

155 +/- Acres Of Expiring CRP With Oil Income In
Western Haskell County, KS (Tract 2)
00000
Sublette, KS 67877

\$294,500
155± Acres
Haskell County



155 +/- Acres Of Expiring CRP With Oil Income In Western Haskell County, KS (Tract 2)
Sublette, KS / Haskell County

SUMMARY

Address

00000

City, State Zip

Sublette, KS 67877

County

Haskell County

Type

Farms, Hunting Land

Latitude / Longitude

37.600756 / -101.026794

Acreage

155

Price

\$294,500

Property Website

<https://redcedarland.com/detail/155-acres-of-expiring-crp-with-oil-income-in-western-haskell-county-ks-tract-2-haskell-kansas/75543/>



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PROPERTY DESCRIPTION

155 +/- Acres Of Expiring CRP With Oil Income In Western Haskell County, KS (Tract 2)

Driving Directions: From Ulysses, KS travel 17 miles East on HWY 160 to County Rd. DD. Turn North and travel 2.5 miles to the Southwest corner of the property.

From Sublette, KS travel five miles North to the HWY 83/ HWY 160 junction. Travel West 8 miles on HWY 160 to County Rd. DD. Turn North and travel 2.5 miles to the Southwest corner of the property.

Property Legal: NW/4 S22, T28, R34W

Property Description: The second of four tracts for sale in Western Haskell County near the Haskell/Grant County line, this 155 acre tract of expiring CRP would make for a perfect future farm quarter. With a weighted soil class average of 2.26, 65% bench leveled, and just 18ft of total elevation change, 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 oil production 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 oil well generating \$1,957.26 plus an oil lease generating \$383.34 annually.

Tenant Rights: CRP contract through September, 2025 paying \$5,953 annually.

Annual Income: \$8,293.60

Property Taxes: \$190.21

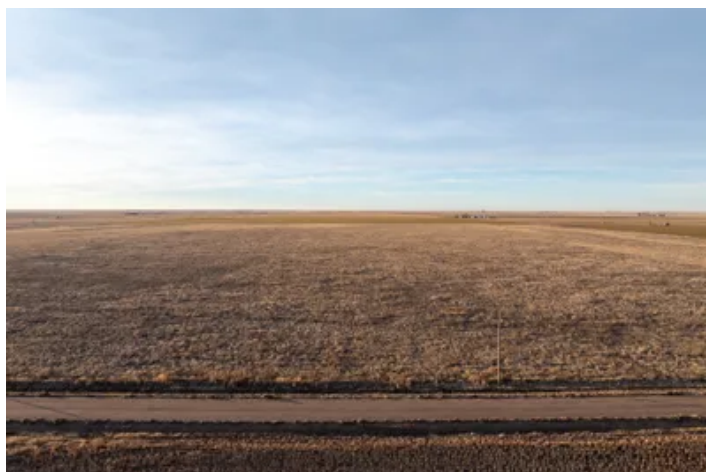
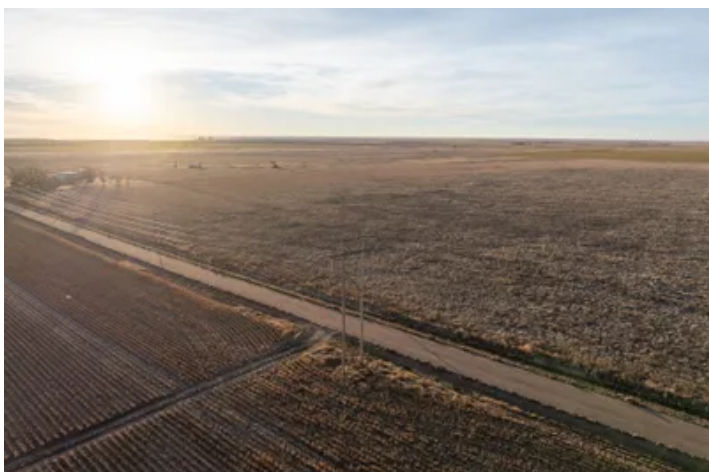
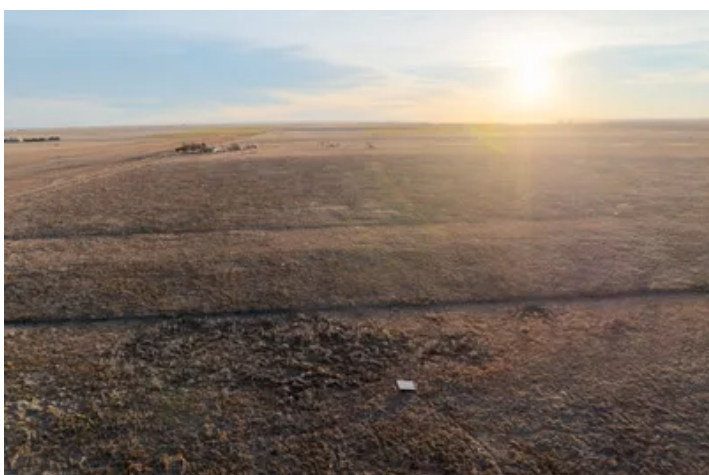
Easements: There is a current easement in place for access to the oil well on the property. This shall be honored by the buyer.

