

80+/- acres of Tillable and Recreation in Sumner Co.
S Blackstone Rd
Freeport, KS 67049

\$168,000
80± Acres
Sumner County



MORE INFO ONLINE:

redcedarland.com

**80+/- acres of Tillable and Recreation in Sumner Co.
Freeport, KS / Sumner County**

SUMMARY

Address

S Blackstone Rd

City, State Zip

Freeport, KS 67049

County

Sumner County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

37.17238 / -97.78065

Taxes (Annually)

540

Acreage

80

Price

\$168,000

Property Website

<https://redcedarland.com/detail/80-acres-of-tillable-and-recreation-in-sumner-co-sumner-kansas/61261/>



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PROPERTY DESCRIPTION

80 +/- Acres of Ag and Rec in Sumner County, Kansas

Property Description: This 80+/-acre property in Sumner County presents excellent opportunities for both farming and hunting. Ideal for expanding your farming ventures or finding an affordable hunting land that also generates income.

Legal Description: S17, T33, R04 W, Acres 77.8, W2 Sw4 Less R/W

Driving Directions: From Argonia, KS, head south on S Argonia Rd for about 6 miles. Turn right onto W 80th St S and continue west. The property will be on the north side of the road, approximately ¾ mile ahead.

Property Taxes: \$540

Hunting Potential: Though modest in size, this property is well-equipped to support abundant wildlife with its three essential elements: food, water, and shelter. It features around 16+/- acres of waterways and timber, along with a small pond that provides a reliable water source for all wildlife. Trailcam footage and a brief walk through the land reveal ample signs of deer, quail, pheasant, and dove. Located just 4 miles from the Chikaskia River, renowned for its trophy whitetails, this property offers exceptional hunting potential. Unit 15 is well known for its trophy deer hunting opportunities.

Farm Potential: This property boasts 64+/- acres of productive tillable land, predominantly consisting of Class II silt loam soils, perfect for cultivating soybeans, wheat, milo, and corn. Currently, the entire 64 acres is planted to soybeans. Ownership of the farmland will transfer immediately after the harvest of the 2024 fall crop.

Mineral Rights: No mineral rights.

For more information or to schedule a showing contact Dustin Lutt at [785-577-7377](tel:785-577-7377)

Key Features

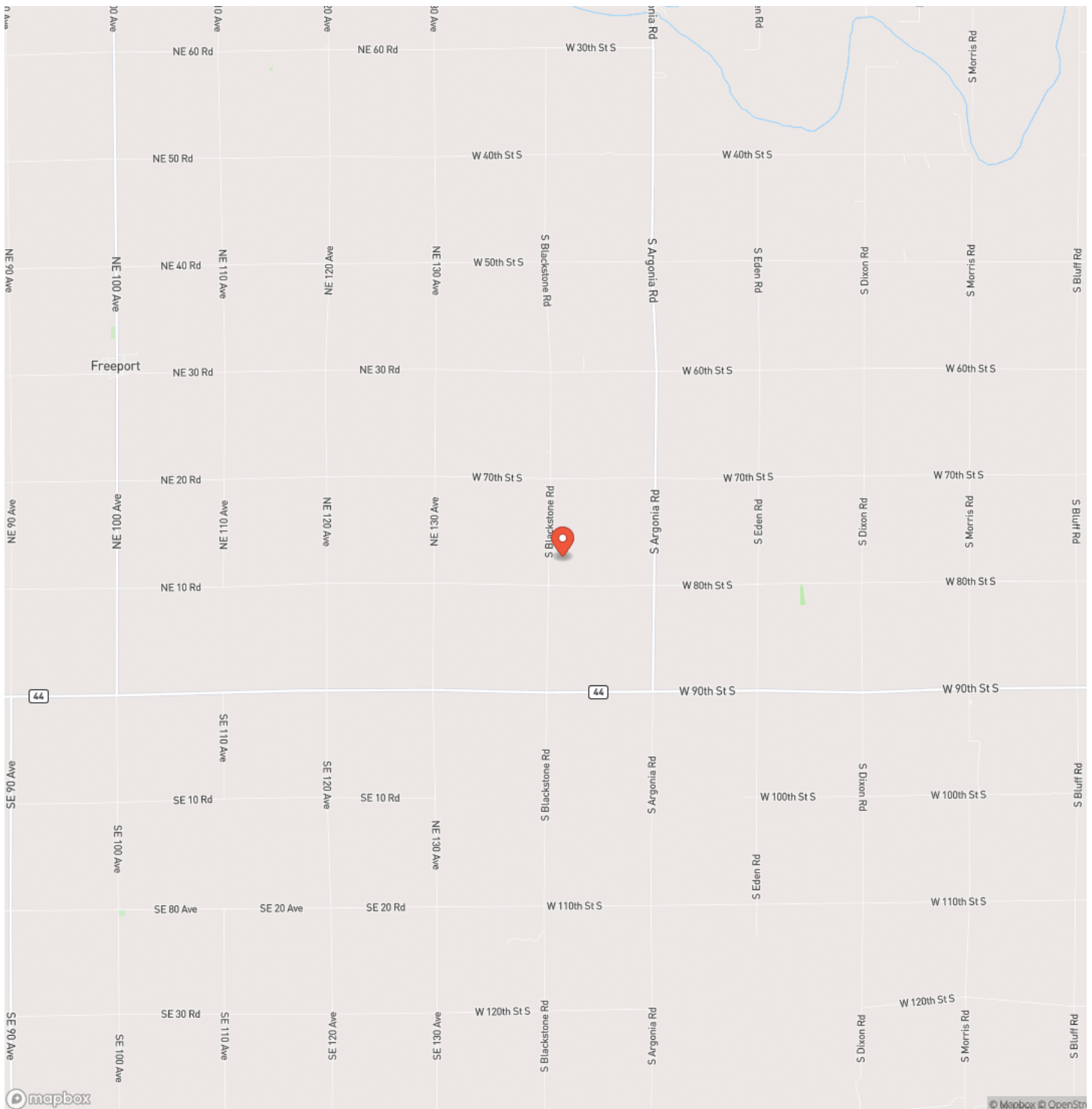
- 64+/- acres of tillable
- 16+/- acres of habitat and rec ground
- Whitetail, quail, pheasant, dove, waterfowl
- Good neighboring properties
- Seasonal pond
- 4 miles to the Chikaskia River
- 7 miles to Argonia, Kansas
- 45 minutes to Wichita, Kansas



