

**Income & Recreational Opportunities on North Fork
Republican River Bottom**
Richfield, KS 67953

\$185,000
159.200± Acres
Morton County



Income & Recreational Opportunities on North Fork Republican River Bottom Richfield, KS / Morton County

SUMMARY

City, State Zip

Richfield, KS 67953

County

Morton County

Type

Hunting Land, Farms, Ranches, Undeveloped Land, Riverfront

Latitude / Longitude

37.319 / -101.6193

Acreage

159.200

Price

\$185,000

Property Website

<https://greatplainslandcompany.com/detail/income-recreational-opportunities-on-north-fork-republican-river-bottom-morton-kansas/68438/>



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PROPERTY DESCRIPTION

Great combination property with cropland income & North Fork Cimarron River frontage. Consisting of approximately 100 tillable acres of mostly Class II & Class III soils, the cropland is leased to a local tenant, paying roughly \$2,800 annually through the end of 2035. Crops typically grown in the area include corn, milo, wheat, and millet. Not only does the cropland provide annual income, but it is also a great food source for local wildlife. With over a 1/2 mile of heavily treed North Fork Cimarron River bottom, there is tons of great wildlife habitat for the recreational buyer. Several coveys of quail and pheasants were seen while taking listing pictures of the property. The area is known for its trophy mule deer and whitetail hunting with the thick cover in the river bottom and nearby irrigated crop fields. Mineral rights have been previously reserved. Contact the listing land specialist for more information or to schedule a showing today.
Agent/Broker Ownership Interest.

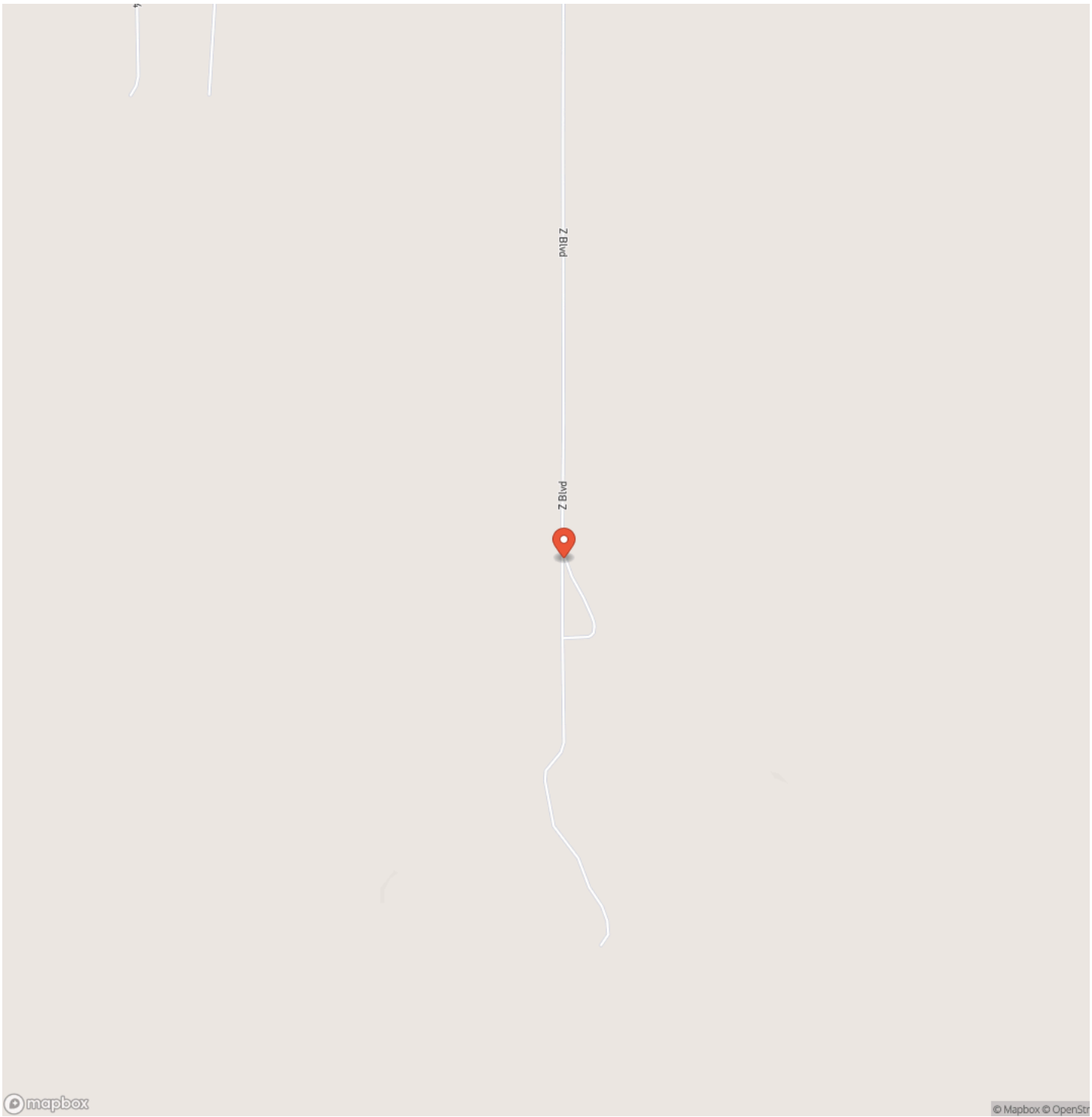
- Legal - SE4 SEC25 T31S R40W
- North Fork Cimarron River frontage
- Great recreational opportunities
- Deer, pheasant, quail, and small game hunting
- Tillable acres consist of mostly level class II & III soils
- Cropland Lease Paying Approxmatley \$2,800 annually

