

Section of Prime Cropland/Pasture with Mostly Class II Soils
TBD 300th Ave
Nekoma, KS 67559

\$1,040,000
640± Acres
Pawnee County



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MORE INFO ONLINE:

greatplainslandcompany.com

Section of Prime Cropland/Pasture with Mostly Class II Soils

Nekoma, KS / Pawnee County

SUMMARY

Address

TBD 300th Ave

City, State Zip

Nekoma, KS 67559

County

Pawnee County

Type

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

Latitude / Longitude

38.3428 / -99.436

Acreage

640

Price

\$1,040,000

Property Website

<https://greatplainslandcompany.com/detail/section-of-prime-cropland-pasture-with-mostly-class-ii-soils-pawnee-kansas/70452/>



**Section of Prime Cropland/Pasture with Mostly Class II Soils
Nekoma, KS / Pawnee County**

PROPERTY DESCRIPTION

Section of productive cropland & pasture that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of mostly Harney Silt Loam 1-3 percent slope Class (2e) soils the cropland has good proven yield history. Crops grown on the property and in the area include Wheat, Milo, Millet, or Corn. Currently, all of the tillable acreage is cash leased under a 3 year flex cash lease agreement (12 times the price of corn based on the higher revenue insurance spring or harvest price with the minimum of \$4.00). There are 74.8 acres of pasture with a decent size pond and newer submersible electric water well. Pasture has been leased for \$20 per acre. Power is run to the property offering tons of possible opportunities. For additional annual income there is a hunting lease paying \$2,500 yearly. The property has well maintained county road frontage on multiple sides and is in a great farming area. FSA information is available upon request. Mineral Rights are negotiable with a current active mineral development lease in place. Please contact the local Land Professional for questions or to schedule a showing.

Property Details:

- Legal Description (SEC5 T20S R19W)
- Mostly Prime Cropland
- Flex Cash Lease Agreement on Tillable Acres
- Pasture with Multiple Water Sources
- \$2,500 Annual Hunting Lease Income
- Active Mineral Development Lease
- County Road Frontage on Multiple Sides

