

298 +/- Acres of Grazing Pasture With Immediate Possession, Live Water, & Oil Income in Trego County, KS
00000 390th Ave
Wakeeney, KS 67672

\$447,300
298.200± Acres
Trego County



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SUMMARY

Address

00000 390th Ave

City, State Zip

Wakeeney, KS 67672

County

Trego County

Type

Ranches, Farms

Latitude / Longitude

39.052075 / -99.810385

Acreage

298.200

Price

\$447,300

Property Website

<https://redcedarland.com/detail/298-acres-of-grazing-pasture-with-immediate-possession-live-water-oil-income-in-trego-county-ks-trego-kansas/76992/>



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PROPERTY DESCRIPTION

298 +/- Acres of Grazing Pasture With Immediate Possession, Live Water, & Oil Income in Trego County, KS

Legal Description: W/2 S31, T11, R22

Property Description: Located less than 5 minutes Northeast of WaKeeney, KS in Trego County, is this excellent half-section of native grass grazing pasture with bonus oil income. With rolling topography changes and gradual ups and downs, the new owner picks up more total grazing acres than the 298 flat acres for sale. Western, KS has long been known as cattle country and some of the best cattle raised in Trego County have summered in this pasture. The excellent grass growth, crystal-clear live water source, easy access, and passive oil income, make this pasture an excellent addition to a producer's portfolio.

- **Cattle Working Facility-** Allows for easy working and loading of cattle.
- **Water Source-** Running water via spring fed stream provides nearly 300 yards of live water.
- **Immediate Grazing Possession-** 2024 Tenant has been terminated, pasture will be available to new owner immediately.
- **Excellent Winter Moisture-** Property received 4" of rain in November 2024 and an additional 10"+ of snow in January and February 2025.
- **Fencing-** 4 wire fence on North, West, and South side in fair condition, 3 wire fence along East side is fair to poor.

Mineral Rights: Pass with the sale

Oil Royalty Interest: .15625

Oil Royalty Income: \$3,867.50 In 2024

Tenant Rights: Available for IMMEDIATE POSSESSION.

Tenant Lease: Property currently has oil production lease. This lease agreement shall be honored by the future buyer.

Property Taxes: \$598.41

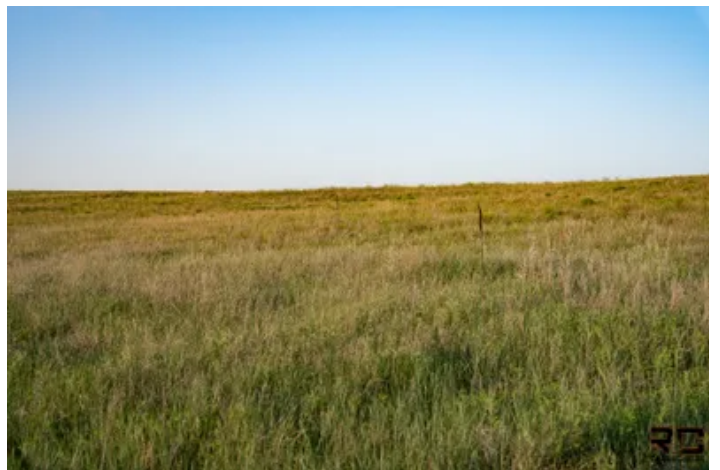
Driving Directions: At Exit 128 along Interstate 70, travel North through the East side of WaKeeney, KS along 13th Street approximately 1.25 miles to JCT Ave/Hixon Rd. Turn East on JCT Ave/Hixon Rd. and travel 3 miles to 290th Rd. Travel North 1 mile to the SW corner of the property.