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.

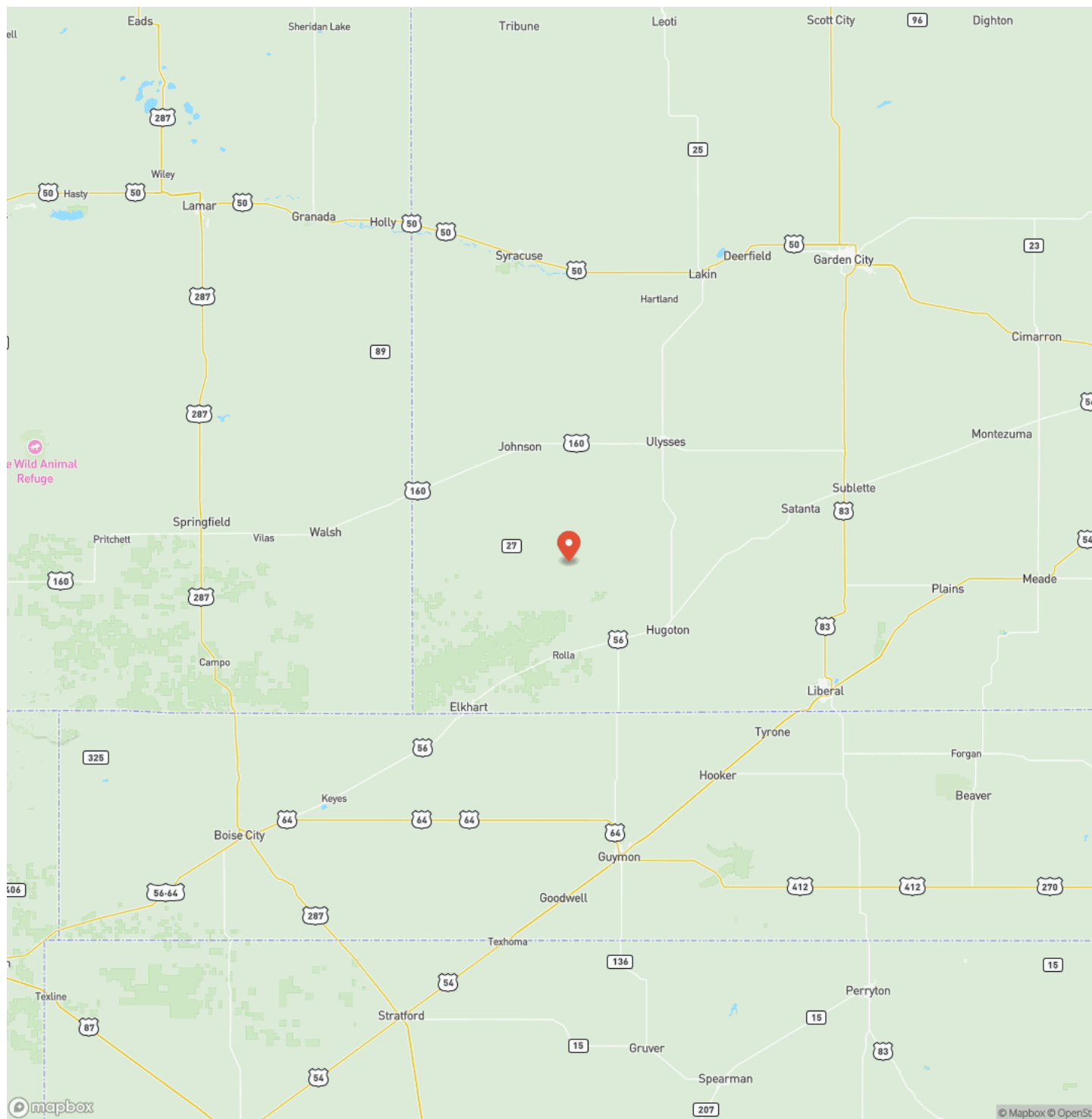
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Richfield, KS / Morton County



