

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

\$1,040,000
640± Acres
Pawnee County



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/>



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PROPERTY DESCRIPTION

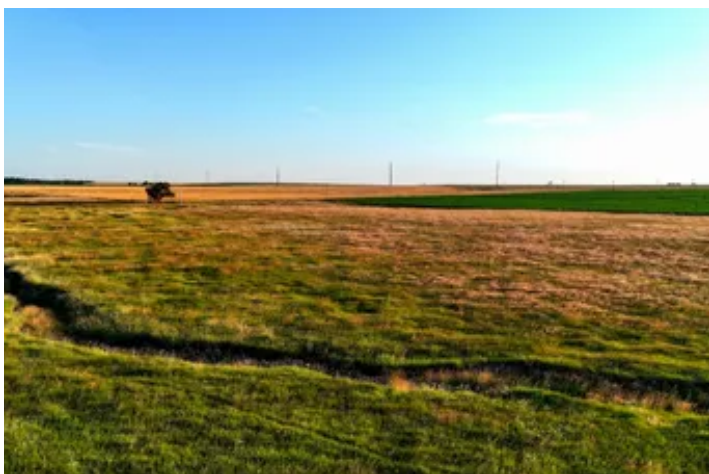
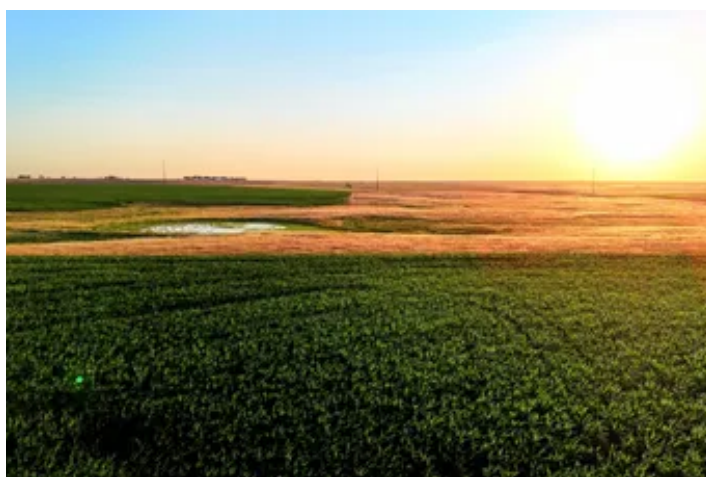
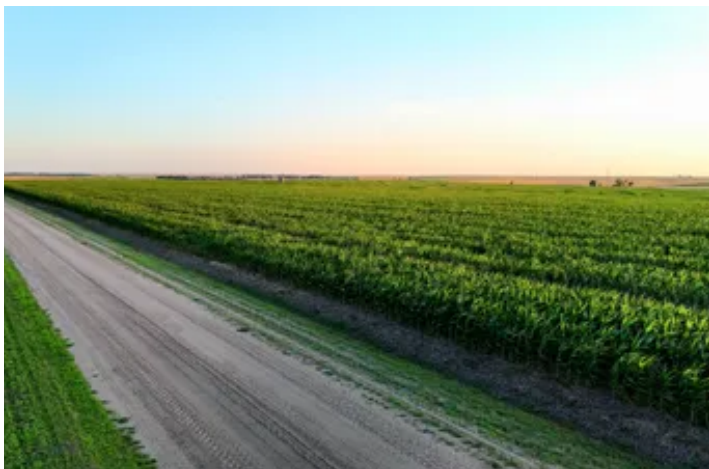
Section of productive cropland & pasture that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of mostly Harney Silt Loam 1-3 percent slope Class (2e) soils the cropland has good proven yield history. Crops grown on 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:

