

Small Pasture & Amazing Recreational Opportunities
TBD Road G
Geneseo, KS 67444

\$119,000
32± Acres
Rice County



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LAND CO.

Small Pasture & Amazing Recreational Opportunities Geneseo, KS / Rice County

SUMMARY

Address

TBD Road G

City, State Zip

Geneseo, KS 67444

County

Rice County

Type

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

Latitude / Longitude

38.4339 / -98.1382

Acreage

32

Price

\$119,000

Property Website

<https://greatplainslandcompany.com/detail/small-pasture-amazing-recreational-opportunities-rice-kansas/96642/>



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Geneseo, KS / Rice County**

PROPERTY DESCRIPTION

Rice County, KS 32

This small tract has much to offer for the hunting enthusiast or a local rancher looking to pick up some additional pasture. County roads lead you approximately 4 miles north of Paved State Highway 56 to the entrance of the parcel. The land is located only a few miles south of the Little Arkansas River providing beautiful views and great habitat for hunting whitetail deer, upland birds, & turkeys. There are several mature trees rows throughout the property and a treed wet weather draw offering great cover for wildlife. Heavy brush and tall grass offer superb deer bedding areas with several potential elevated blind setup spots. This property has all the makings of a honey hole for hunting both large and small game. Several recent trail cameras pictures prove the incredible recreational potential. In recent years the acreage has been leased out for livestock grazing with a water well located towards the northern boundary providing an ample water source. If you are looking for the perfect ground with recreational value - this property is a terrific option. Contact the listing land professional today for more details about this great property. Showings by appointment only with no exceptions!!!

Property Features:

- Located Northeast of Lyons, KS
- Only a few miles south of the Little Arkansas River
- Excellent cover for deer, turkey, and upland birds
- Trophy Whitetail Deer Hunting
- Mostly Fenced
- Existing Water Well
- Seller's Owned Mineral Rights Included

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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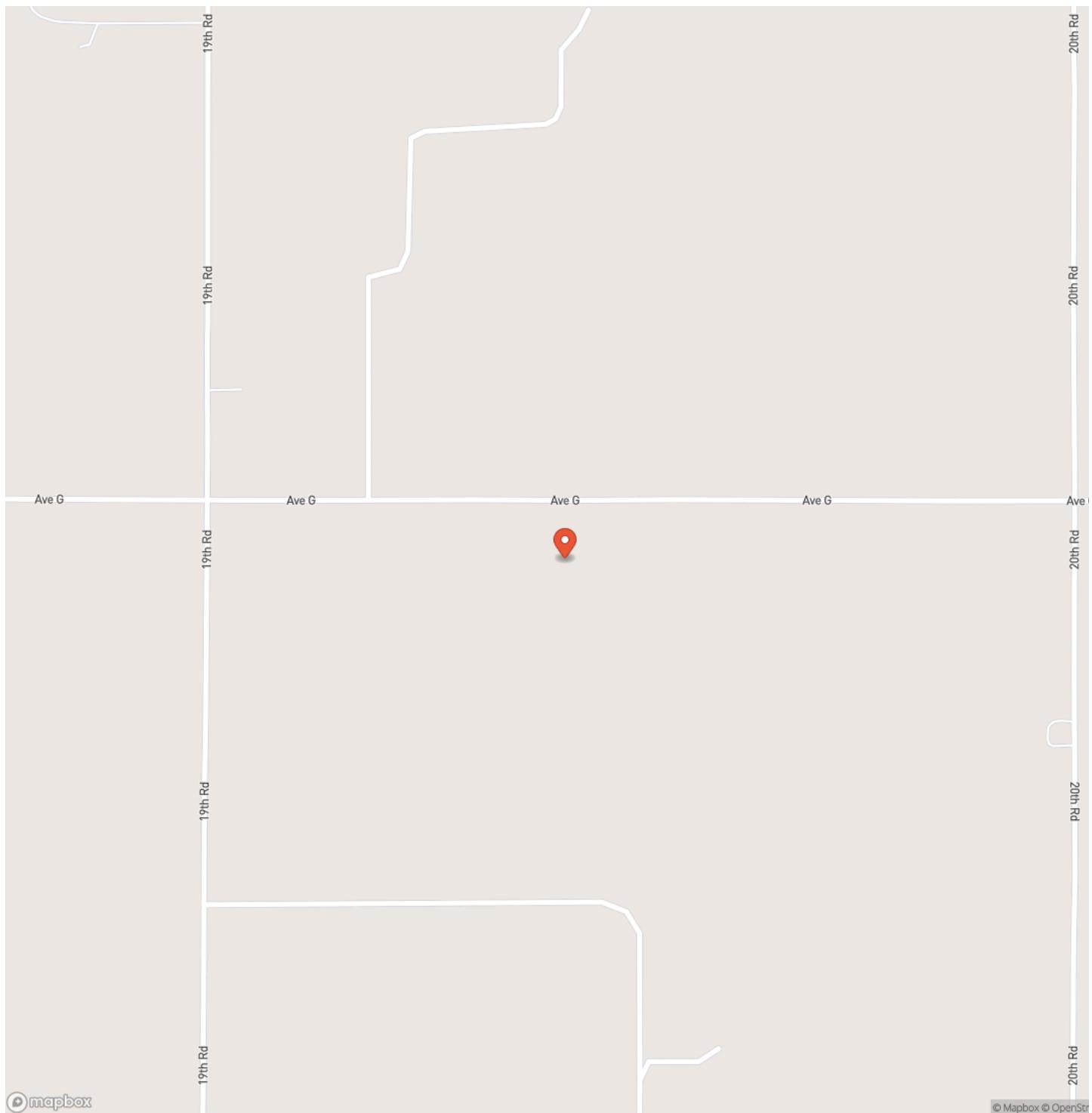