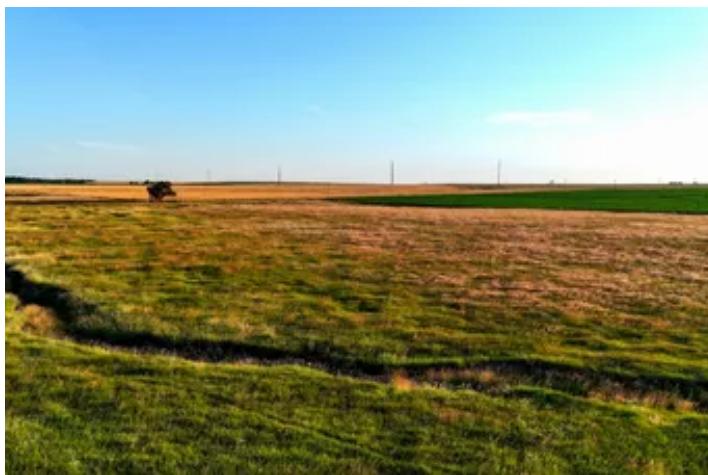
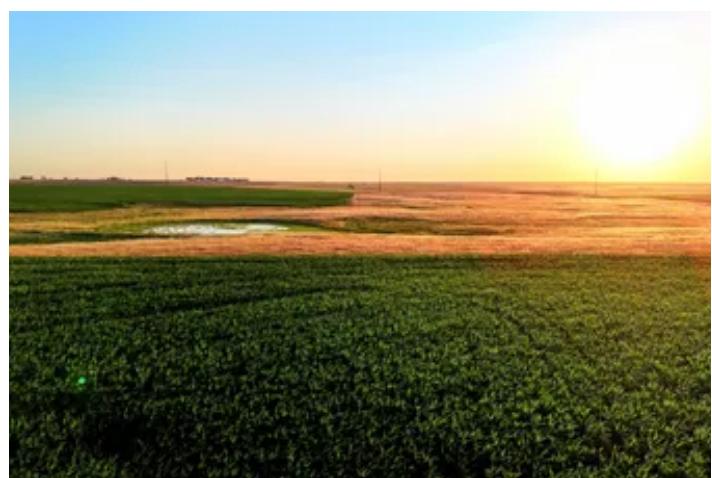
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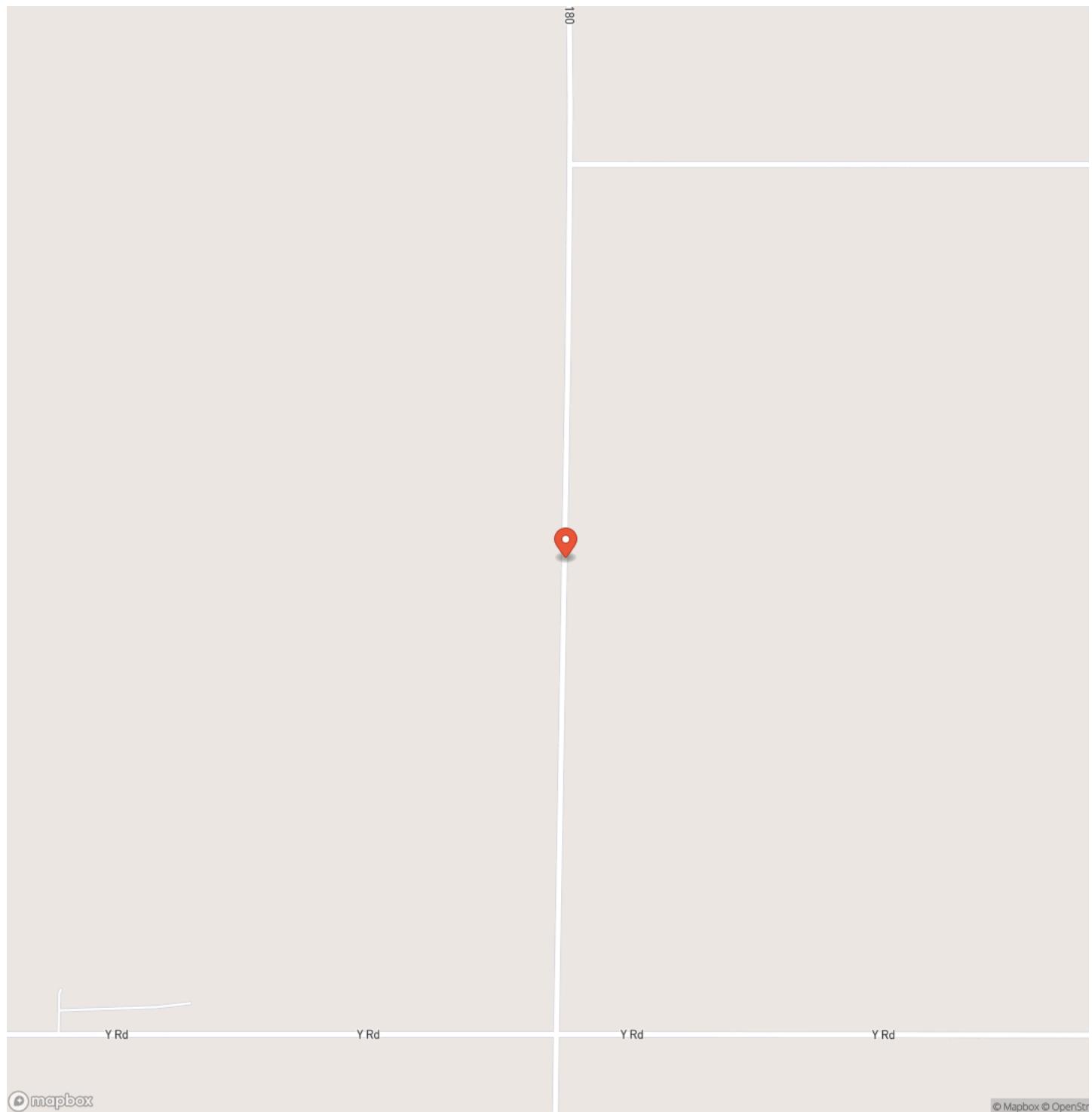