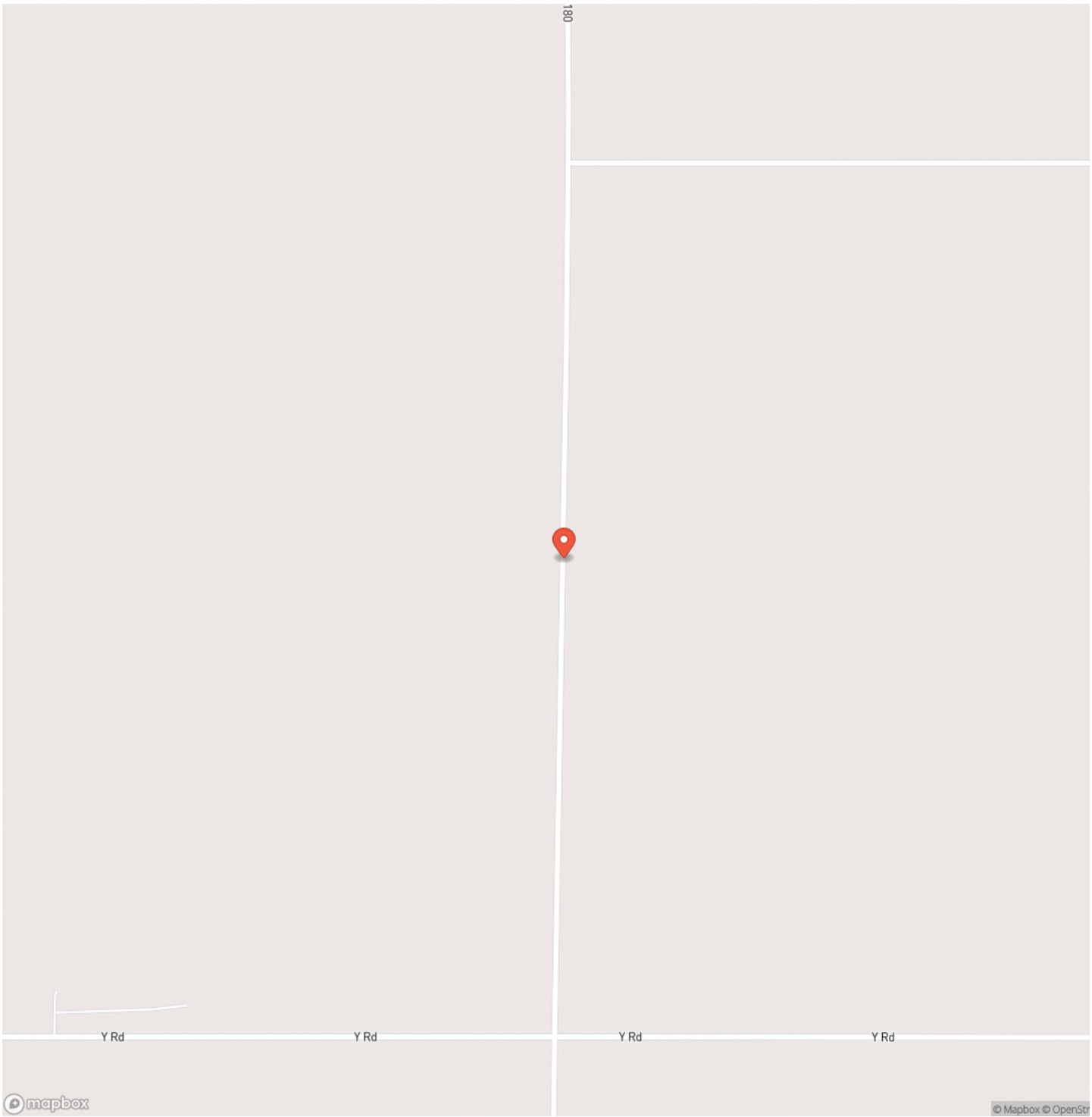
- Legal Description (SEC5 T20S R19W)
- Mostly Prime Cropland
- Flex Cash Lease Agreement on Tillable Acres
- Pasture with Multiple Water Sources
- \$2,500 Annual Hunting Lease Income
- Active Mineral Development Lease
- County Road Frontage on Multiple Sides

