

311.5 +/- Acres of High Quality Tillable With Bonus Mule
Deer Hunting In Logan County, KS
00000
Oakley, KS 67748

\$700,875
311.500± Acres
Logan County



311.5 +/- Acres of High Quality Tillable With Bonus Mule Deer Hunting In Logan County, KS
Oakley, KS / Logan County

SUMMARY

Address

00000

City, State Zip

Oakley, KS 67748

County

Logan County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

38.883426 / -100.918324

Acreage

311.500

Price

\$700,875

Property Website

<https://redcedarland.com/detail/311-5-acres-of-high-quality-tillable-with-bonus-mule-deer-hunting-in-logan-county-ks-logan-kansas/87871/>



311.5 +/- Acres of High Quality Tillable With Bonus Mule Deer Hunting In Logan County, KS Oakley, KS / Logan County

PROPERTY DESCRIPTION

311.5 +/- Acres of High Quality Tillable With Bonus Mule Deer Hunting In Logan County, KS

Property Legal: N/2 S31, T13S, R32W

Property Description: Located just West of 83 HWY in Southern Logan County and bordering the world renowned Nature Conservancy, this half section located between Oakley and Scott City offers the perfect blend of farming opportunities and trophy mule deer hunting potential. With a long history of world class mule deer and productive corn crops and currently planted to corn, the new owner will be able to take possession immediately upon the completion of the 2025 harvest. The property also features a heavy draw, abundant with wildlife that runs North and South through the Eastern portion of the property. While the draw is a nice bonus, it minimally impacts the farming opportunities. The current tenant has utilized the rich soils in the bottom of the draw to plant corn while maintaining the cover on both sides of the draw, providing the best of both worlds! If you're looking to expand your farming or investment portfolio while also securing a income generating mule deer hunting parcel, this half section is the perfect investment.

For The Investor: This half section could make for an excellent investment purchase with a crop share agreement or cash rent plan. Excellent mule deer and upland hunting are available on the property and serve as a bonus to the income from the property.

Mineral Rights: Surface Rights Only

Tenant Rights: Buyer could take possession upon completion of 2025 corn harvest.

Property Taxes: \$1,718.20

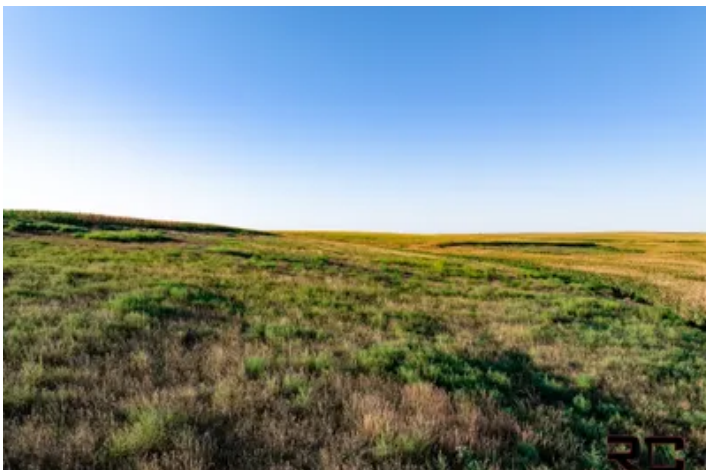
Driving Directions: From Oakley, KS located along Interstate-70 travel South on HWY 83 to Mustang Road. Turn West on Mustang Road and travel 3 miles to County Road 410. Go 1/2 mile North to meet the Southeast corner of the property.

Key Features:

