LN OF HWY 183 & 538' S OF NW COR NW4 TH E 226 TH S 387 TH W 226 TH N 387 TO POB; ALSO EX W 685 OF S 1050 OF SW4 NW4 LESS RD R/W.
LESS 2.74 +/- Acres extending North from the East Property Line Boundary of Leiker Trust to Emmeram Rd.

Property Description: Nestled along Big Creek and just a short 5-minute drive North of Hays, Kansas on Highway 183, is this 135 +/- acre multi-use tract. Complete with everything Kansas has to offer including multiple build sites, nearly ¾ of a mile of mature Big Creek timber, an acre sized natural pond, 27 +/- acres of lush tillable soil, a large 90 +/- acre grazing pasture, and 21 +/- acres of mature Big Creek timber, this property truly has something for everyone.

Just 3 miles North of Hays, Kansas, a thriving community with great schools, a Nationally recognized hospital, a Regional airport, bustling retail shopping, a wide variety of National and Local dining options, and the home of Fort Hays State University, this property could serve as the perfect location for the new owner's future rural home. Two build sites exist on the North side of the property along the "No Outlet" Emmeram Road. This creates a quiet, picturesque, family setting, with mature trees and a creek bottom right out the back door. Kansas is well known for its wildlife opportunities and this property would make for an incredible setting for sportsmen and wildlife enthusiasts alike. For the equestrian, the 90 +/- acre grazing pasture, sprawling from the center to the Southern portion of the property, is the perfect size for horses or a cattle herd. The crystal-clear pond in the pasture serves as a great water source for the horses and cattle and could also be stocked with fish. The pasture and farm ground could also be rented out as an income source if the new owner didn't need the additional acreage.

Water Rights: Membership in Rural Water District 2 of Trego County for potential build sites plus natural pond located in center of the property.

Mineral Rights: What mineral rights owned by the seller shall pass to the buyer, these are believed to be 100%.

Tenant Rights: Property is currently under tenant farming and grazing contract through 2025. Proceeds shall be prorated between buyer and seller at time of closing.

Property Taxes: \$295.22

Key Features:

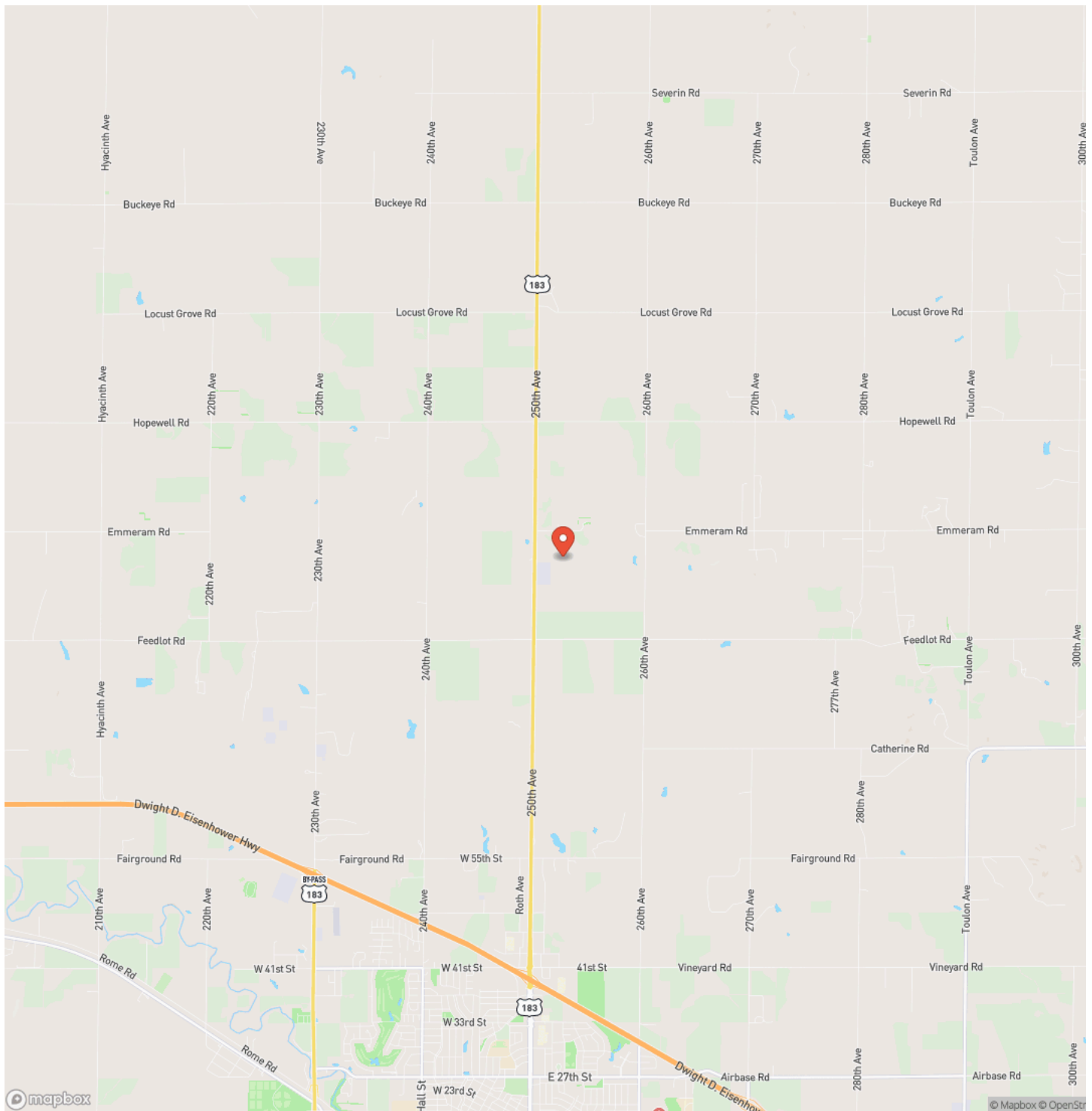
- Multiple Build Sites
- Nearly 3/4 Mile of Mature Creekbottom Timber
- Located Just 5 Minutes From Hays, KS
- 1 Acre Pond
- Potential Oil Lease
- 90 Acres of Cattle/Horse Grazing Pasture
- Whitetail Deer, Turkey, & Quail Hunting
- Rural Water Established
- 27 Acres of Cultivation