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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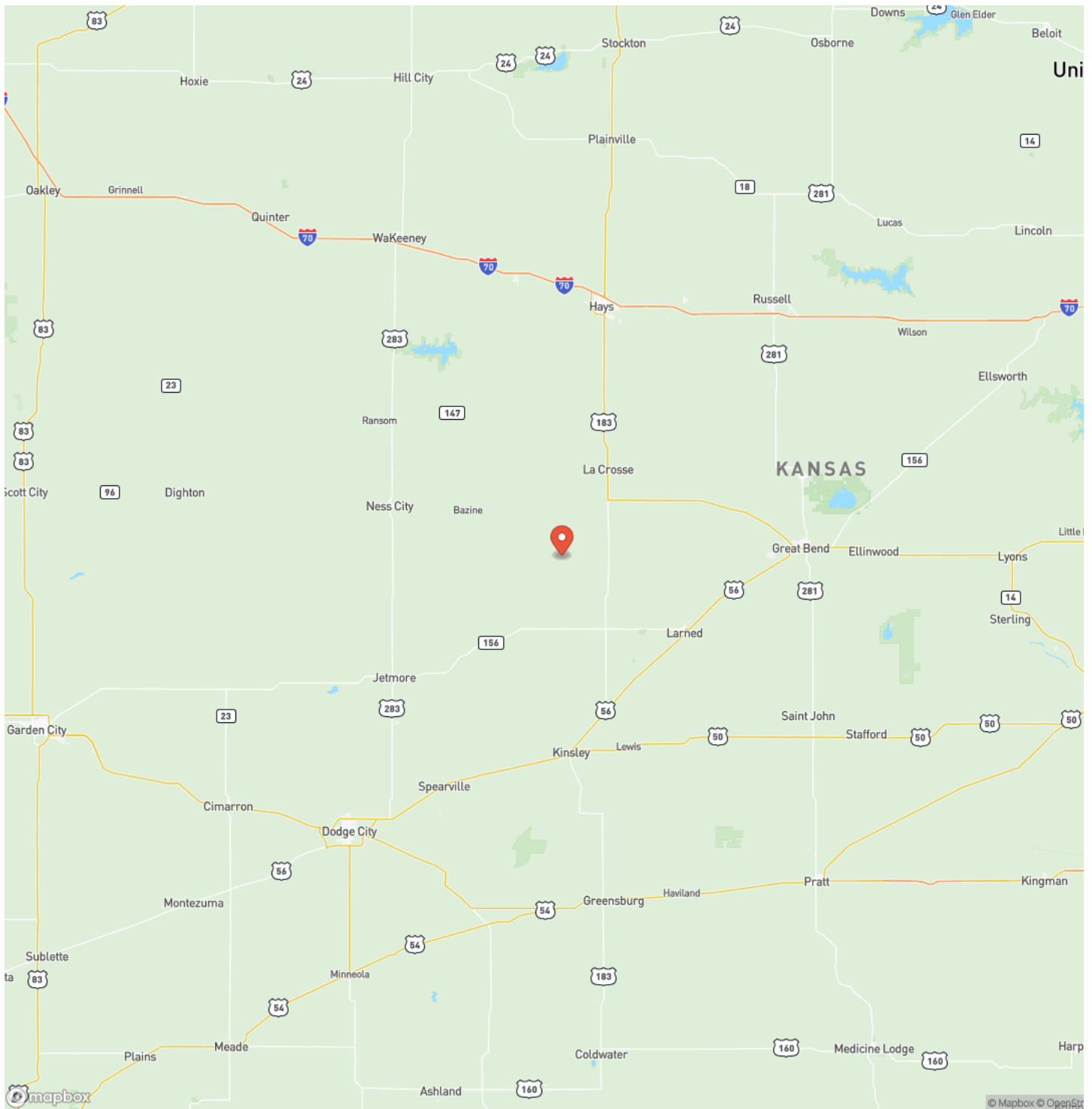


Locator Map



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Locator Map



Satellite Map



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

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal 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.



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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