

Affordable CRP Investment & Recreational Property
TBD County Road 21
Ulysses, KS 67880

\$94,750
116± Acres
Grant County



Affordable CRP Investment & Recreational Property Ulysses, KS / Grant County

SUMMARY

Address

TBD County Road 21

City, State Zip

Ulysses, KS 67880

County

Grant County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.4465 / -101.5096

Acreage

116

Price

\$94,750

Property Website

<https://greatplainslandcompany.com/detail/affordable-crp-investment-recreational-property-grant-kansas/68443/>



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PROPERTY DESCRIPTION

Affordable Parcel of CRP with annual income and good hunting opportunities. Enrolled in CRP until 2032, the annual payment is approximately \$3,510 making this property a great long-term investment. Bordering the property and in the area, there is current farming of wheat, milo, and millet. With mostly Class III soils, the parcel has the option to be put back into cropland production once the current CRP contract expires. Good county road frontage on multiple sides makes for easy access and is only a short distance from Paved Highway 25 & Ulysess, KS. 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). Hunting opportunities include deer, pheasant, quail, and small game. Several pheasants were seen on the property while taking listing pictures. Contact the listing land specialist for more information about this great opportunity.

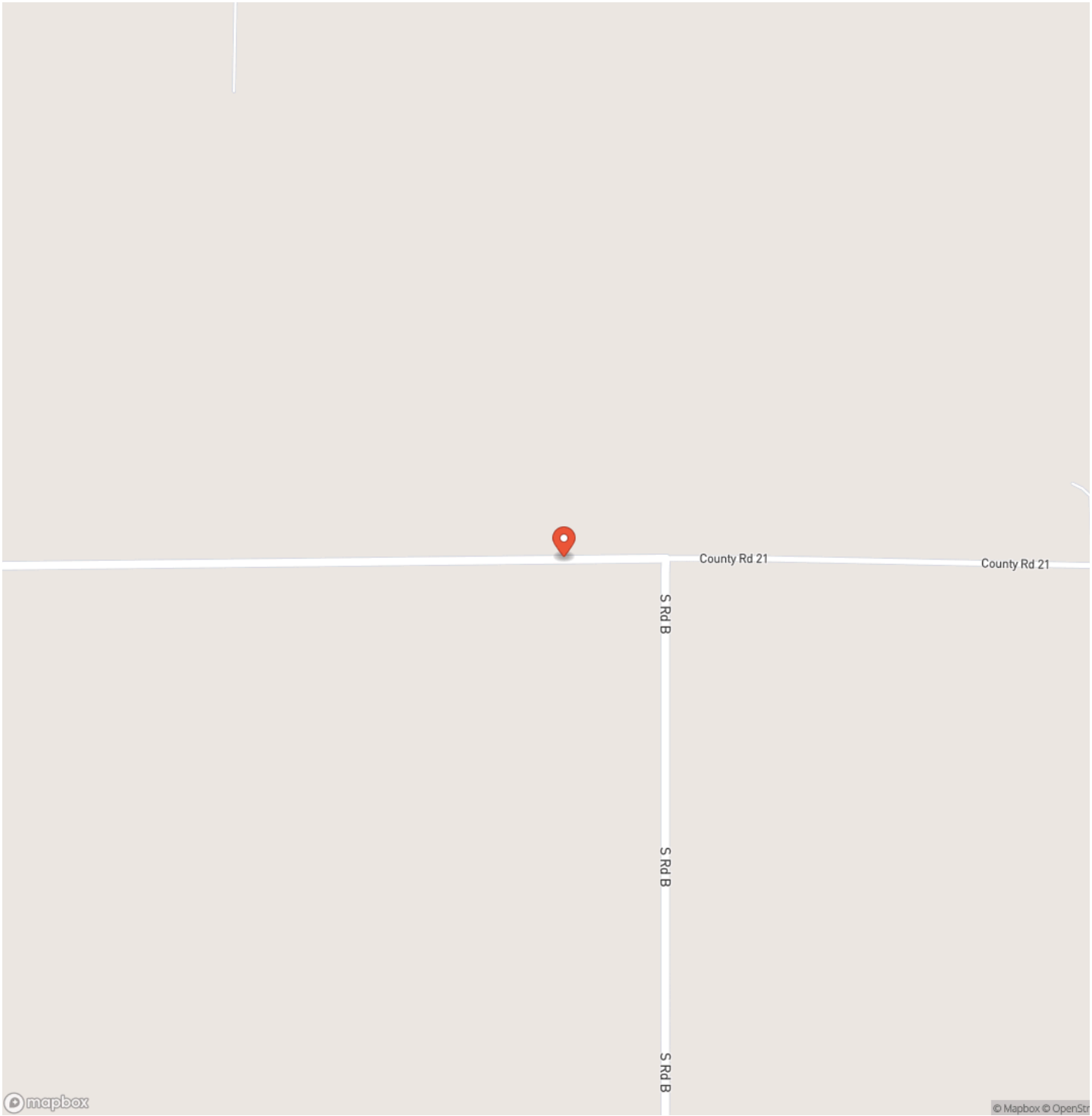
- Located SW of Ulysess, KS
- CRP contracts until 2032
- CRP paying roughly \$3,510 annually
- Hunting opportunities
- Maintained County Road frontage
- Low taxes