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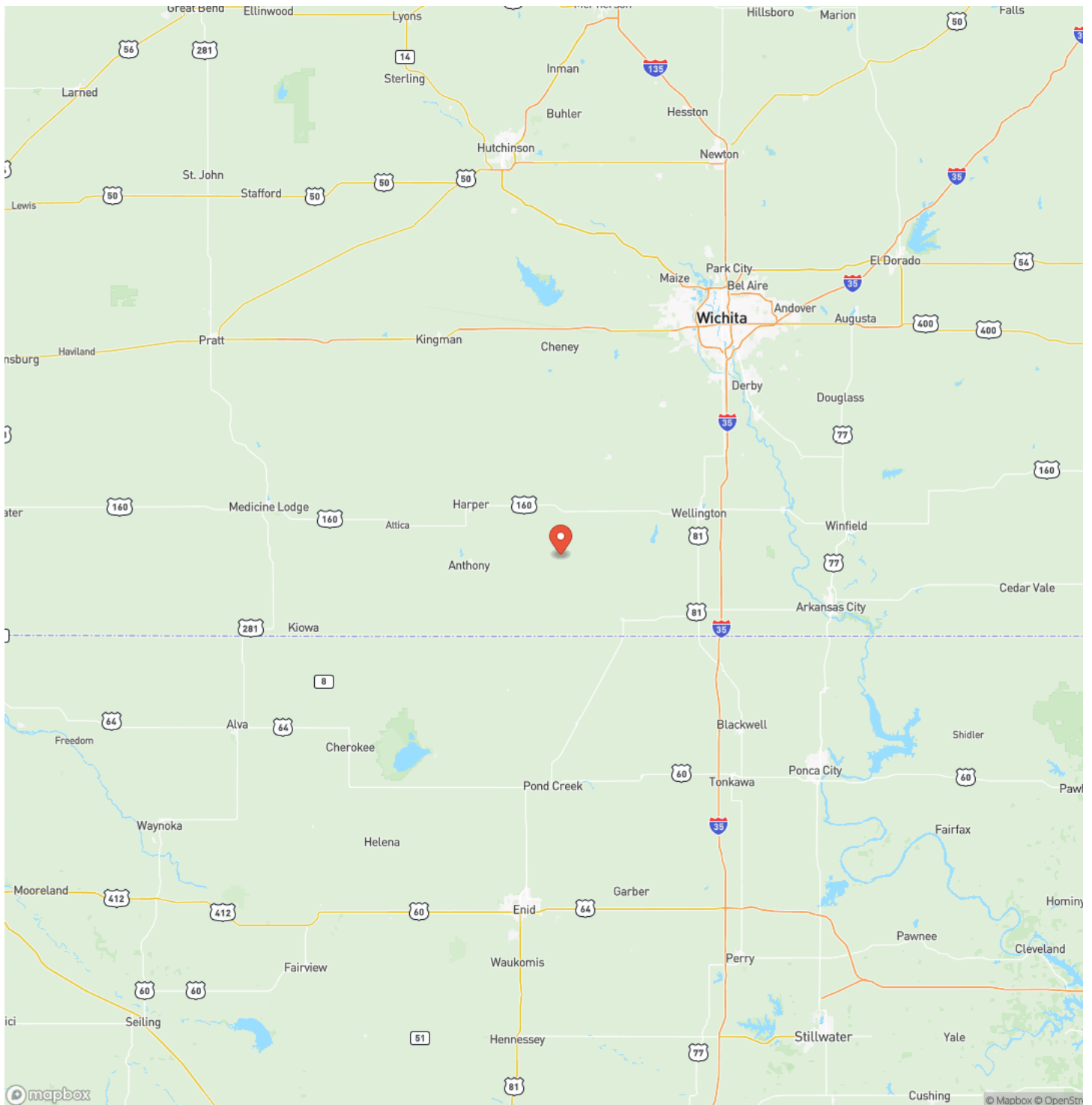


