

311 +/- Acres of Hunting With CRP & Future Cultivation
In Morton County, KS
00000 County Rd
Richfield, KS 67953

\$264,520
311.200± Acres
Morton County



311 +/- Acres of Hunting With CRP & Future Cultivation In Morton County, KS
Richfield, KS / Morton County

SUMMARY

Address

00000 County Rd

City, State Zip

Richfield, KS 67953

County

Morton County

Type

Farms, Hunting Land

Latitude / Longitude

37.323873 / -101.841468

Taxes (Annually)

205

Acreage

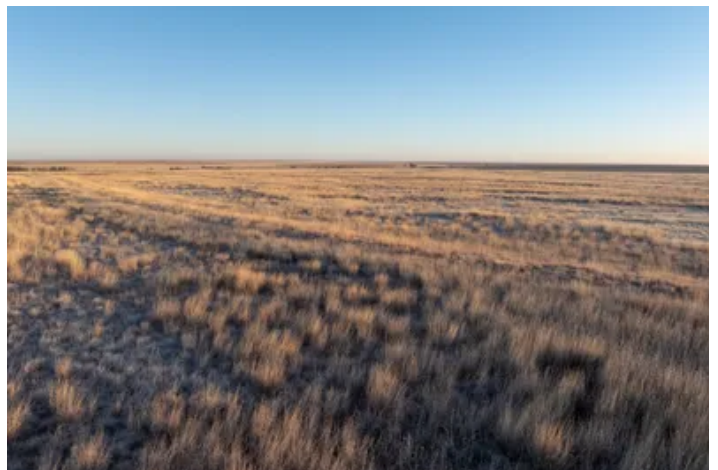
311.200

Price

\$264,520

Property Website

<https://redcedarland.com/detail/311-acres-of-hunting-with-crp-future-cultivation-in-morton-county-ks-morton-kansas/68617/>



311 +/- Acres of Hunting With CRP & Future Cultivation In Morton County, KS Richfield, KS / Morton County

PROPERTY DESCRIPTION

311 +/- Acres of Hunting With CRP & Future Cultivation In Morton County, KS

Driving Directions: From Richfield, KS in Morton County travel four miles North on HWY 27 to Z road. Turn left on Z road and travel four miles West to the corner of Rd-12 and Z road. This marks the Northwest corner of the property.

Property Legal: Selling both legals together as single tract.

065047250000000200B- S25, T31, R42W, ACRES 156.3, SW LESS ROW.

065047250000000200A- S25, T31, R42W, ACRES 154.9, NW LESS ROW.

Property Description: Located in Northern Morton County and surrounded by irrigation, is this 311 +/- acre tract featuring 106 +/- acres of CRP enrolled through 2030 with excellent deer and upland bird hunting. The Southern two thirds of the property is contract free and is made up of gently terraced, class three Atchinson Loam soils. This could be broken out for future cultivated farm ground or enrolled in an income-generating CRP program.

For The Hunter: Southwest Kansas is well-known as one of the best upland and deer hunting destinations in the entire country and this property located just seven miles North of the Cimarron National Grasslands, is a prime example. The heavy cover throughout the entire property, plus a bonus draw with tree thickets littered with rubs and scrapes, show signs that mule deer, whitetail deer, and antelope call this property home. A covey of bobwhite quail and a good number of cackling roosters were flushed while taking pictures of the property.

For The Investor or Farmer: The North 106 +/- acres generates \$2,968 annually, split 50/50 between the owner and the operator. The remaining 205 +/- acres could be enrolled in the program or broken out for productive farmland.

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

Tenant Rights: North 106 +/- Acres are enrolled in CRP until 2030, remaining acres are available for future owner's preference.

