

**Ash Creek Hunting & CRP WITH MINERALS - 154+/- Acres**  
in Pawnee County, KS  
County Road  
Pawnee Rock, KS 67567

**\$616,000**  
154± Acres  
Pawnee County



**Ash Creek Hunting & CRP WITH MINERALS - 154+/- Acres in Pawnee County, KS**  
**Pawnee Rock, KS / Pawnee County**

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**SUMMARY**

**Address**

County Road

**City, State Zip**

Pawnee Rock, KS 67567

**County**

Pawnee County

**Type**

Recreational Land, Farms, Hunting Land

**Latitude / Longitude**

38.243324 / -99.036031

**Acreage**

154

**Price**

\$616,000

**Property Website**

<https://redcedarland.com/detail/ash-creek-hunting-crp-with-minerals-154-acres-in-pawnee-county-ks-pawnee-kansas/80738/>



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### Pawnee Rock, KS / Pawnee County

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#### **PROPERTY DESCRIPTION**

##### **Ash Creek Hunting / Farming / CRP**

Legal Description: NW/4 of 12-21-16

Looking to own or expand on your Kansas dirt? This is it! An incredible mix use 154+/- acre farm nestled just off 156 Hwy between Pawnee Rock and Larned Kansas. Whether you're aiming to hunt whitetails, turkeys, or chase upland game, this farm has it all. With Ash Creek running through the heart of it the habitat is nothing short of prime. This tract has set stands and feeders and it is ready to hunt! The CRP creates incredible habitat for all nesting birds and whitetails to use as bedding areas. With a water well on the south end of the property and crops on the outer edges, it has everything the animals need without having to ever leave it. It's a hunter paradise and produces countless opportunities for those interested in conservation and developing a prime piece of Kansas land.

##### **CRP/Grass Program:**

There are two separate grass programs, both provide higher incomes than most programs around the area. There is 15.37 acres enrolled in the Kansas upland birds SAFE program at \$59.48/ per acre giving you a \$914.00 annual income. There is also 24.35 acres in the CRP program at \$66.18/ per acre giving you an annual income of \$1,611.00. Together these two programs give you a total annual income of \$2,525.00. Contracts for both programs end/are up for renewal on 09/30/2026. Buyers will assume the contracts on both grass programs upon closing. Buyers will have 10 business days to transfer contracts after closing.

##### **Minerals:**

The minerals with this farm not only include the minerals under the 154 acres but also include the north 80 acres of the quarter that sits directly south of the 154 acres. So roughly 234 +/- acres of active minerals will go with the sale.

[https://chasm.kgs.ku.edu/ords/oil.og!5.MainLease?f\\_lc=1041513679](https://chasm.kgs.ku.edu/ords/oil.og!5.MainLease?f_lc=1041513679)

##### **Farming Contract:**

The current tenants have a farming lease on the 70.24 acres of tillable. It will expire April of 2027 and the current cash rent is \$53.50 per acre. Buyer will receive any cash rent payments made after the closing date.

For more information or to schedule a showing contact Konnor at [620-992-7075](tel:620-992-7075) for more details.