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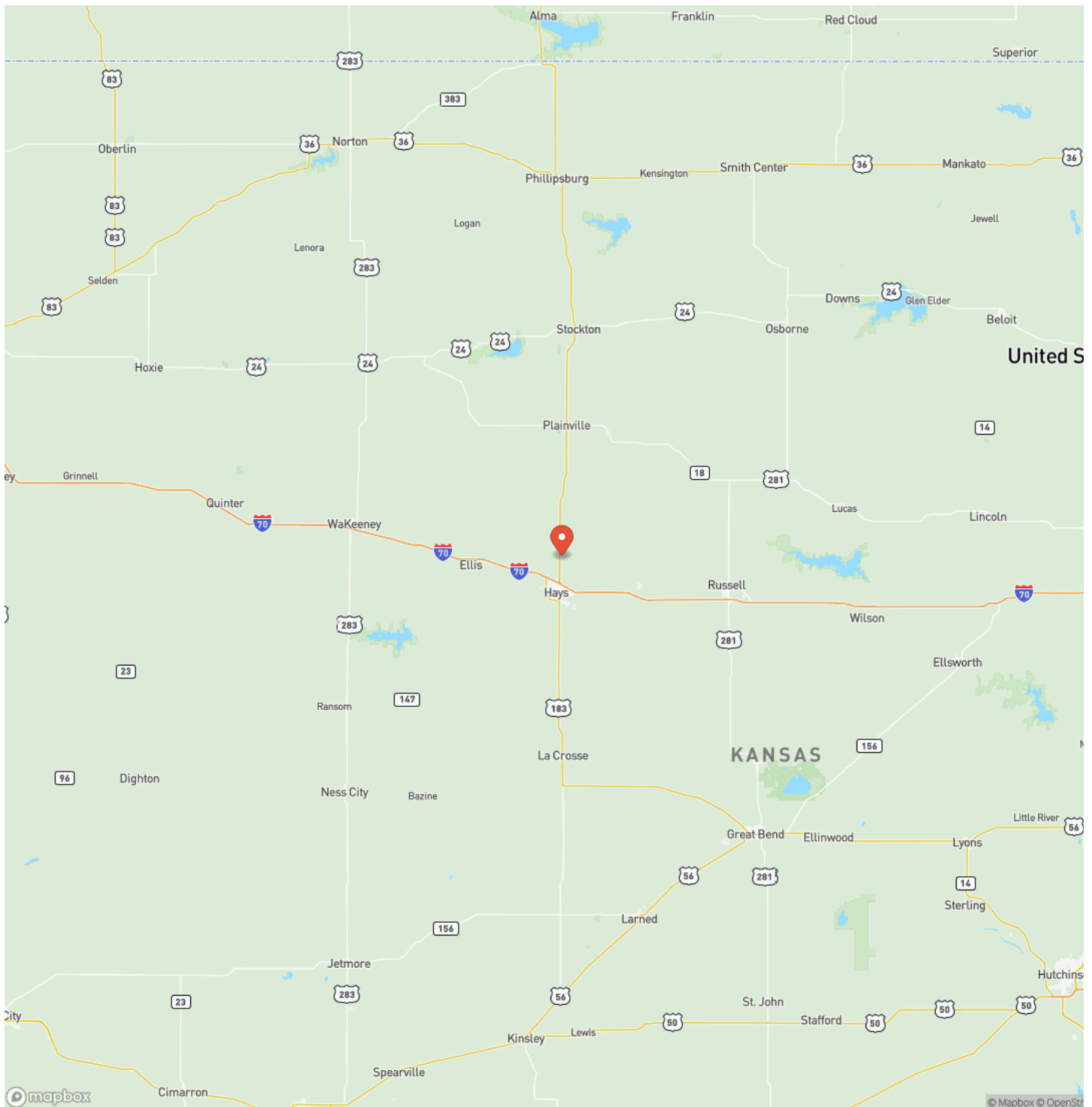


