

**Recreational Property with North Fork Cimarron River  
Frontage**  
0 County Road 21  
Ulysses, KS 67880

**\$89,900**  
145± Acres  
Grant County



## Recreational Property with North Fork Cimarron River Frontage Ulysses, KS / Grant County

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### **SUMMARY**

#### **Address**

0 County Road 21

#### **City, State Zip**

Ulysses, KS 67880

#### **County**

Grant County

#### **Type**

Farms, Hunting Land, Ranches, Recreational Land, Riverfront, Undeveloped Land

#### **Latitude / Longitude**

37.4464 / -101.5412

#### **Acreage**

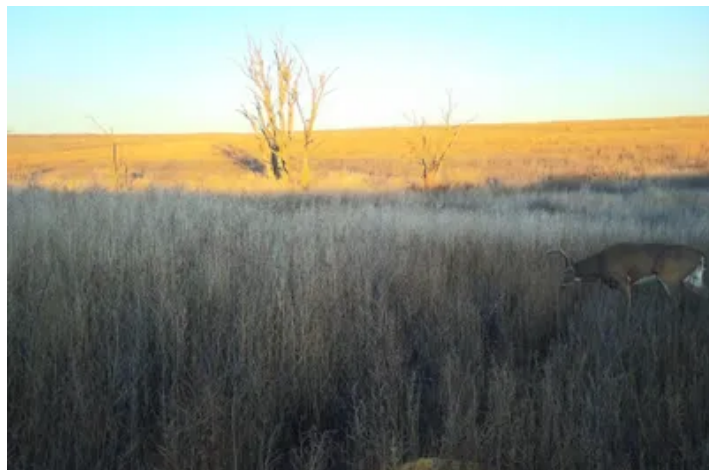
145

#### **Price**

\$89,900

#### **Property Website**

<https://greatplainslandcompany.com/detail/recreational-property-with-north-fork-cimarron-river-frontage-grant-kansas/68444/>



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### **PROPERTY DESCRIPTION**

Affordable recreational property with North Fork Cimarron River frontage. Consisting of native grass, the property has the potential to be enrolled into the grassland CRP program creating annual income. The neighboring irrigated cropland on two sides provides multiple food source for local wildlife. With over a 3/4 mile of North Fork Cimarron River bottom, there is very thick wildlife habitat for the recreational buyer. Tons of pheasants and even a few deer were seen on the property while taking listing pictures. The area is known for its upland bird and deer hunting as the river bottom is a natural travel corridor for wildlife. Located in Kansas Deer Management Unit 18 the property qualifies for non-resident over the counter hunt your own land tags (see Kansas Hunting Regulations for more information). Mineral rights have been previously reserved. Contact the listing land specialist for more information or to schedule a showing today.

- Located SW of Ulysses, KS
- North Fork Cimarron River frontage
- Great recreational opportunities
- Deer, pheasant, quail, and small game hunting
- Thick wildlife Habitat