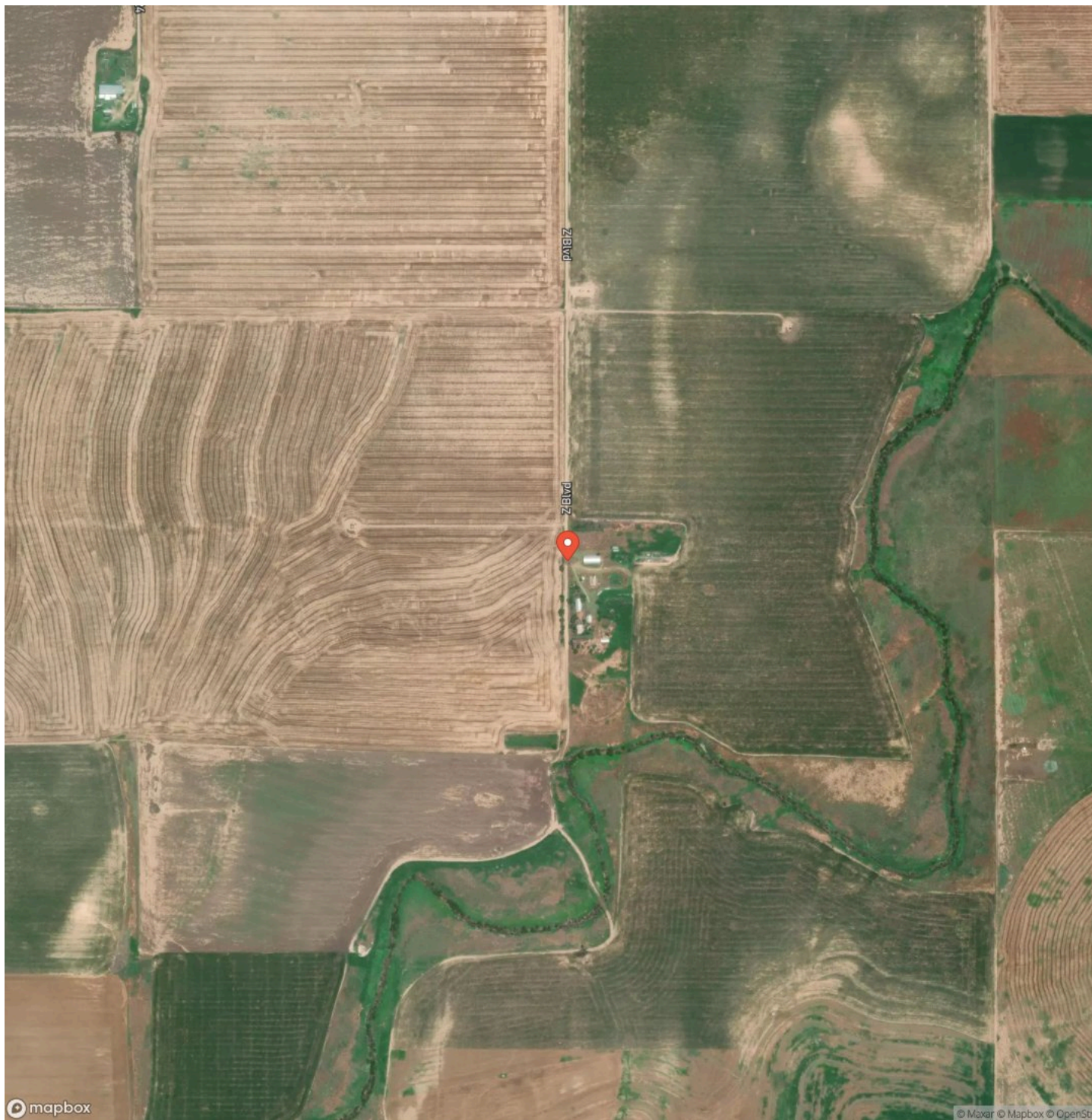
Locator Map



Locator Map



Satellite Map



Income & Recreational Opportunities on North Fork Republican River Bottom Richfield, KS / Morton 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

[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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