

Productive Farm/Grazing Tract
Z Rd
Hill City, KS 67645

\$249,000
157.1± Acres
Graham County



**Productive Farm/Grazing Tract
Hill City, KS / Graham County**

SUMMARY

Address

Z Rd

City, State Zip

Hill City, KS 67645

County

Graham County

Type

Farms, Undeveloped Land, Hunting Land, Ranches

Latitude / Longitude

39.502842 / -99.734134

Acreage

157.1

Price

\$249,000

Property Website

<https://arrowheadlandcompany.com/property/productive-farm-grazing-tract/graham/kansas/95010/>



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PROPERTY DESCRIPTION

This 157.1 +/- acre tract offers a strong combination of productive cropland, quality pasture, and native grasses in Graham County, Kansas! The property includes approximately 59 +/- acres of tillable ground with an average NCCPI score of 71 and a mix of Class 2, 3, and 4 soils, providing dependable crop production. The remaining acreage features roughly 93 +/- acres of well-maintained pasture along with additional native grasses that support consistent grazing throughout the season. A water well on the south end is powered by electricity brought in from the east right-of-way and pumps into a sturdy concrete livestock tank that will remain with the property. The pasture is fully enclosed with quality 4-wire fencing around the entire grazing parcel, and a pond on the south end typically holds water most of the time, giving livestock reliable water sources. Access is available from the north, east, and south, making access and pasture management straightforward. This area of Graham County is well known for its wildlife, and the property offers solid recreational potential. Whitetails frequently travel through the mix of cropland and native grass, using the terrain for bedding and feeding. Upland bird hunters will also appreciate the habitat, as the surrounding cover and ag fields support pheasants and quail. The seller owns 13/24ths of the mineral rights, and those rights will transfer to the buyer at closing. The property sits just 14+/- miles Northwest of Hill City and the 2024 taxes were \$858. With its productive tillable acres, dependable water, strong fencing, and excellent access, this tract stands out as a versatile and functional piece of land suited for farming, grazing, or long-term investment. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Travis Glassman at [\(785\) 672-7134](tel:785-672-7134).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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Locator Map



Locator Map



Satellite Map



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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