Key Features:

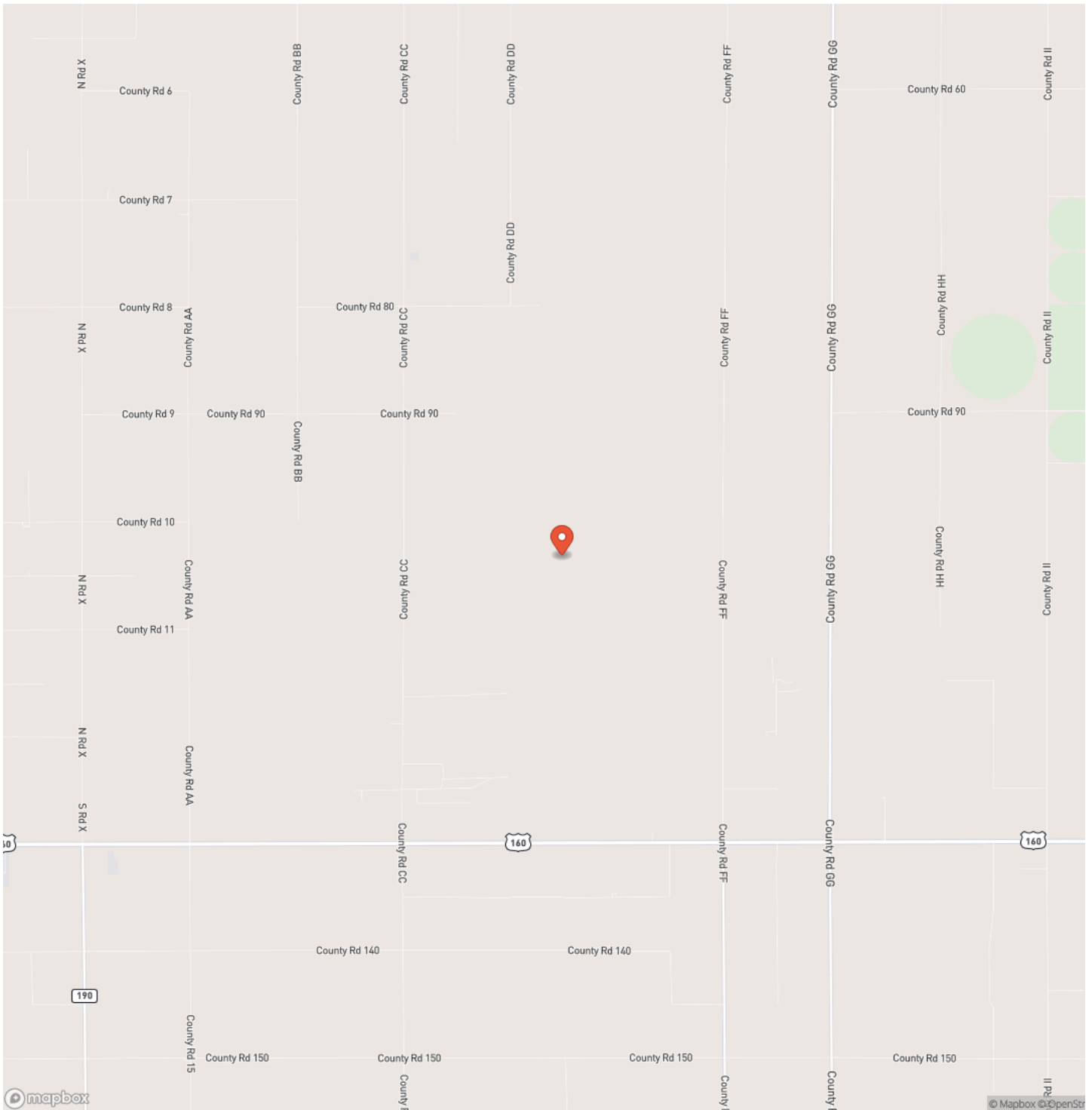
- Open Possession October, 2025
- Could Be Grazed For Cattle
- Excellent Future Farm Quarter
- Good Upland Hunting
- Oil Income
- 2.26 Soil Class Average
- 65% Bench Leveled



