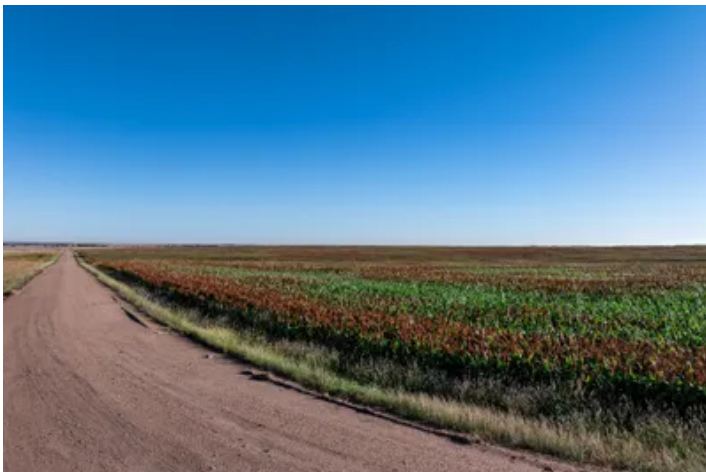


**151.2 +/- Acres of Dryland Tillable Along
Ness/Hodgeman Co. Line
Ness City, KS 67530**

\$294,840
151.200± Acres
Ness County



151.2 +/- Acres of Dryland Tillable Along Ness/Hodgeman Co. Line
Ness City, KS / Ness County

SUMMARY

City, State Zip

Ness City, KS 67530

County

Ness County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

38.265352 / -99.782087

Taxes (Annually)

860

Acreage

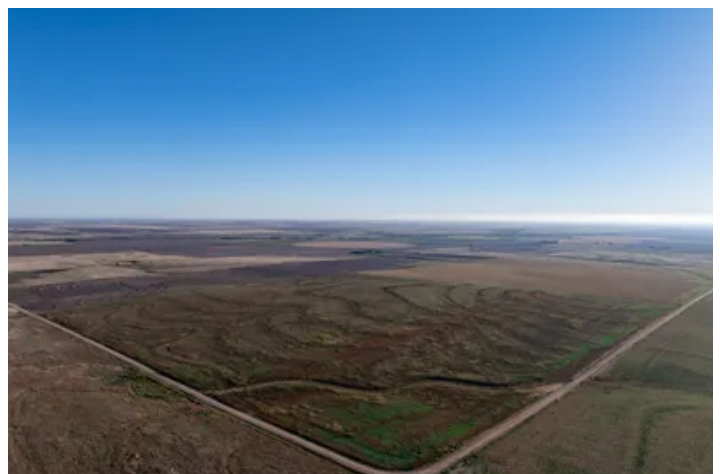
151.200

Price

\$294,840

Property Website

<https://redcedarland.com/detail/151-2-acres-of-dryland-tillable-along-ness-hodgeman-co-line-ness-kansas/64849/>



151.2 +/- Acres of Dryland Tillable Along Ness/Hodgeman Co. Line Ness City, KS / Ness County

PROPERTY DESCRIPTION

151.2 +/- Acres of Dryland Tillable Along Ness/Hodgeman Co. Line

Property Description:

This 151.2 +/- acre dryland tillable tract featuring nearly 100% class II soils with a weighted soil class average of 2.18, is located just 5 miles East of Highway 283 along the Ness/Hodgeman County Line. Unique to this quarter section, only one small waterway runs through the Southwest corner of the property offering nearly 100% of the 151 +/- acres as rich dryland tillable harney silt loam farm ground. As an added bonus, the property has access from both the South and West sides. If you're looking to expand your farming operation, or an investor looking for an income generating land investment, you're not going to want to miss out on this pristine farming quarter.

Legal Description: ACRES 151.2, SW4 LESS RD RW SECTION 32 TOWNSHIP 20 RANGE 22W.

Driving Directions: From Ness City, Kansas travel South on US HWY 283 to E 20 Road. Turn East on E 20 Road and continue on E 20 Road to Y Road. Turn South on Y Road and travel South to meet the West side of the property. Y Road will curve back to the East on the Ness/Hodgeman County Line Road to access the South property border.

From Jetmore, Kansas travel East on US HWY 156 to Hodgeman 557 Road. Turn North and continue North for 11.5 miles where the road will meet the Ness County line and curve back West. The Southeast corner of the property will be 1/4 mile from where the curves and goes West.