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Locator Map



Y Rd

Y Rd

Y Rd

Y Rd

mapbox

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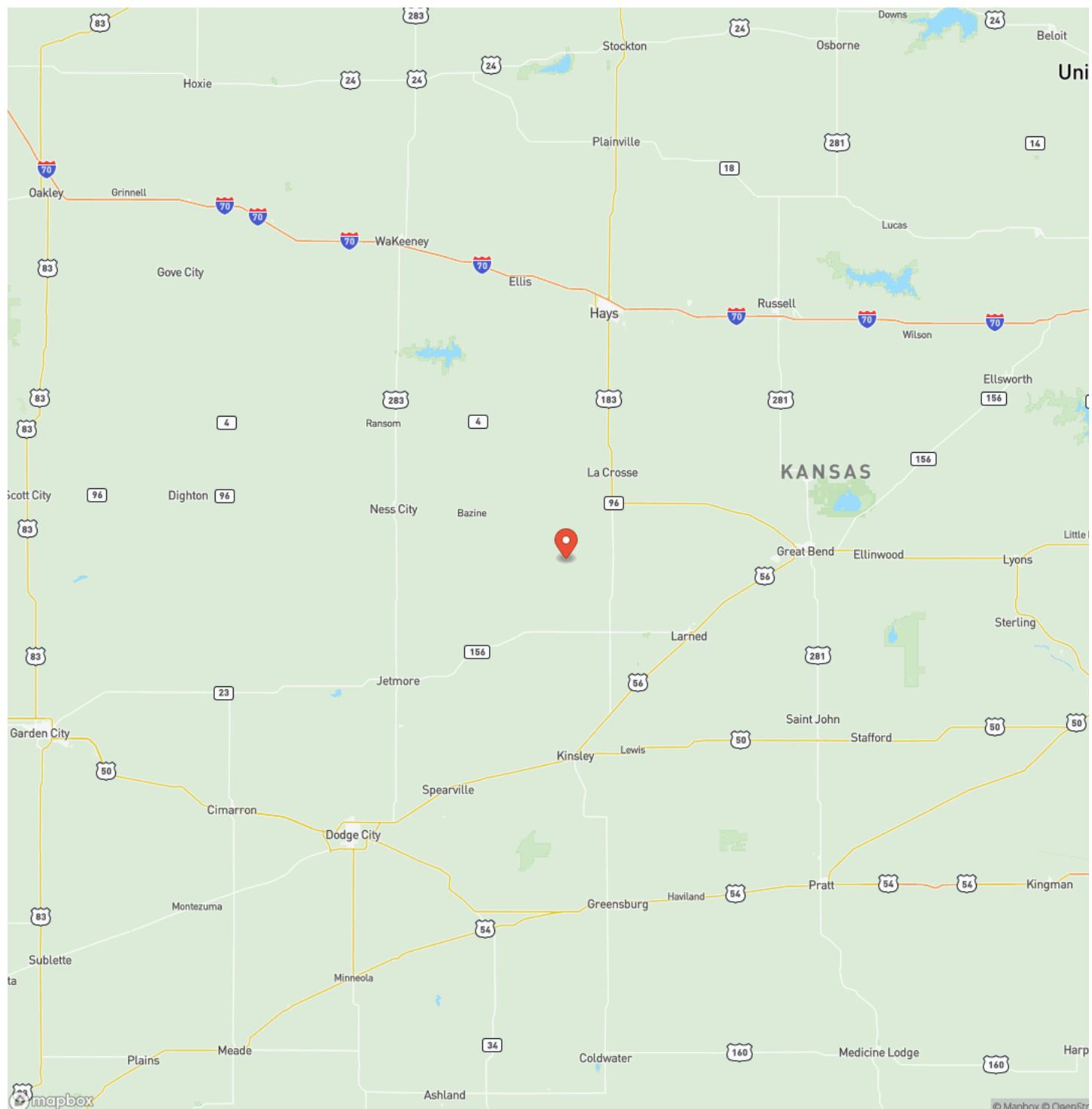


