

**Expired CREP with Great Hunting Opportunities**  
TBD Road AA  
Lakin, KS 67860

**\$110,775**  
147.700± Acres  
Kearny County



## Expired CREP with Great Hunting Opportunities Lakin, KS / Kearny County

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### **SUMMARY**

#### **Address**

TBD Road AA

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

Lakin, KS 67860

#### **County**

Kearny County

#### **Type**

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

#### **Latitude / Longitude**

37.7825 / -101.1261

#### **Acreage**

147.700

#### **Price**

\$110,775

#### **Property Website**

<https://greatplainslandcompany.com/detail/expired-crep-with-great-hunting-opportunities-kearny-kansas/89383/>



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### **PROPERTY DESCRIPTION**

#### **Kearny Co., KS 147.7**

Here is an opportunity to purchase a recreational property at an affordable price. Most of the acreage is expired CREP program, with the irrigation well having been retired. The retired irrigation well on the property might have the possibility of being turned into domestic/livestock wells (buyers to complete their own due diligence). The rolling hills provide great wildlife habitat for mule deer, whitetail deer, pheasants, quail, & small game. Several mature deer frequent the property as they travel back and forth from feeding in the neighboring irrigated fields (see trail camera pictures). Paved Road AA frontage provides easy access and is a reasonable distance from Garden City, KS. Garden City is one of the larger cities in the area with several restaurants, hotels, and shops. Access is provided by the paved county road along the eastern edge of the property providing great year around accessibility. Average moisture in the area ranges from 15" to 20" annually. Surface Rights Only. Contact the Listing Land Professional for any questions or to request more information. Showings by appointment only!

#### **Land Details:**

- Located Southwest of Garden City, KS
- Paved Road Frontage
- Retired Irrigation Well
- Amazing Recreational Opportunities
- Surface Rights Only
- Low Taxes

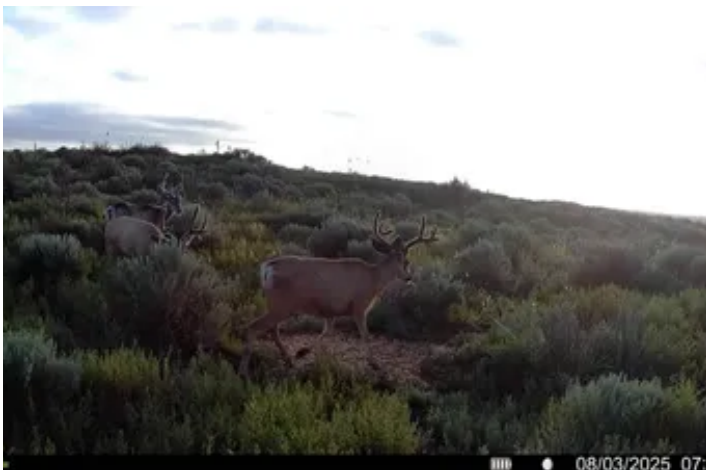
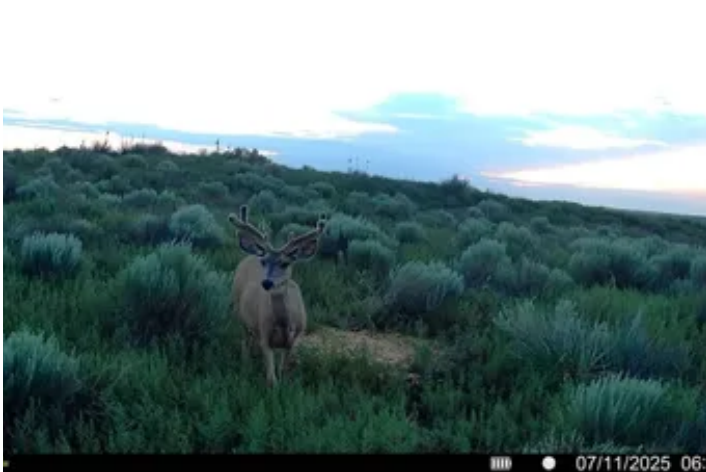
#### **Nearby Areas:**