2023 Taxes: \$860

Mineral Rights: What minerals owned by the seller shall pass with the sale. Mineral rights are believed to be 100%.

Key Features

Over 95% Class II Soils

Located Along Ness/Hodgeman County Line

Access On Both South & West Side

Excellent Yields

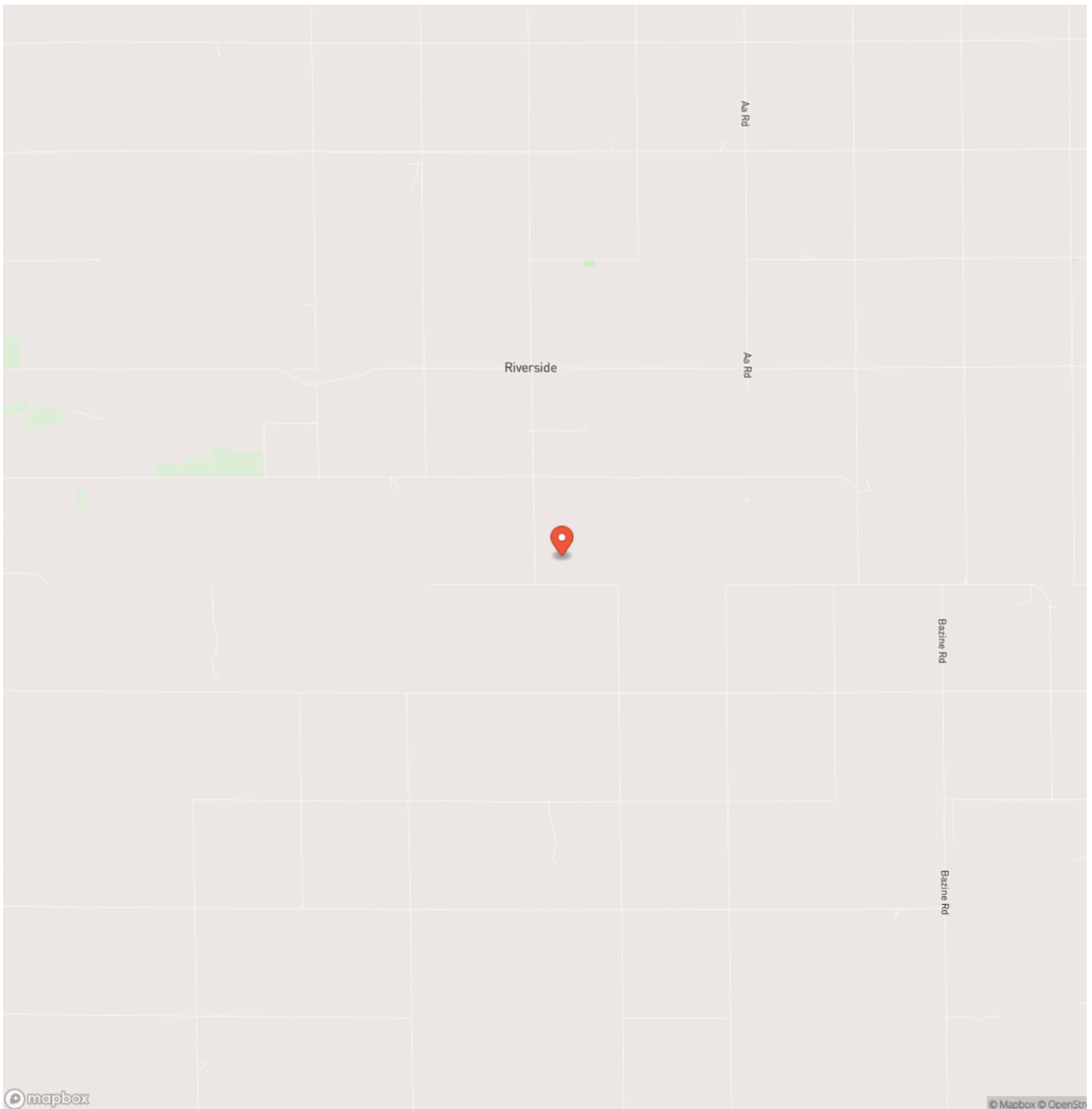
Mineral Rights Transfer



**151.2 +/- Acres of Dryland Tillable Along Ness/Hodgeman Co. Line
Ness City, KS / Ness County**

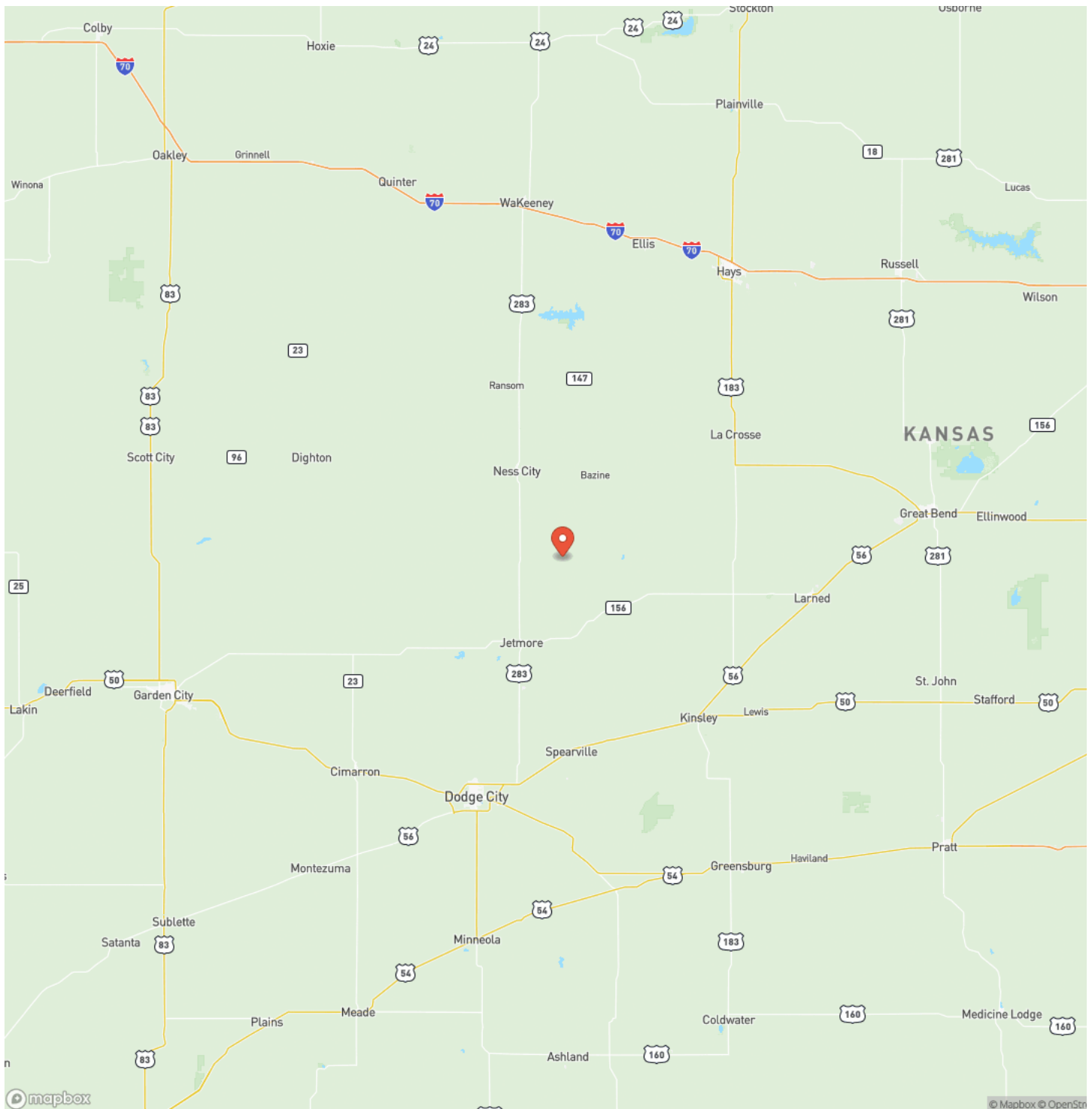


Locator Map



151.2 +/- Acres of Dryland Tillable Along Ness/Hodgeman Co. Line
Ness City, KS / Ness County

Locator Map



Satellite Map



**151.2 +/- Acres of Dryland Tillable Along Ness/Hodgeman Co. Line
Ness City, KS / Ness County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Bieker

Mobile

(620) 639-3337

Email

greg@redcedarland.com

Address

City / State / Zip

Hays, KS 67601

NOTES



MORE INFO ONLINE:

redcedarland.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