##### **Key Features:**

Deer hunting

Upland hunting

Water sources

Tillable acres

CRP Income

Good oil income

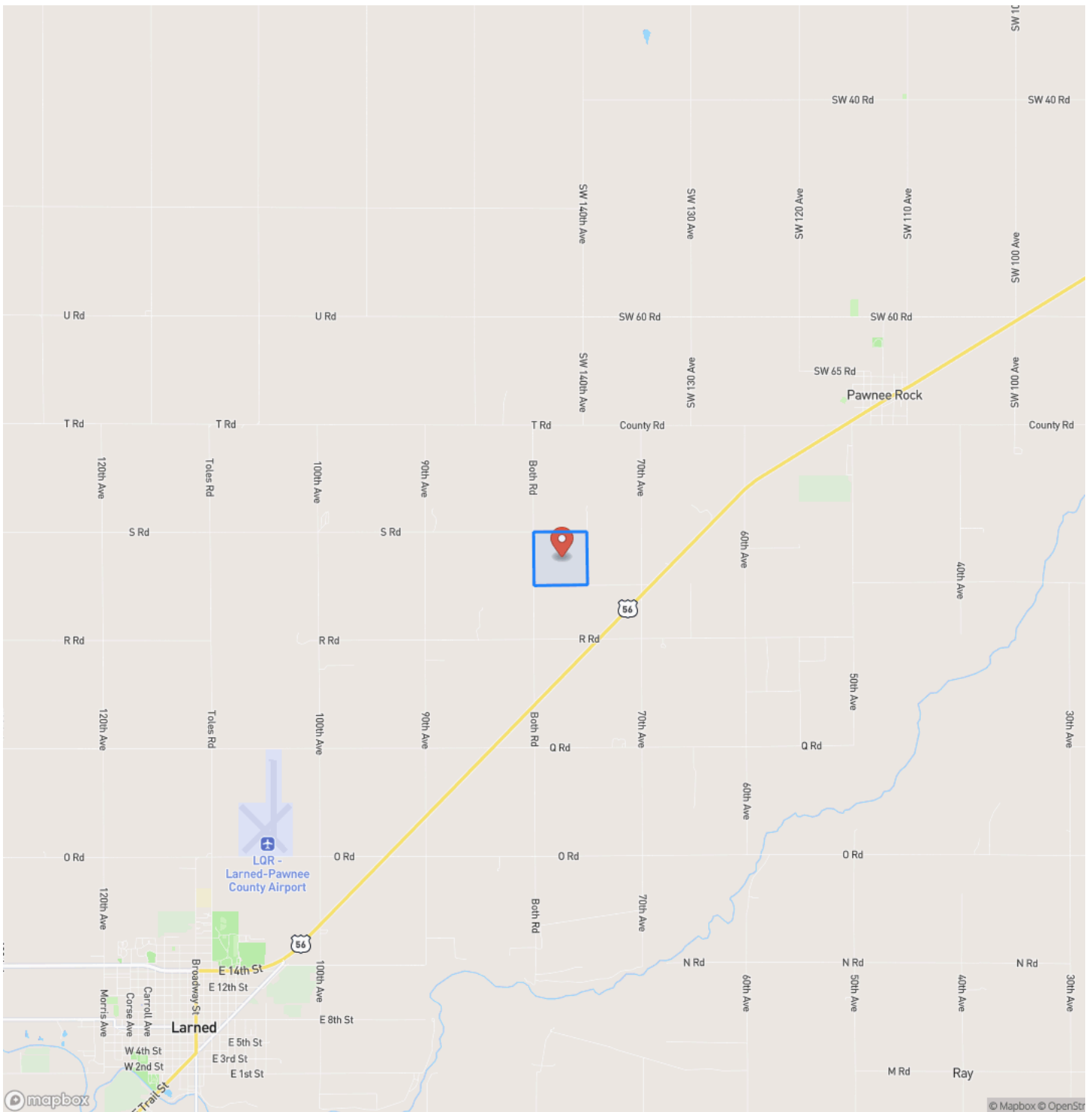


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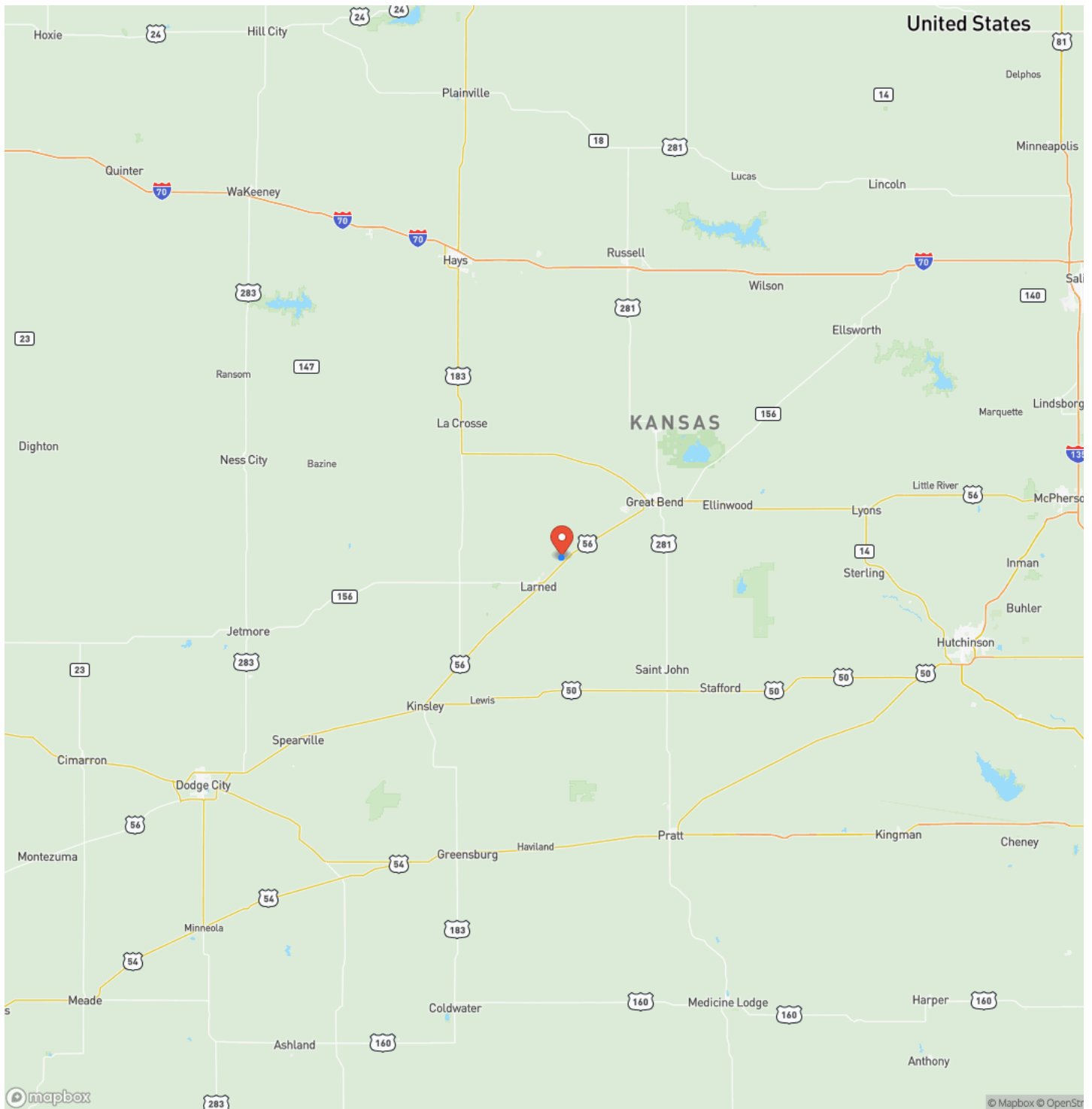
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## Locator Map