Key Features:

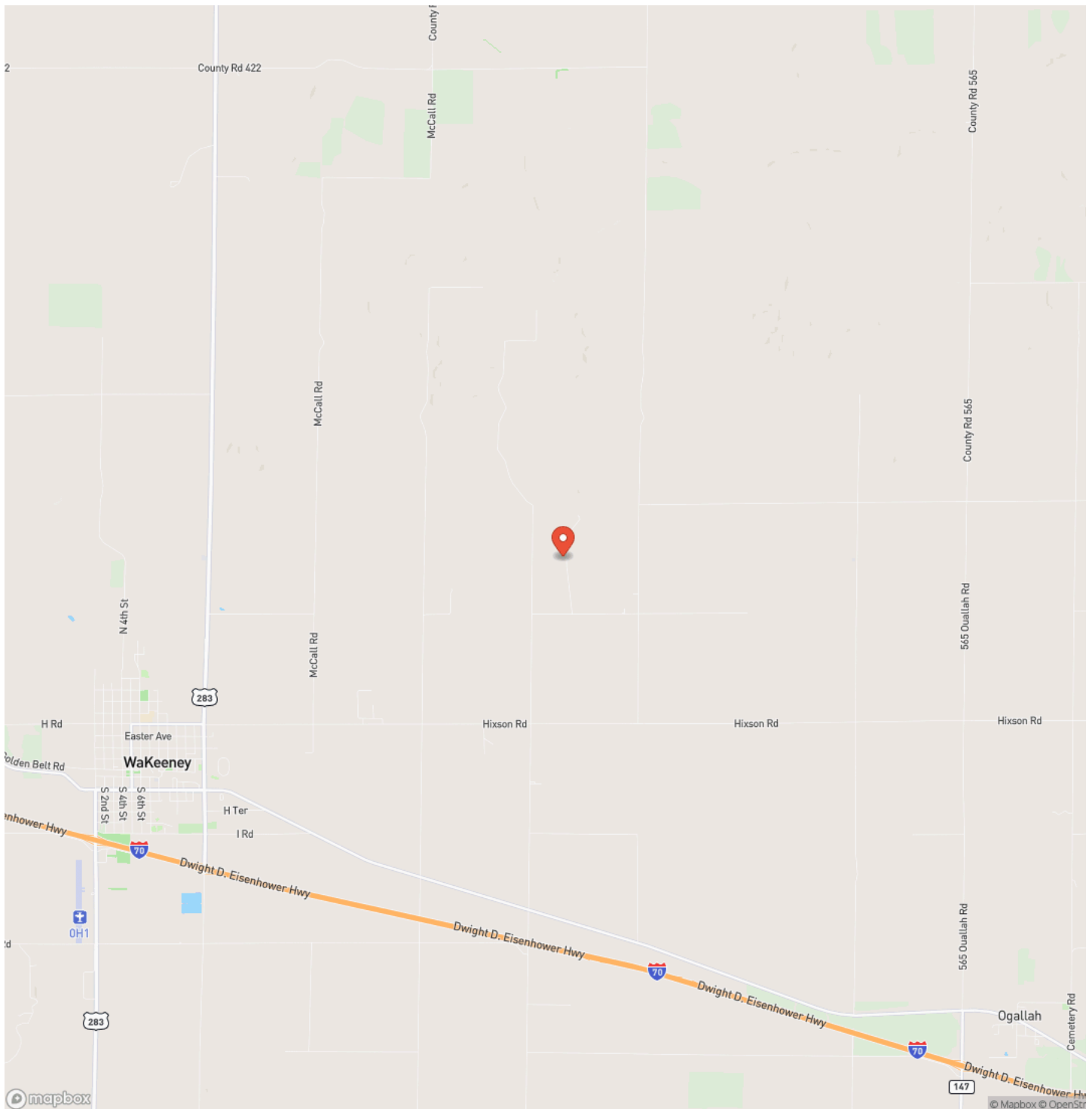
- Immediate Grazing Possession
- Producing Oil Well Royalties
- Live Water
- Mineral Rights Included
- Cattle Working Corrals
- Less Than 5 Minutes From WaKeeney, KS
- Just 3 Miles North Of Interstate 70