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Locator Map



mapbox

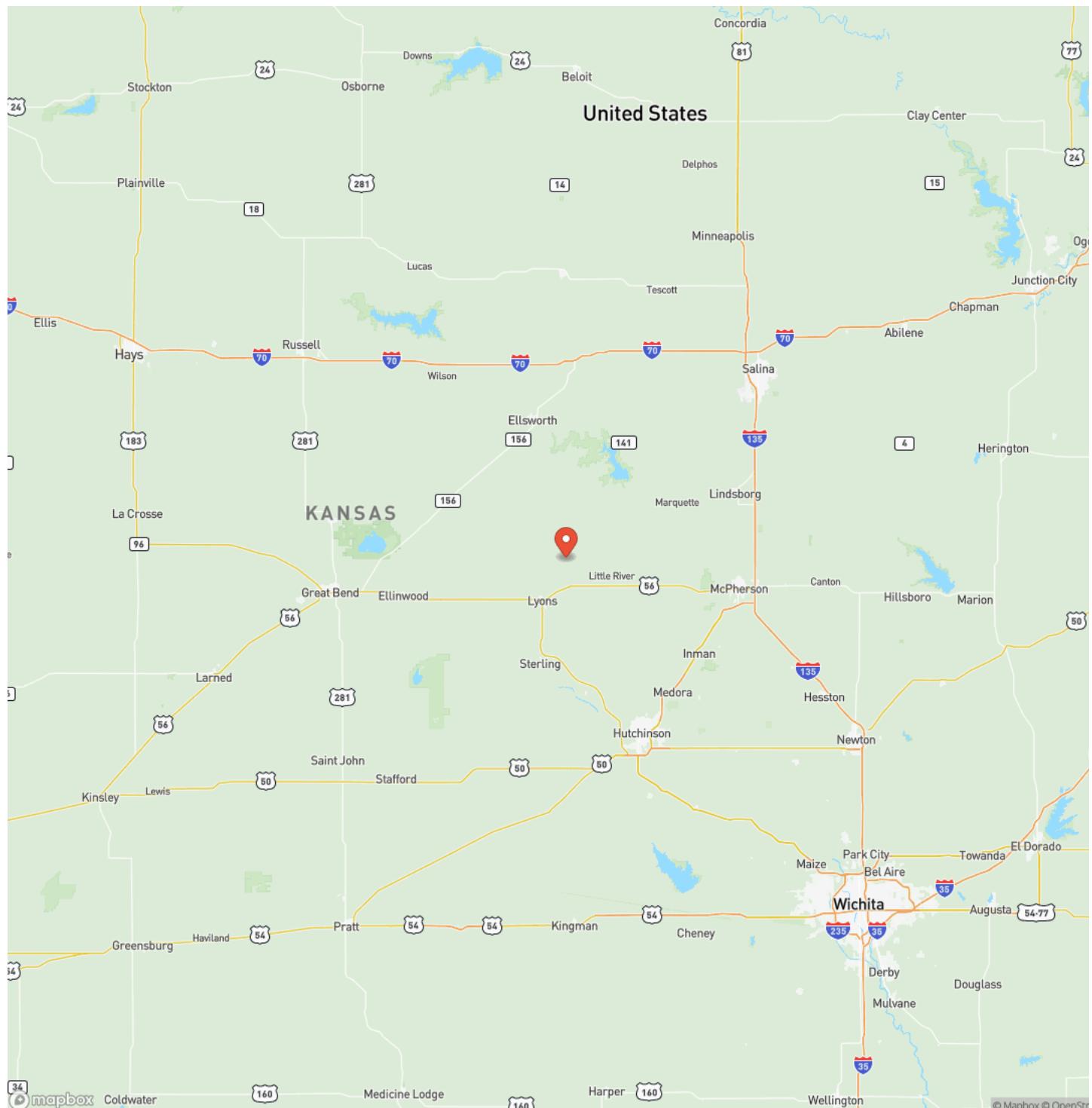
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Locator Map



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Geneseo, KS / Rice County

Satellite Map



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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



NOTES



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ANSWER

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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