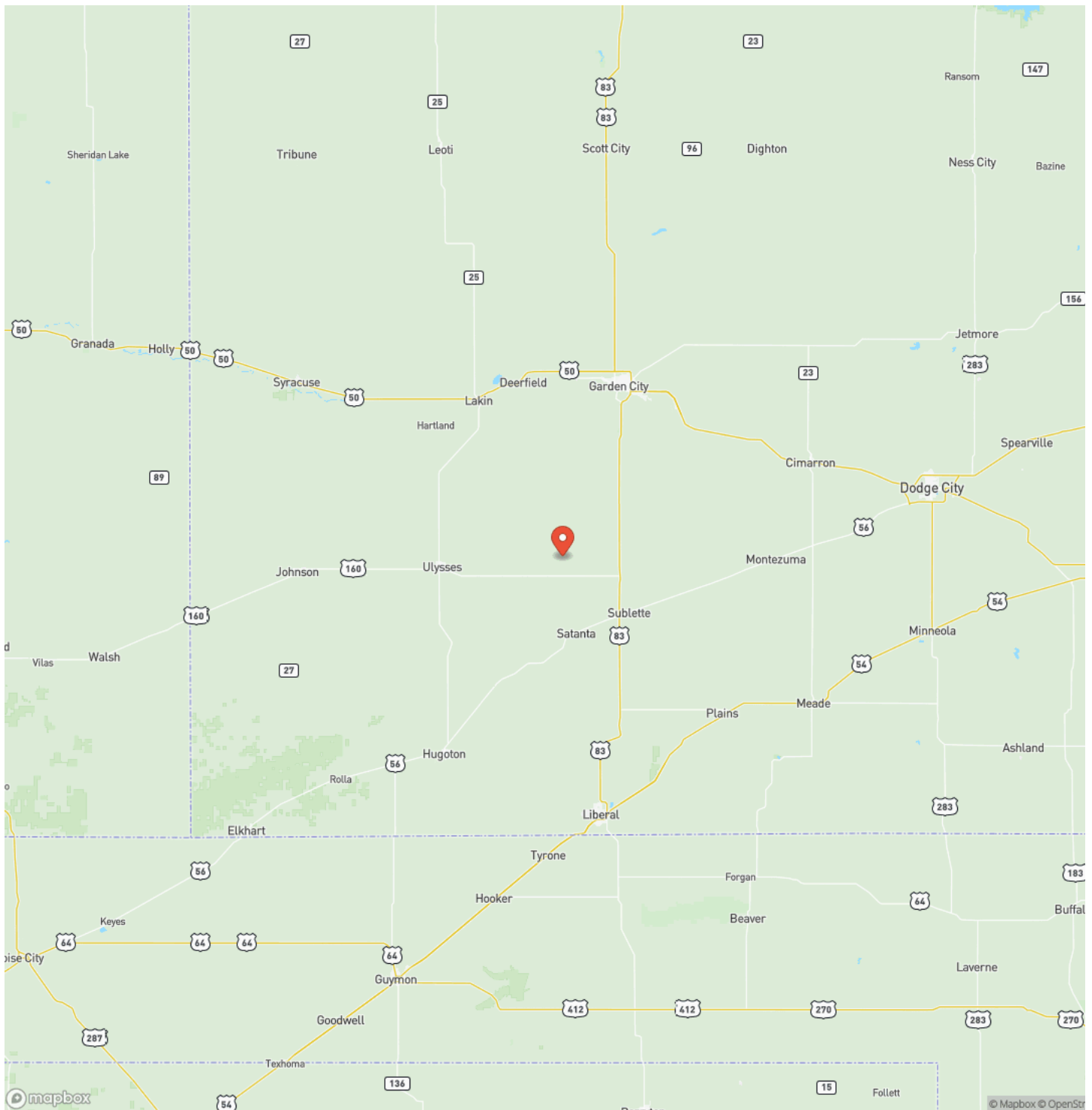
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Sublette, KS / Haskell County