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.

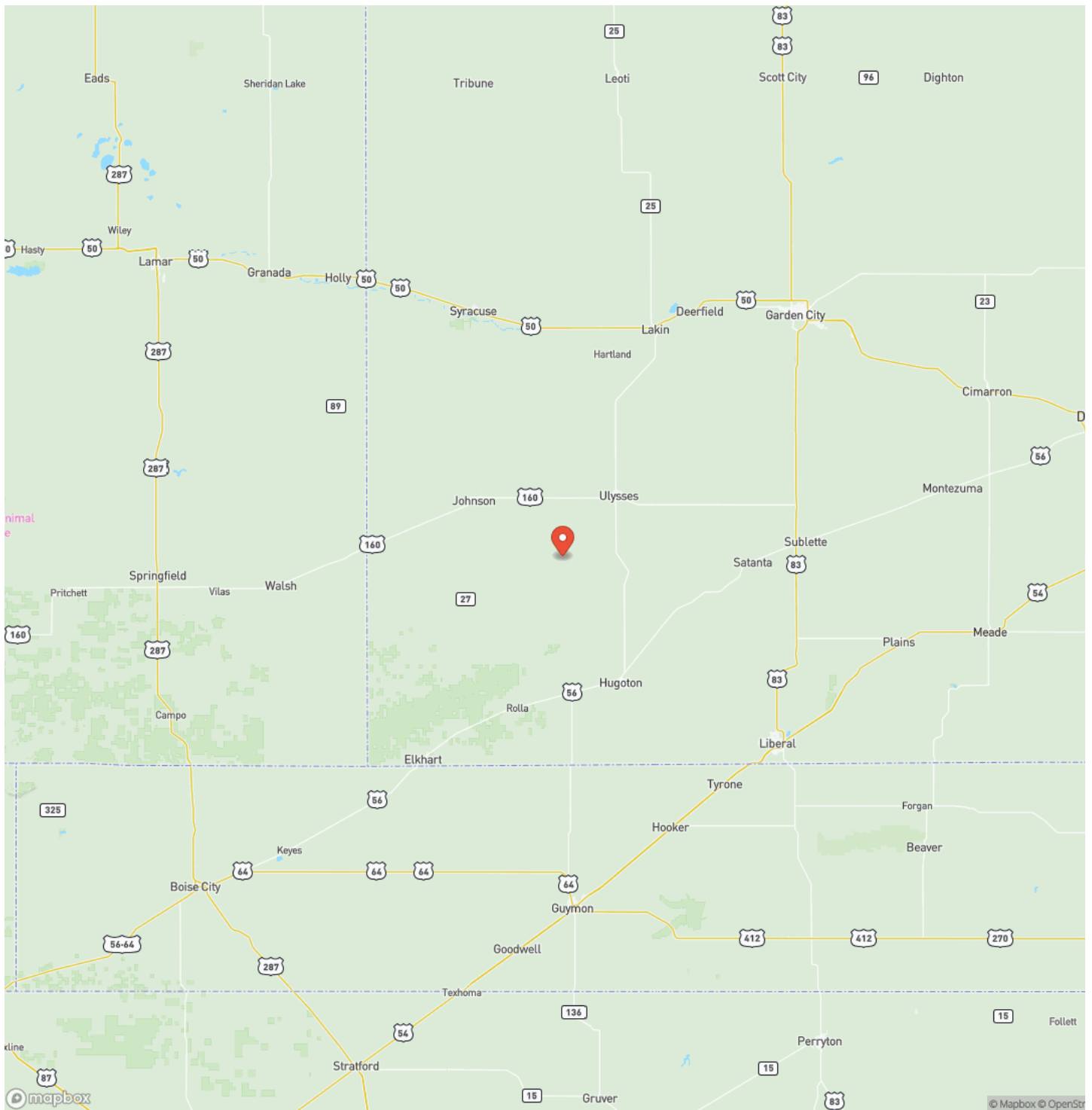
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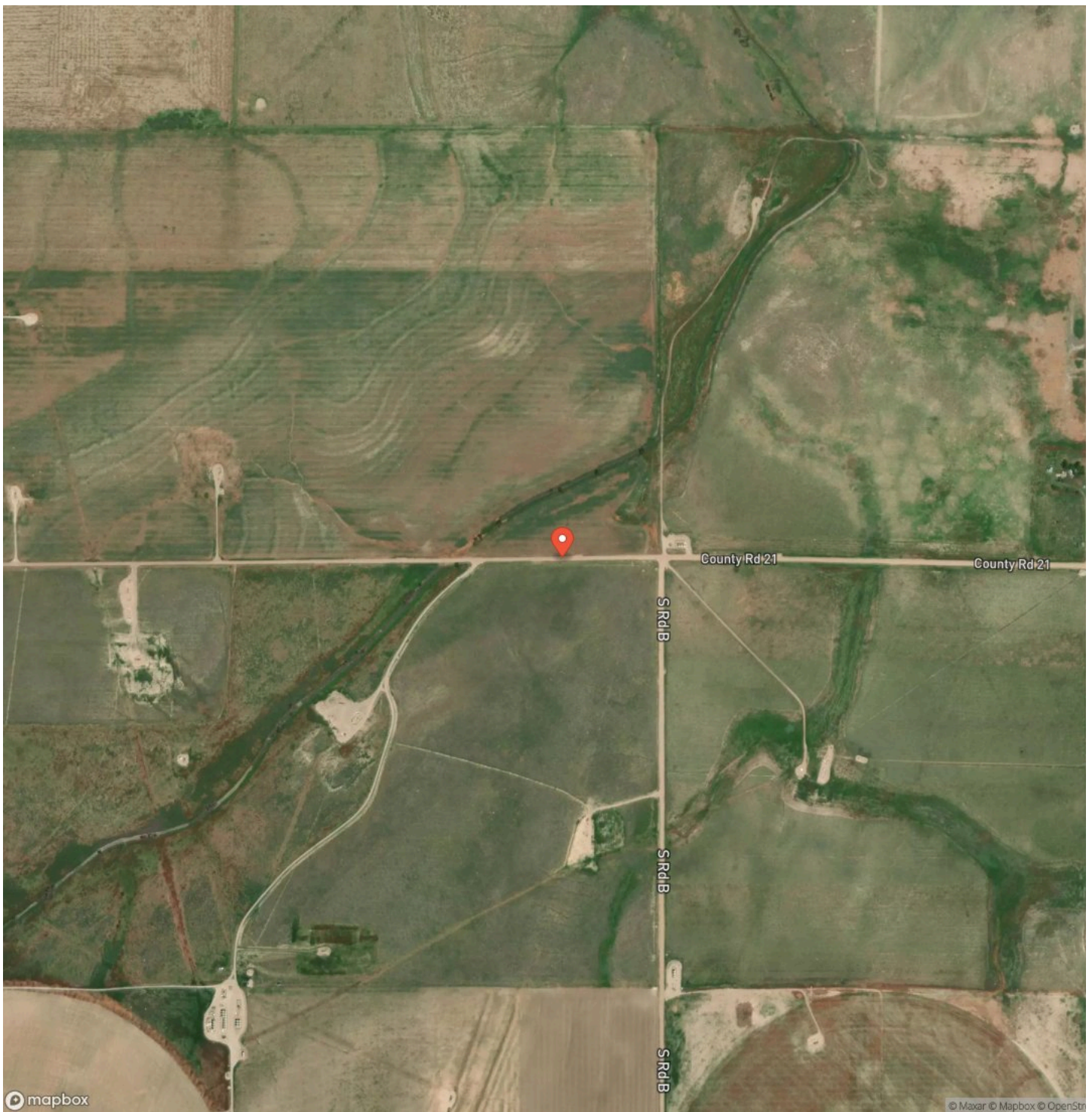
Locator Map



Locator Map



Satellite Map



Affordable CRP Investment & Recreational Property

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

This image shows a blank 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.

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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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