- 18 miles to Garden City, KS
- 60 miles to Dodge City, KS
- 181 miles to Amarillo, TX
- 206 miles to Wichita, KS
- 248 miles to Denver, CO
- 256 miles to Oklahoma City, OK

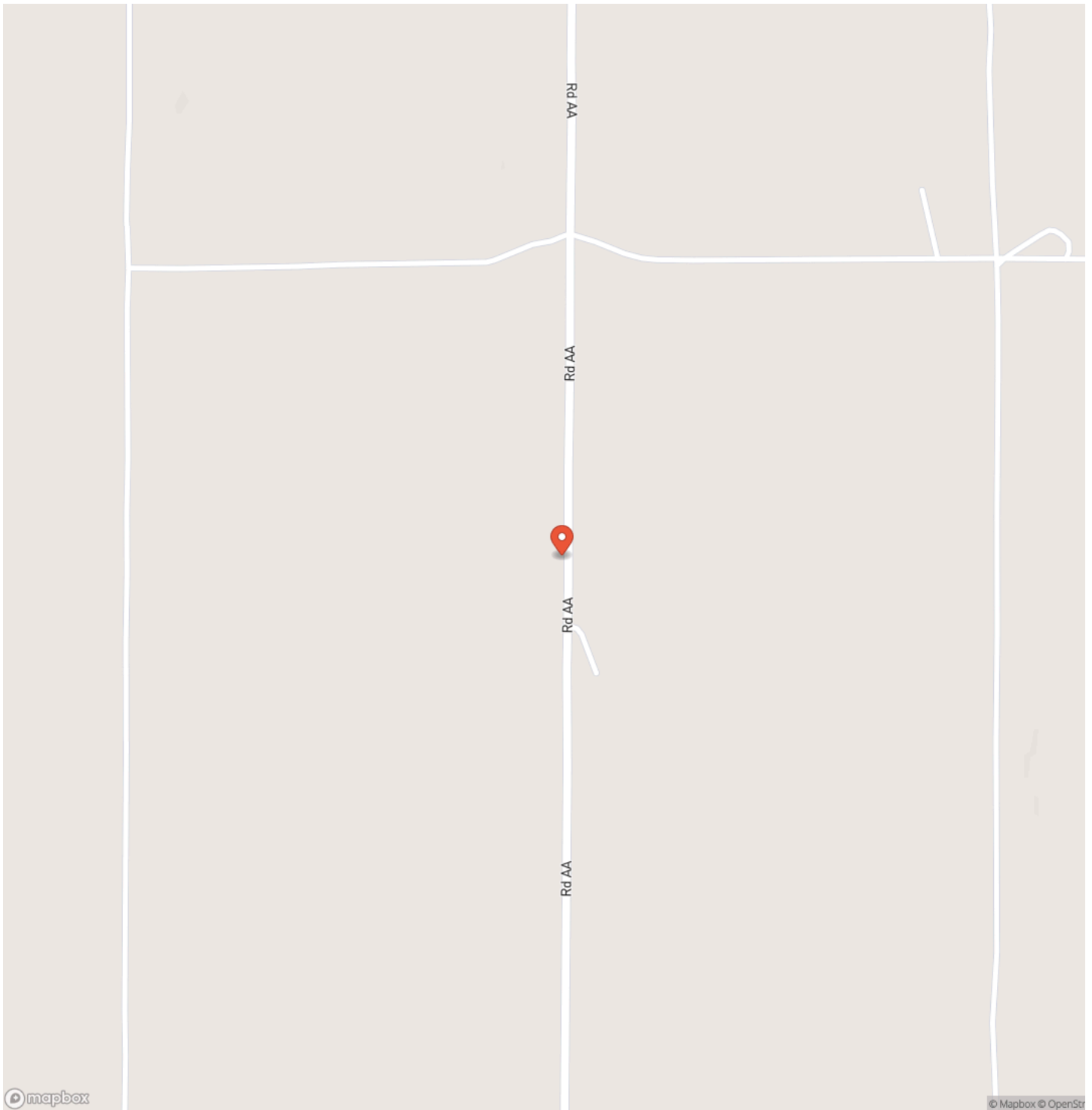
*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