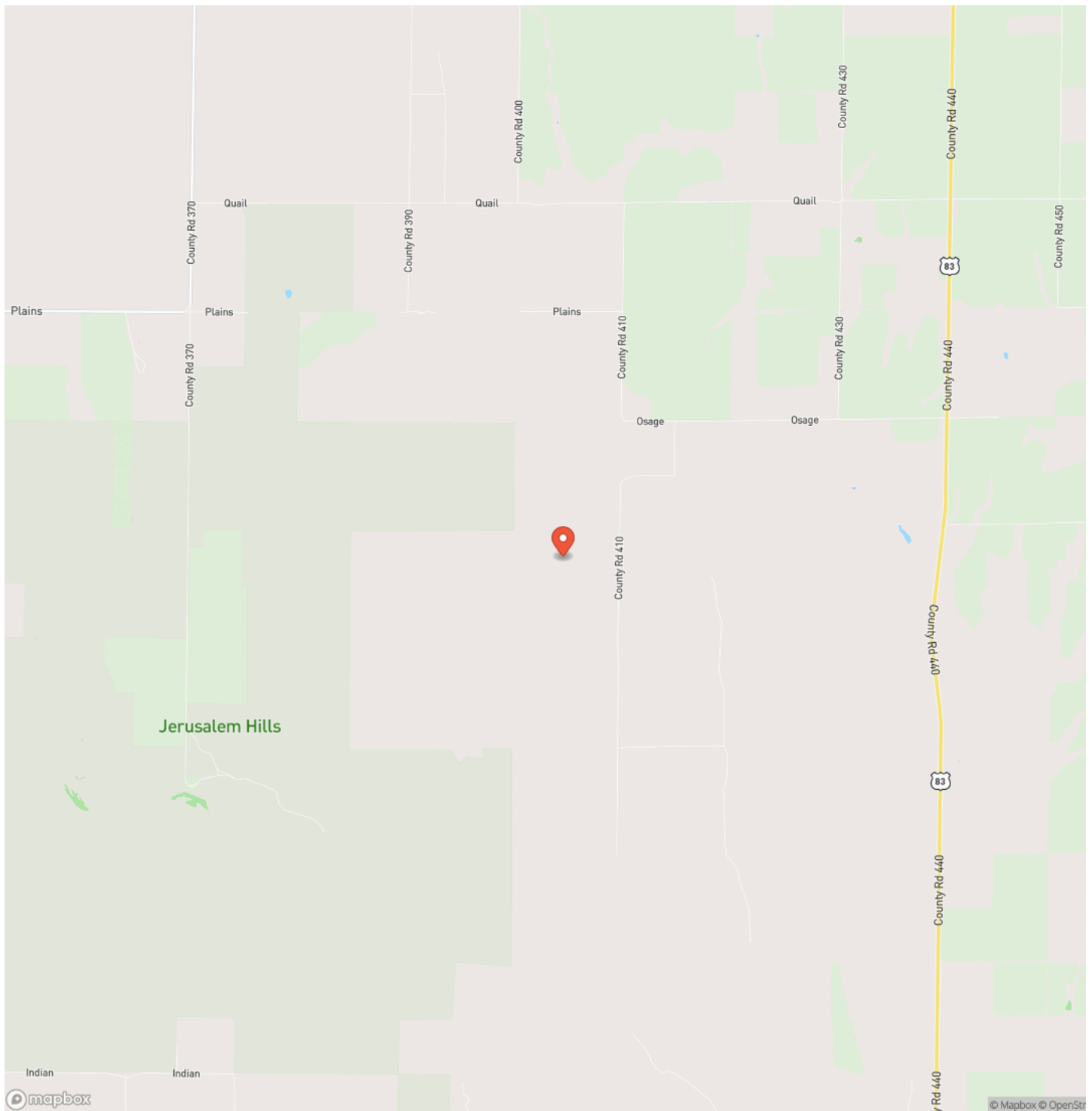
- Excellent Corn Growing History
- Bonus Mule Deer & Upland Hunting
- Possession Following Corn Harvest
- Strong Farming ROI Potential
- Located Near Nature Conservancy
- Great Subsoil Moisture From 2025 Rainfall



311.5 +/- Acres of High Quality Tillable With Bonus Mule Deer Hunting In Logan County, KS
Oakley, KS / Logan County