Locator Map

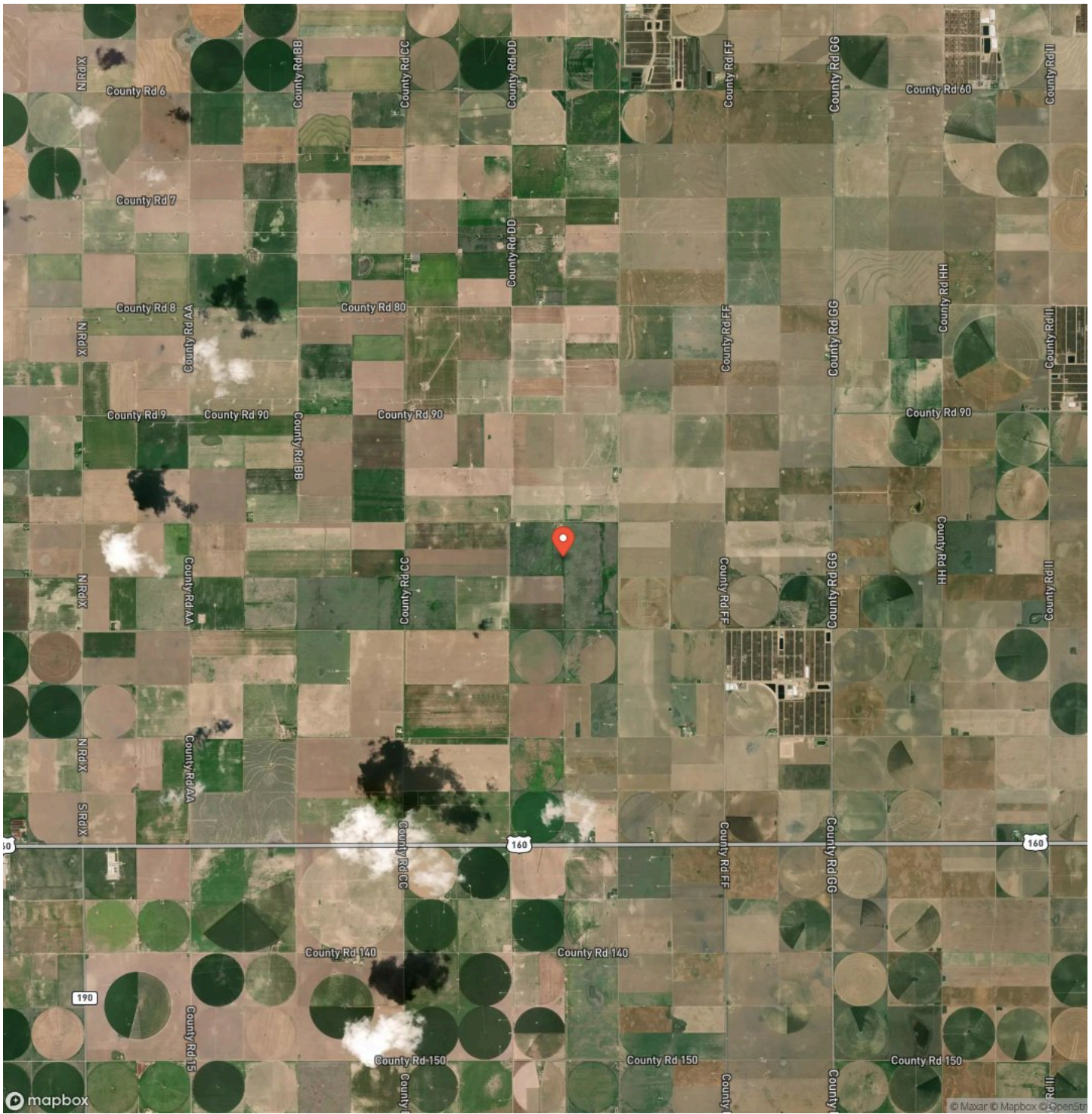


Locator Map



Sublette, KS / Haskell County

Satellite Map



MORE INFO ONLINE:

redcedarland.com

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Sublette, KS / Haskell County**

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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