Locator Map



80+/- acres of Tillable and Recreation in Sumner Co.
Freeport, KS / Sumner County

Locator Map

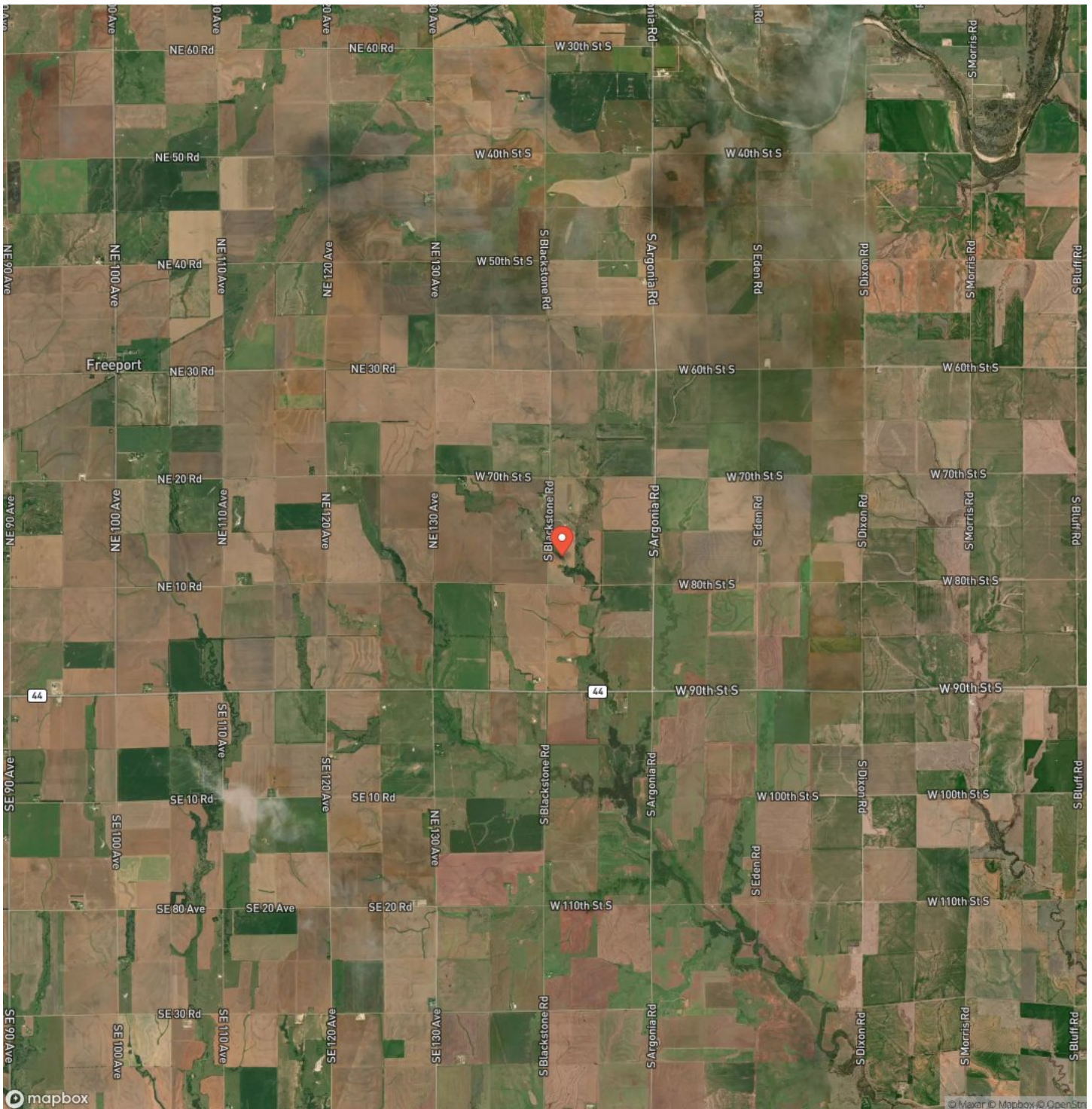


MORE INFO ONLINE:

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80+/- acres of Tillable and Recreation in Sumner Co.
Freeport, KS / Sumner County

Satellite Map



80+/- acres of Tillable and Recreation in Sumner Co. Freeport, KS / Sumner County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Lutt

Mobile

(785) 577-7377

Email

dustin@redcedarland.com

Address

City / State / Zip

Lindsborg, KS 67456

NOTES



MORE INFO ONLINE:

redcedarland.com

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.



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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