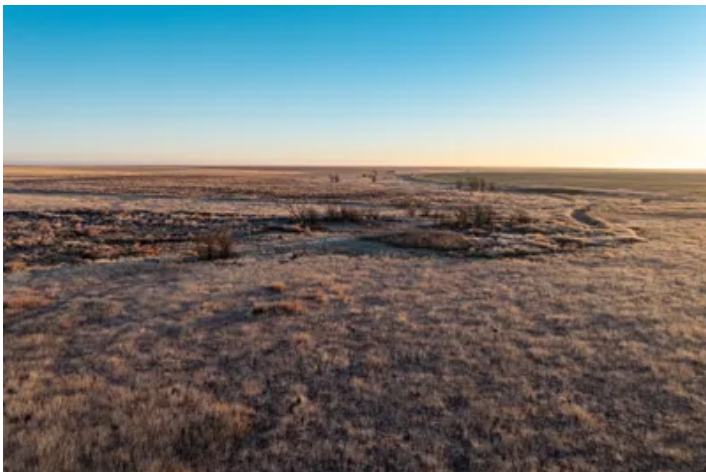
Property Taxes: \$295.22

Key Features:

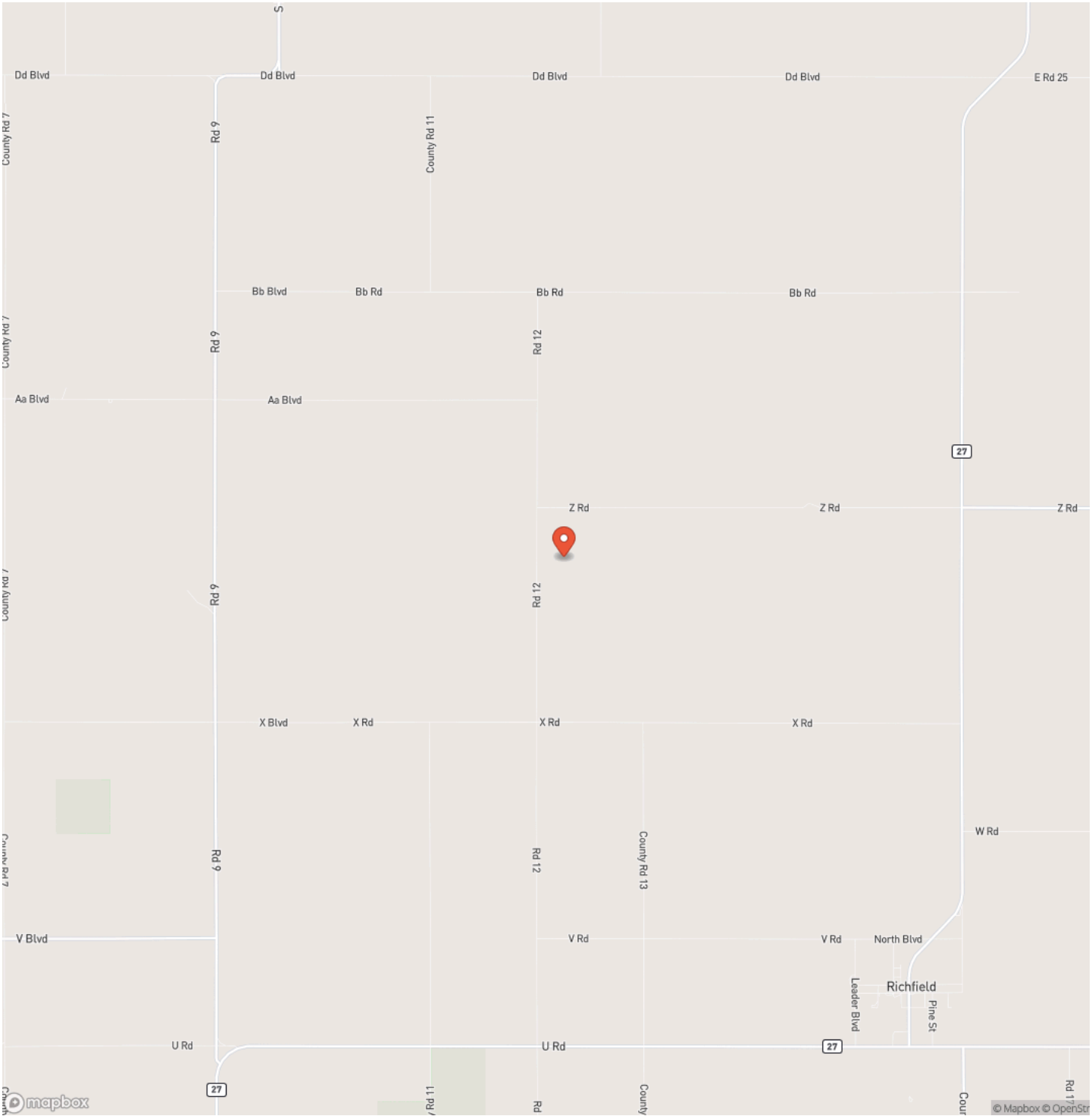
- Excellent Upland Hunting
- Whitetail, Mule Deer, & Antelope Hunting
- CRP Income
- Cultivation Potential
- Mineral Rights Transfer
- Heavy Cover Draws
- Additional ROI Opportunities