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Wakeeney, KS / Trego County

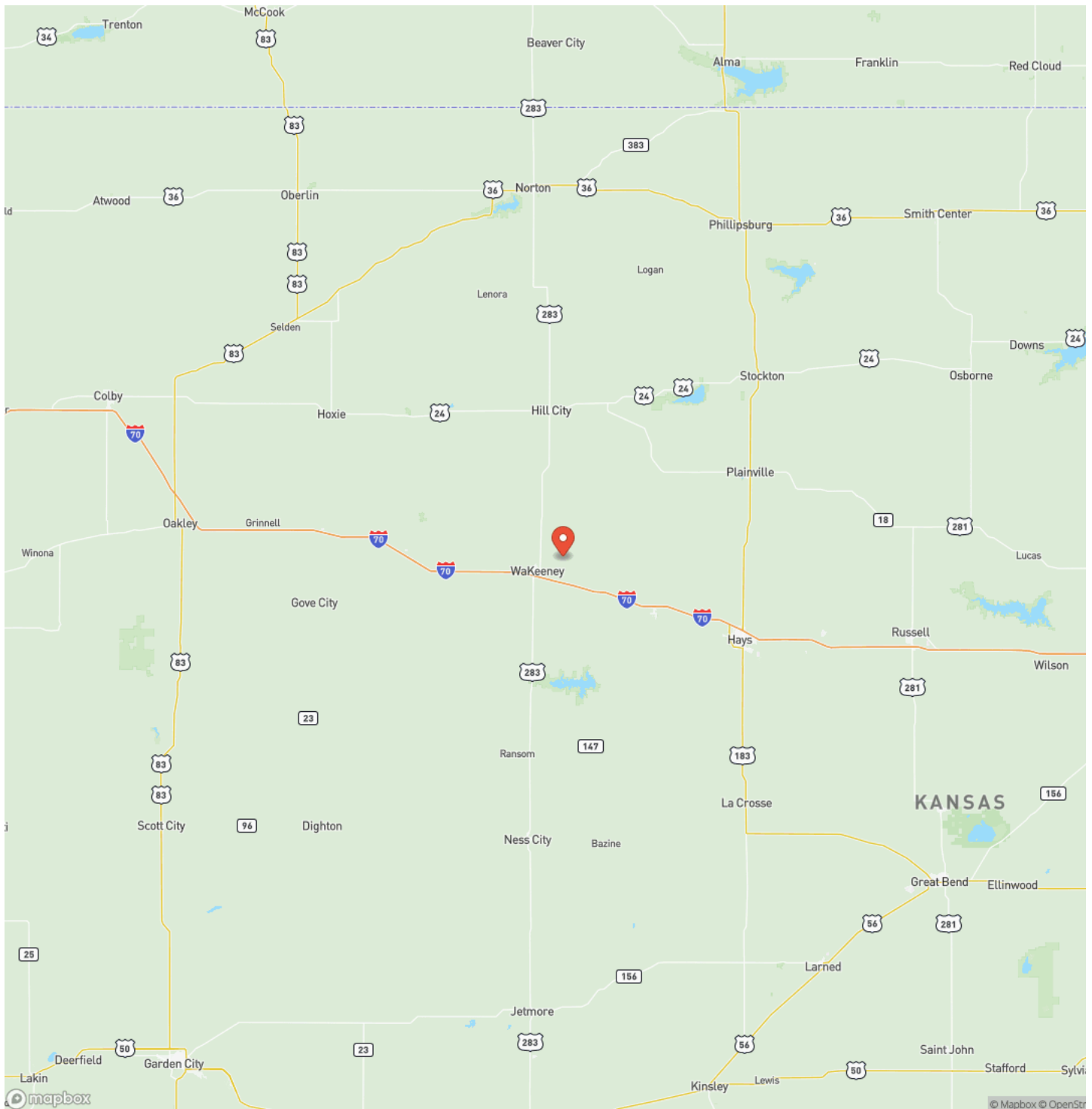


Locator Map



298 +/- Acres of Grazing Pasture With Immediate Possession, Live Water, & Oil Income in Trego County, KS
Wakeeney, KS / Trego County

Locator Map



298 +/- Acres of Grazing Pasture With Immediate Possession, Live Water, & Oil Income in Trego County, KS
Wakeeney, KS / Trego County

Satellite Map



298 +/- Acres of Grazing Pasture With Immediate Possession, Live Water, & Oil Income in Trego County, KS
Wakeeney, KS / Trego 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 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

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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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