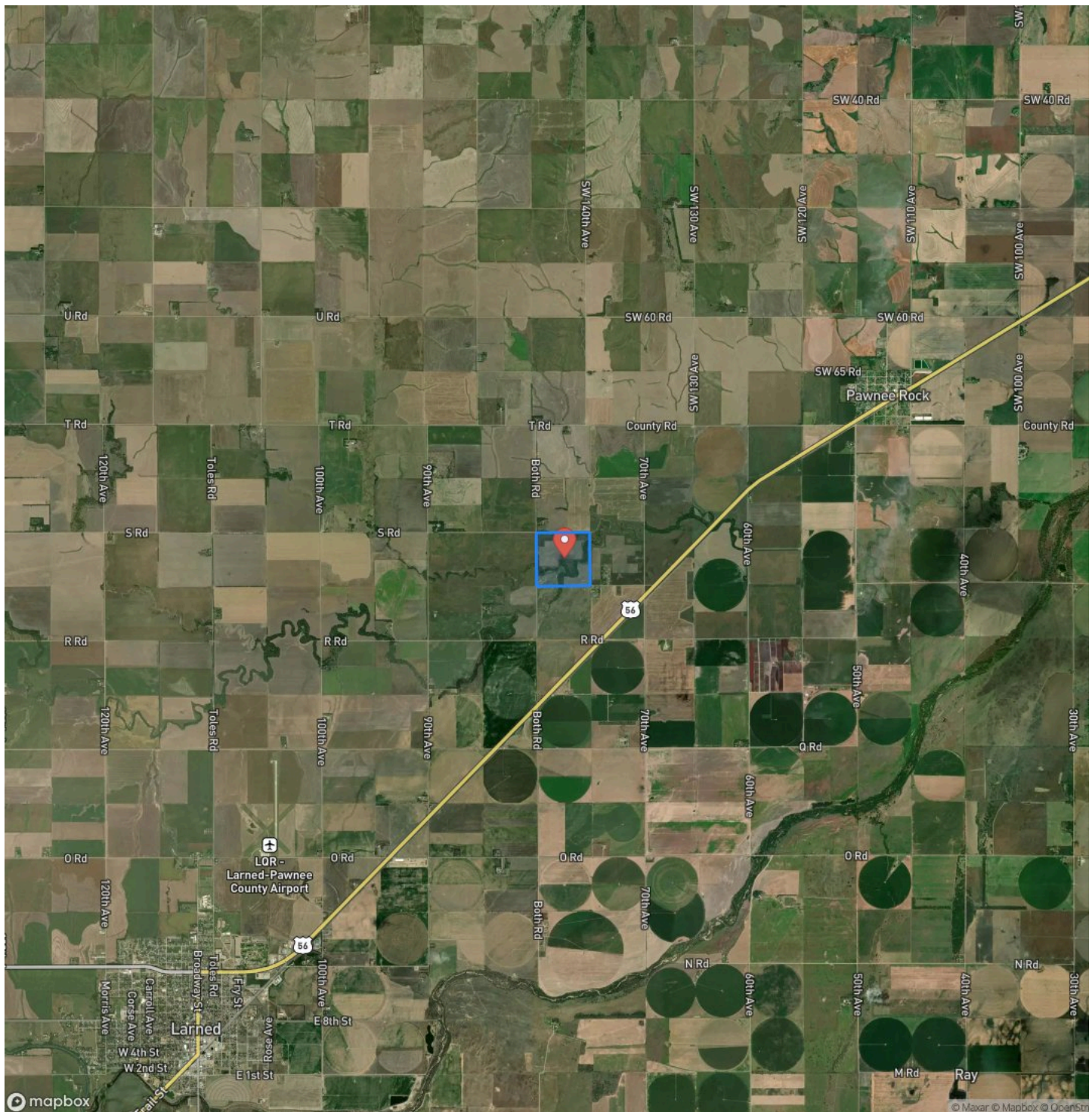


## Locator Map



## Pawnee Rock, KS / Pawnee County

## Satellite Map



**MORE INFO ONLINE:**

**redcedarland.com**

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Pawnee Rock, KS / Pawnee County

LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
Konnor Hickel  
  
**Mobile**  
(620) 992-7075  
  
**Email**  
konnor@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 blue 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.



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