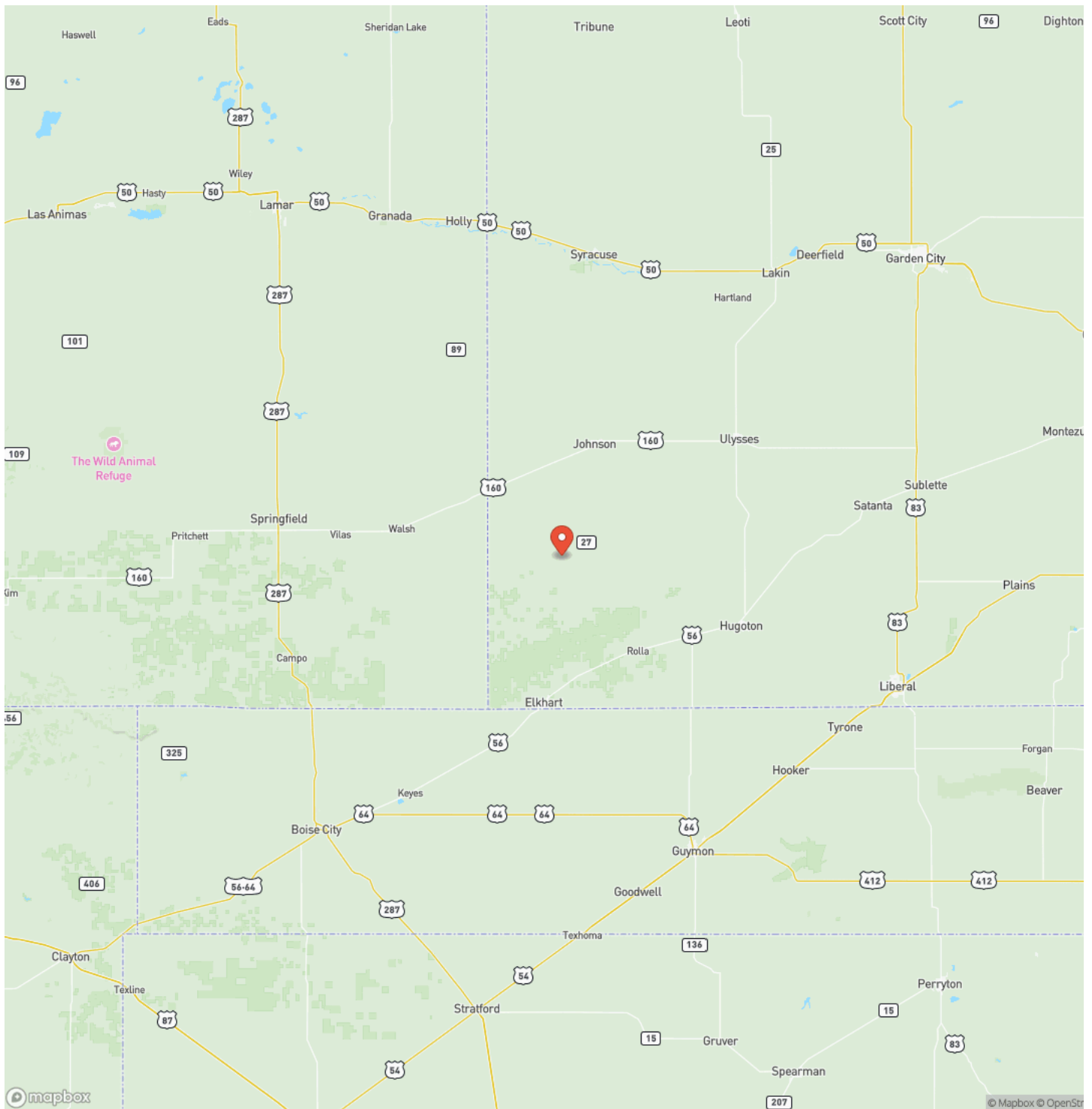
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Richfield, KS / Morton County