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Locator Map

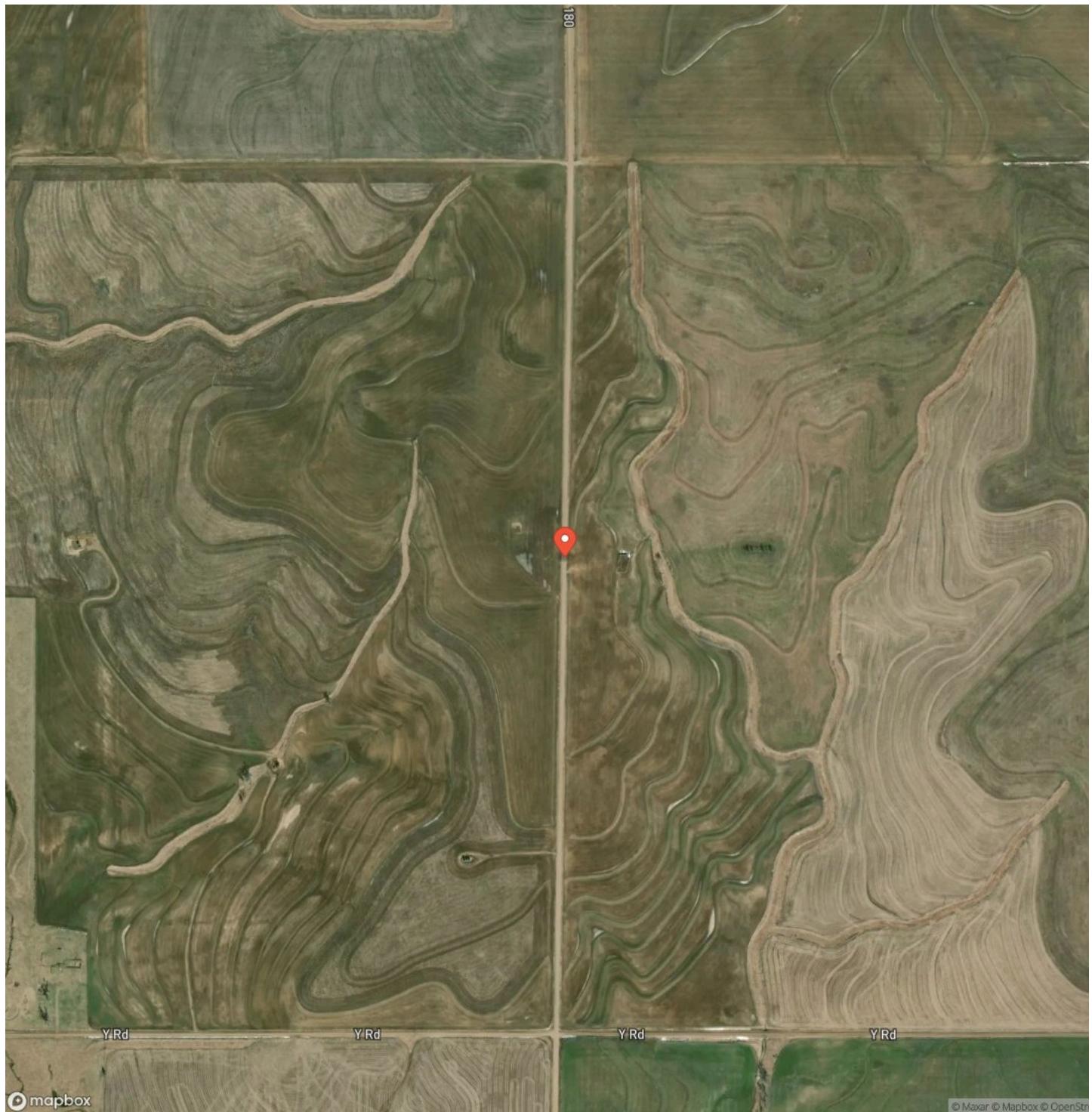


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**Section of Prime Cropland/Pasture with Mostly Class II Soils
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Satellite Map



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Nekoma, KS / Pawnee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

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Address

City / State / Zip

NOTES



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