Locator Map



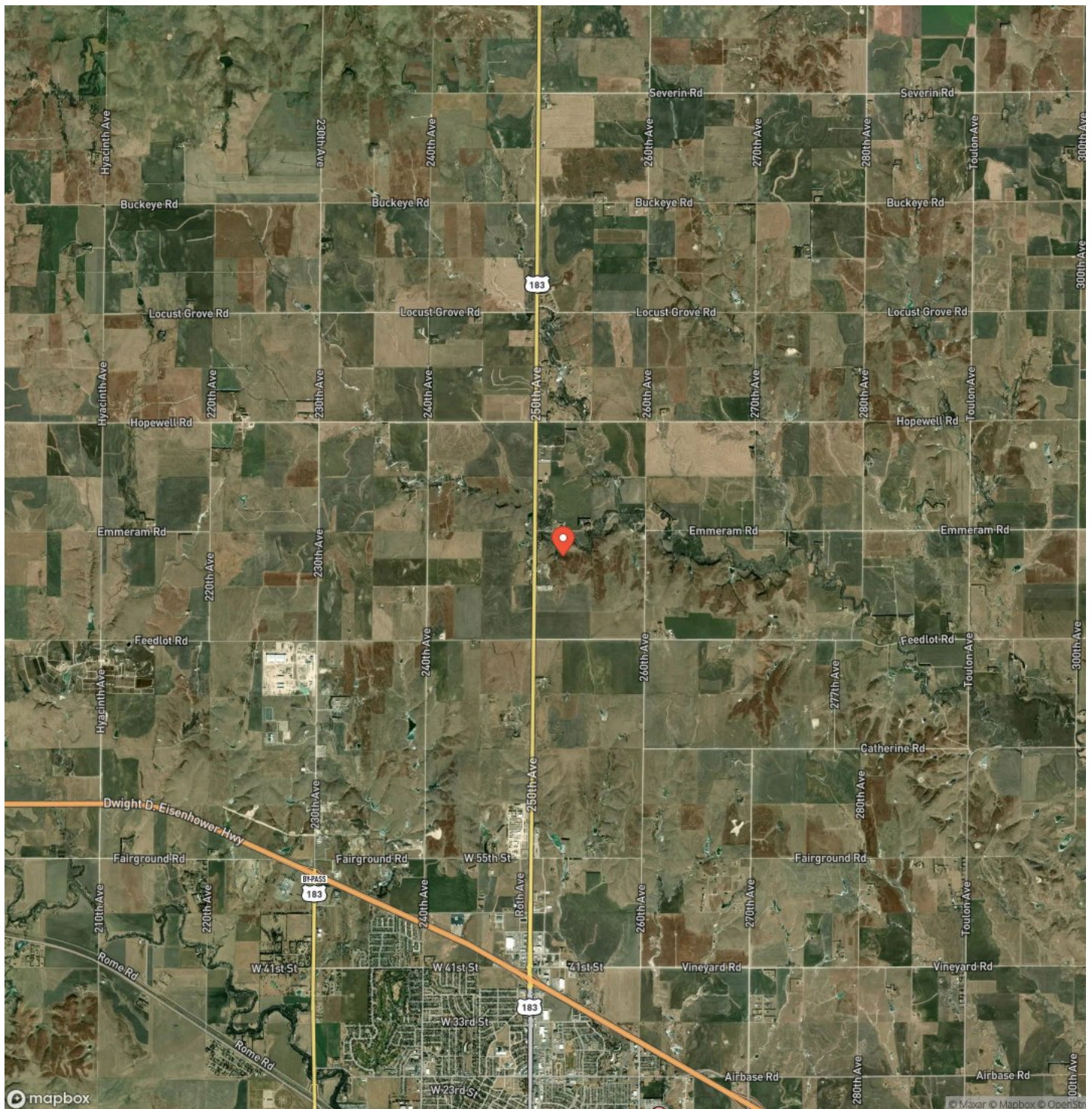
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Locator Map



135 +/- Acres Featuring Creek Bottom Build Sites & Wildlife Opportunities Just North Of Hays, KS
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Bieker

Mobile

(620) 639-3337

Email

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Address

City / State / Zip

Hays, KS 67601

NOTES

[illegible]

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.



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.



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