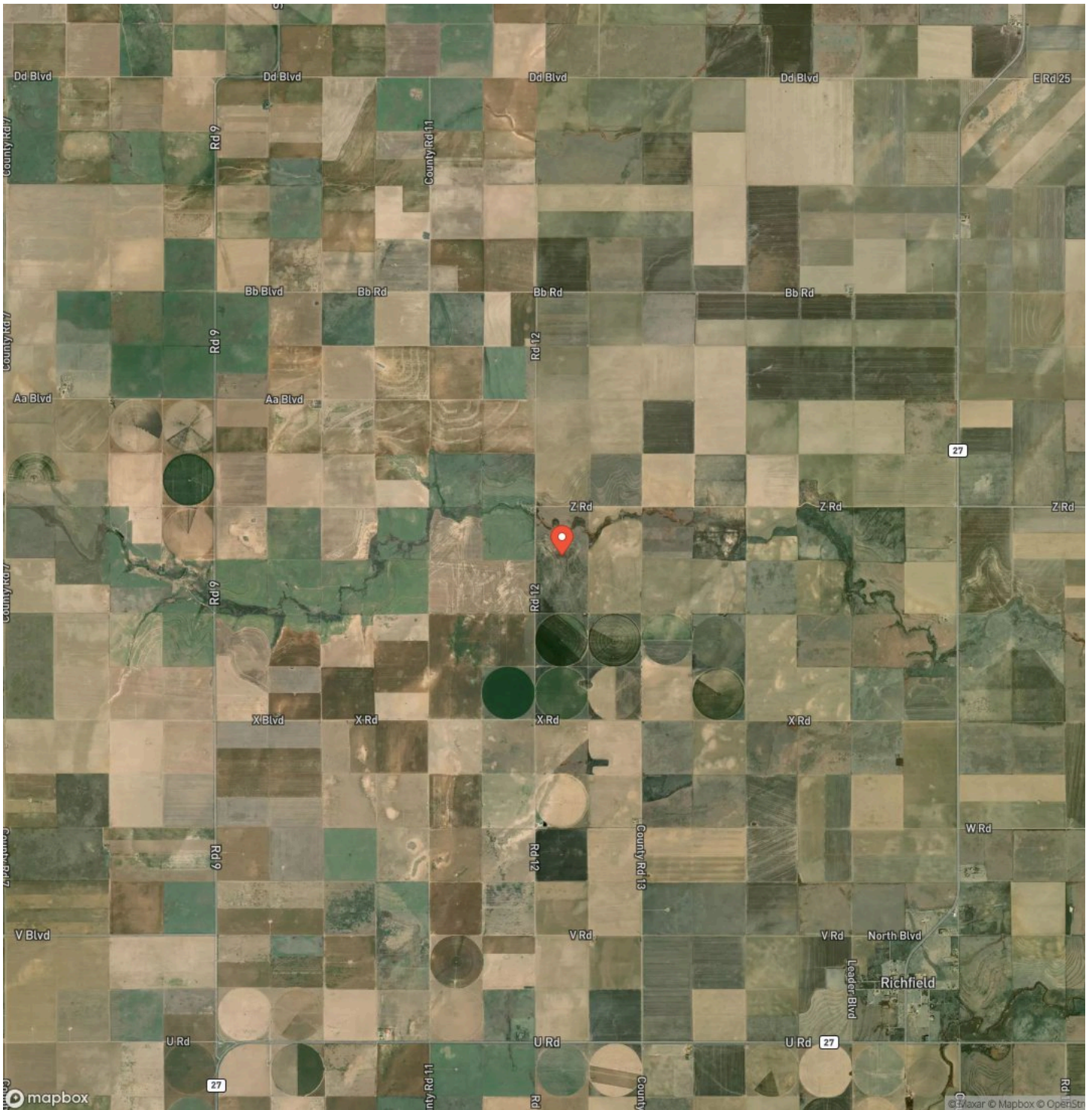
Locator Map



Locator Map



Satellite Map



311 +/- Acres of Hunting With CRP & Future Cultivation In Morton County, KS Richfield, KS / Morton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Bieker

Mobile

(620) 639-3337

Email

greg@redcedarland.com

Address

City / State / Zip

NOTES

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This image shows a blank 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

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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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