*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.*

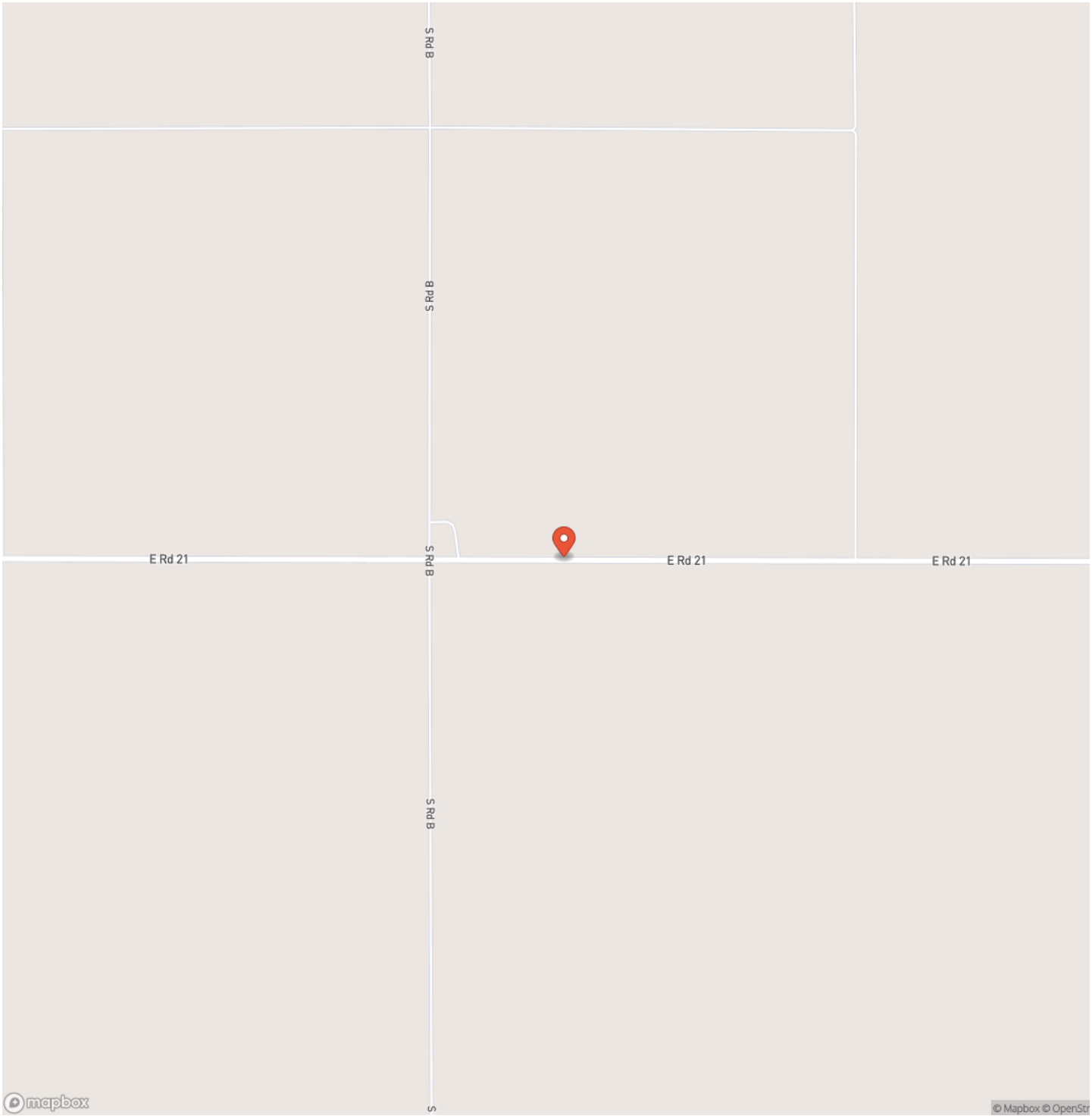


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**Ulysses, KS / Grant County**

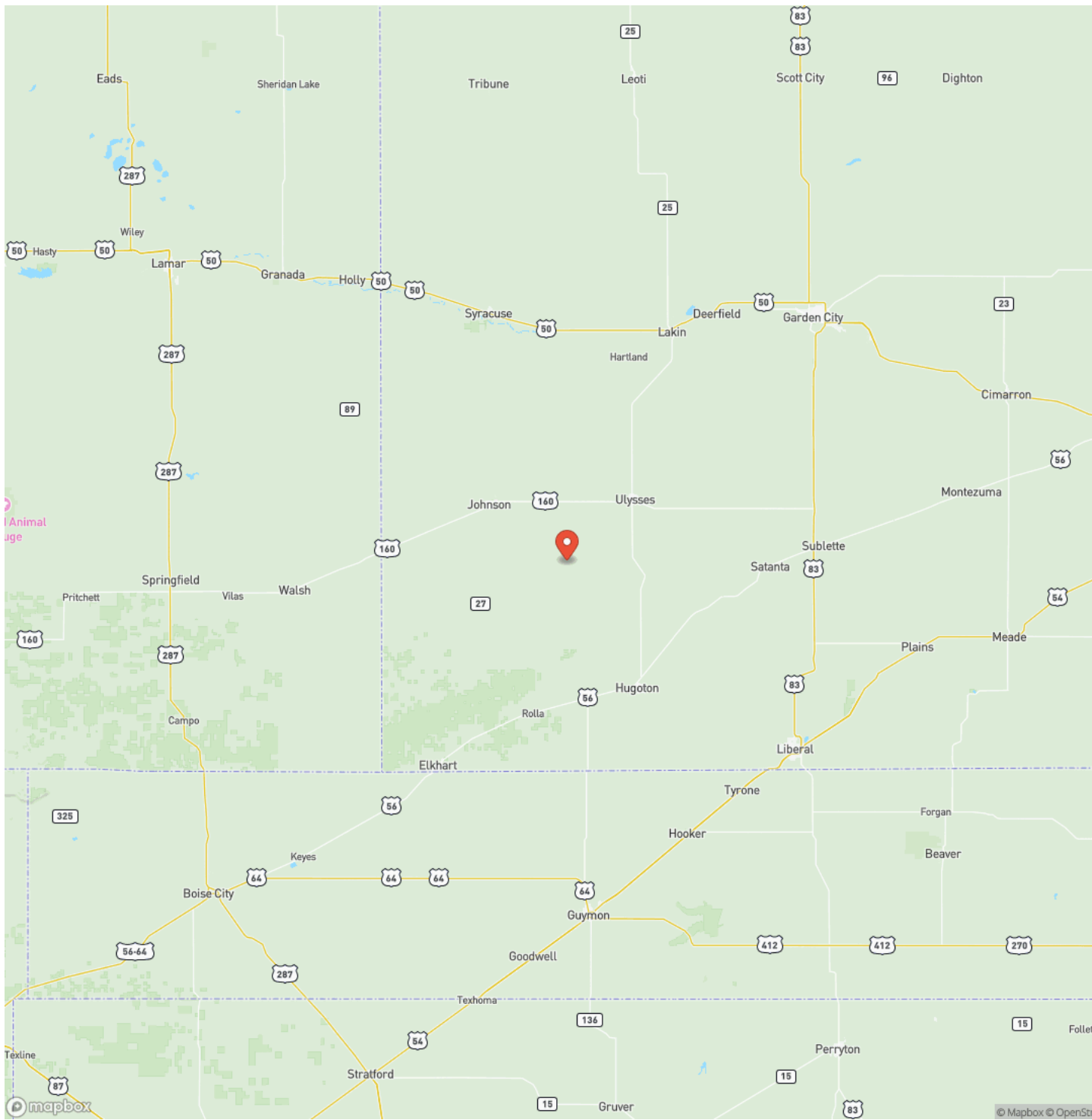
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Locator Map



## Locator Map



## Satellite Map



## Recreational Property with North Fork Cimarron River Frontage Ulysses, KS / Grant County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel Hunning

## Mobile

(970) 227-1230

## Office

(308) 524-9320

## Email

daniel@greatplains.land

## Address

## City / State / Zip

Merino, CO 80741

## NOTES

[illegible]

## This image shows a full page of a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**greatplainslandcompany.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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