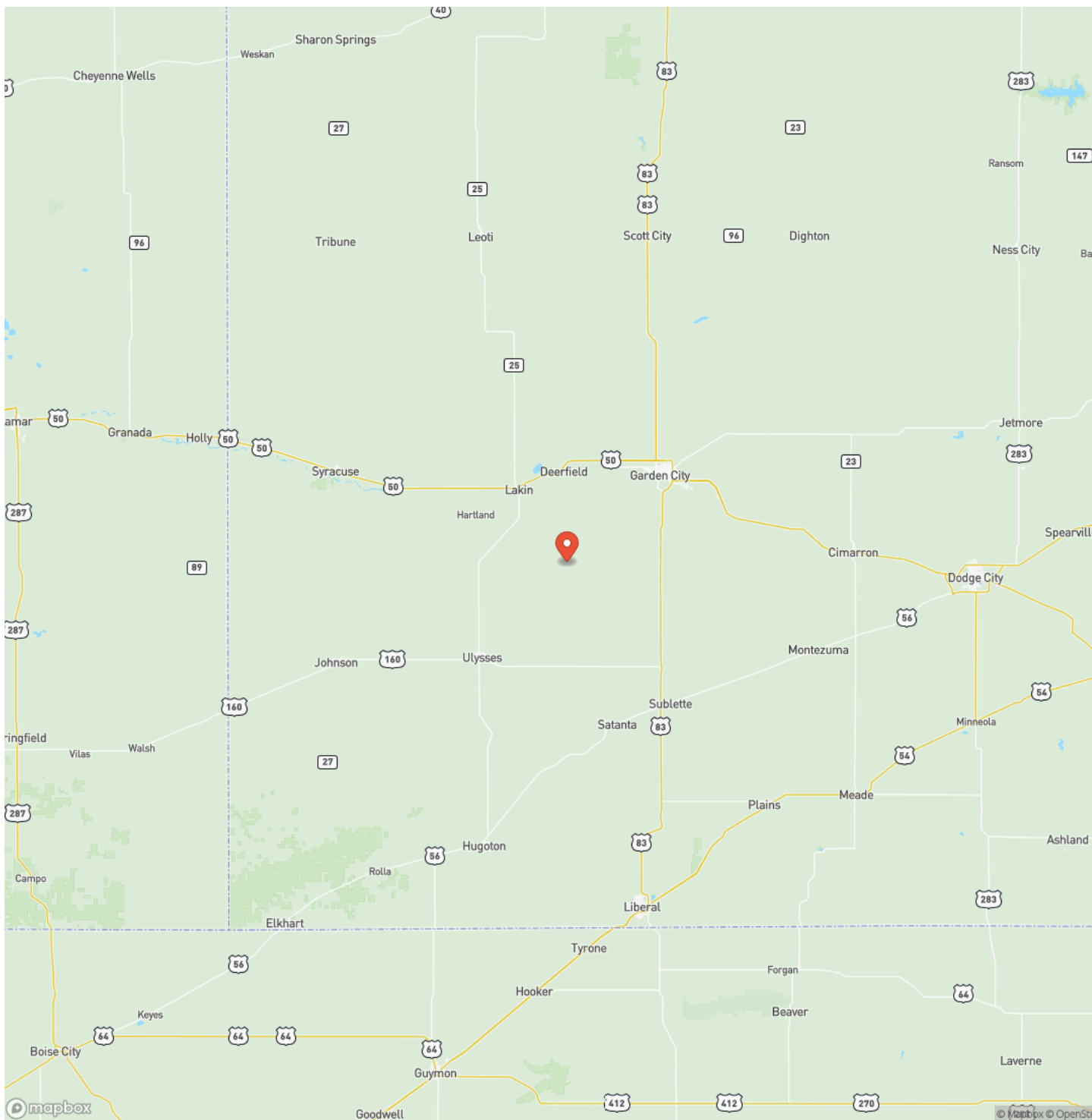
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**Lakin, KS / Kearny County**



## Locator Map



## Locator Map





## Satellite Map



## Expired CREP with Great Hunting Opportunities

### Lakin, KS / Kearny 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

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## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



**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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**Great Plains Land Company**  
501 N. Walker St.  
Oklahoma City, OK 73102  
(405) 255-0051  
[greatplainslandcompany.com](http://greatplainslandcompany.com)

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