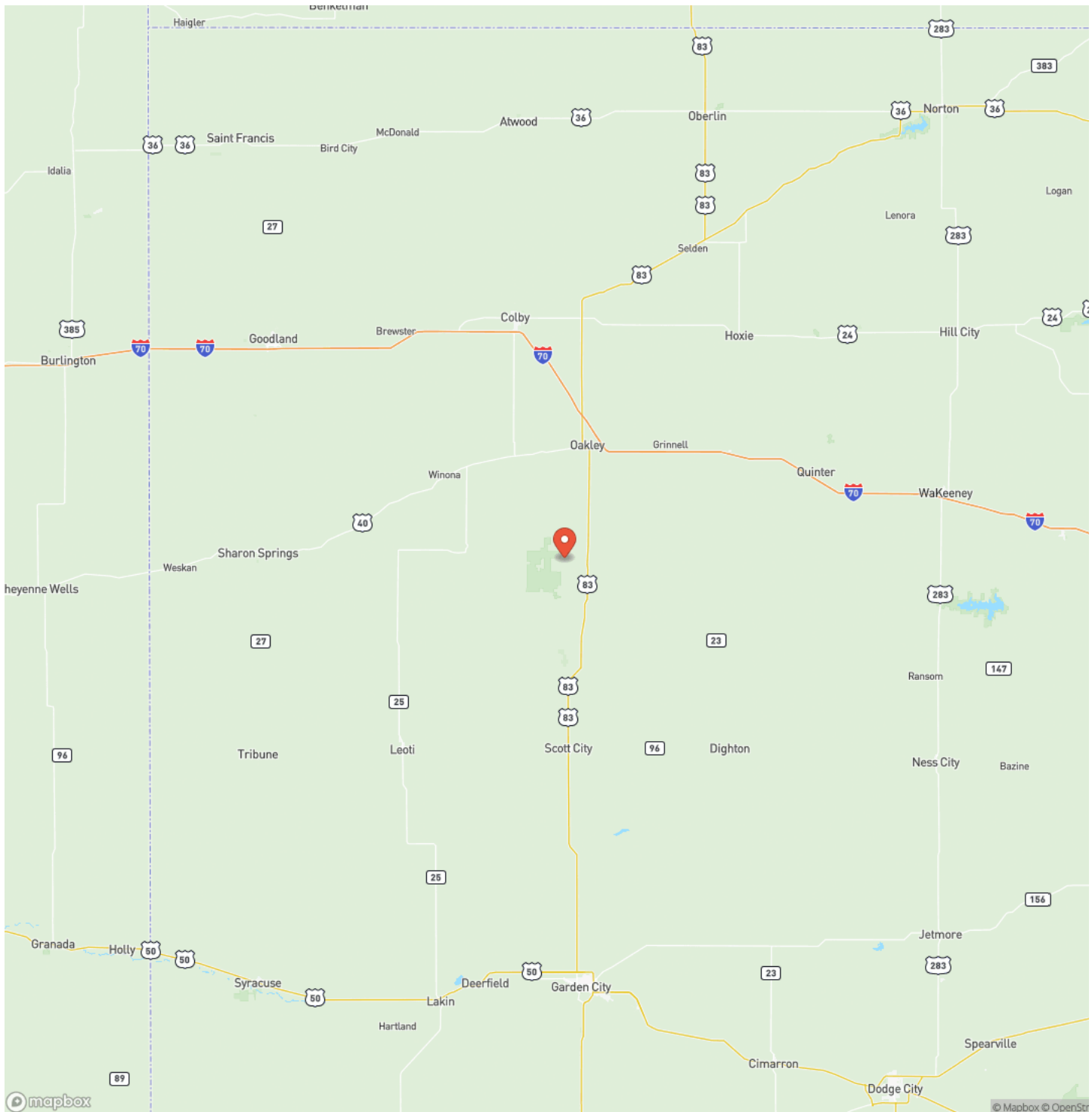


Locator Map



311.5 +/- Acres of High Quality Tillable With Bonus Mule Deer Hunting In Logan County, KS
Oakley, KS / Logan County

Locator Map



311.5 +/- Acres of High Quality Tillable With Bonus Mule Deer Hunting In Logan County, KS
Oakley, KS / Logan County

Satellite Map



311.5 +/- Acres of High Quality Tillable With Bonus Mule Deer Hunting In Logan County, KS
Oakley, KS / Logan County

LISTING REPRESENTATIVE
For more information contact:



Representative
Greg Bieker

Mobile
(620) 639-3337

Email
greg@redcedarland.com

Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



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.



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

