

Half Section of CRP in Hamilton County, KS
TBD County Road 8
Coolidge, KS 67836

\$315,000
320± Acres
Hamilton County



Half Section of CRP in Hamilton County, KS

Coolidge, KS / Hamilton County

SUMMARY

Address

TBD County Road 8

City, State Zip

Coolidge, KS 67836

County

Hamilton County

Type

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

Latitude / Longitude

38.1605 / -102.0136

Acreage

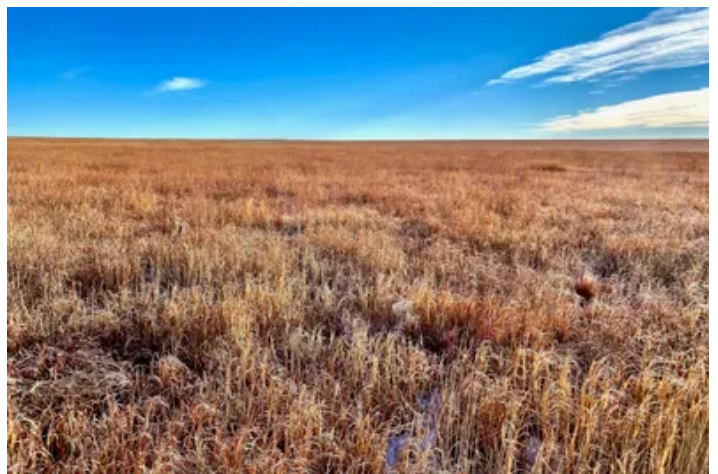
320

Price

\$315,000

Property Website

<https://greatplainslandcompany.com/detail/half-section-of-crp-in-hamilton-county-ks-hamilton-kansas/68545/>



Half Section of CRP in Hamilton County, KS

Coolidge, KS / Hamilton County

PROPERTY DESCRIPTION

Half section of CRP with mostly level soils. The three Conservation Reserve Program contracts consist of one containing 127.33 acres enrolled until 2030, another one being 156.26 acres until 2031, and one with 28.60 acres until 2031. The three contracts pay the owner an annual payment of \$10,287.80, creating a nice yearly ROI. Once the current contracts expire, the owner could decide to apply for new CRP contracts or put the cropland back into production if desired. In the area there's current farming of corn, wheat, milo, and millet. Good county road frontage along the south side provides access and is only a short distance from Coolidge, KS. The entire property is enrolled into the Kansas WIHA program, which generates an approximate yearly income of \$960. This WIHA contract is a year-to-year sign-up and can be opted out of if the new owner desires. Hunting opportunities include pronghorn, deer, pheasants, and small game. Contact the land professional for more information or to set up your private showing.

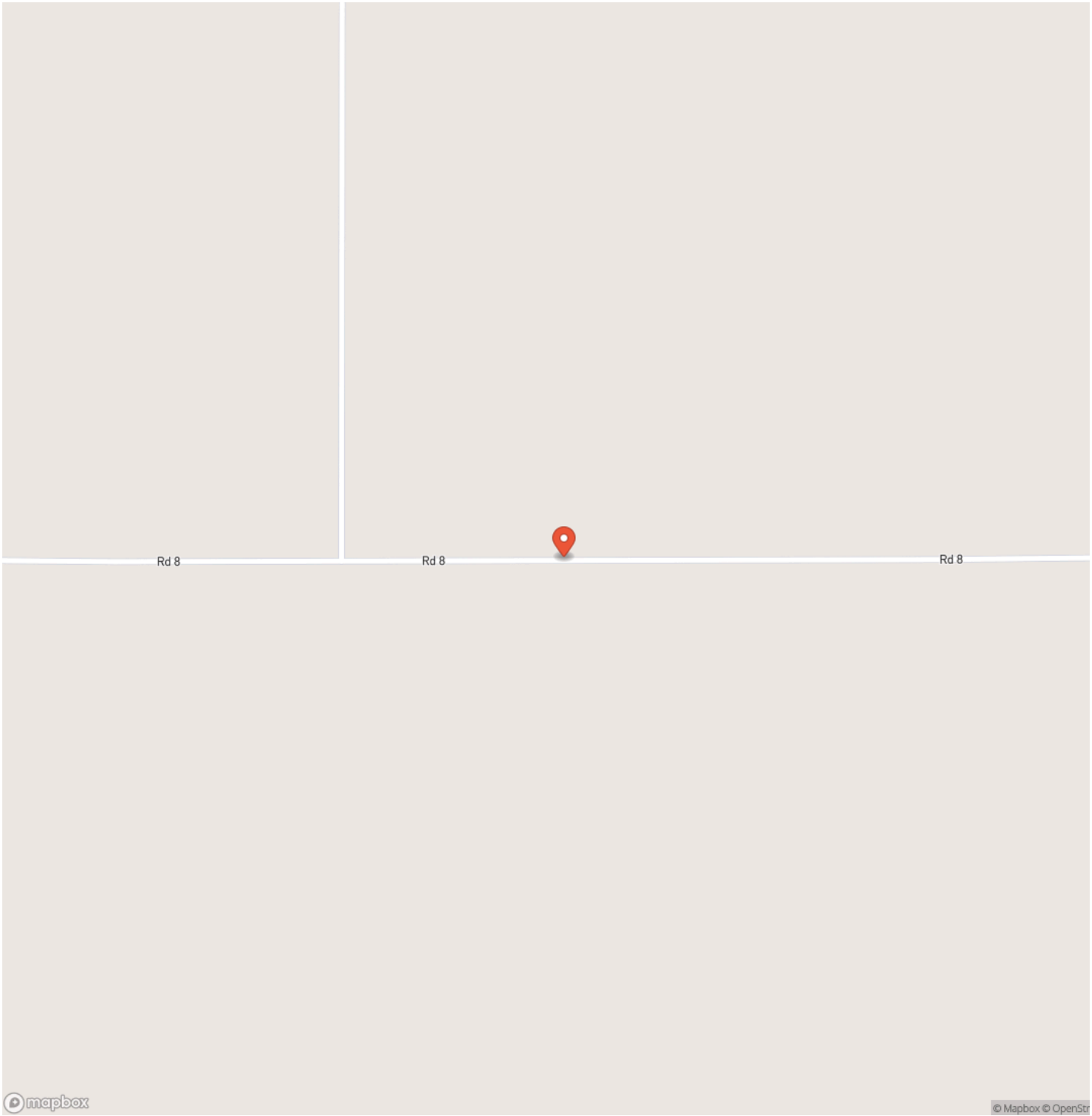
- Legal – T22S R43W SEC2 W2
- Located 8 miles north of Coolidge, KS
- CRP contracts expiring in 2030, 2031 & 2031
- \$11,247.8 approximate annual income
- County Road frontage
- Low taxes

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.

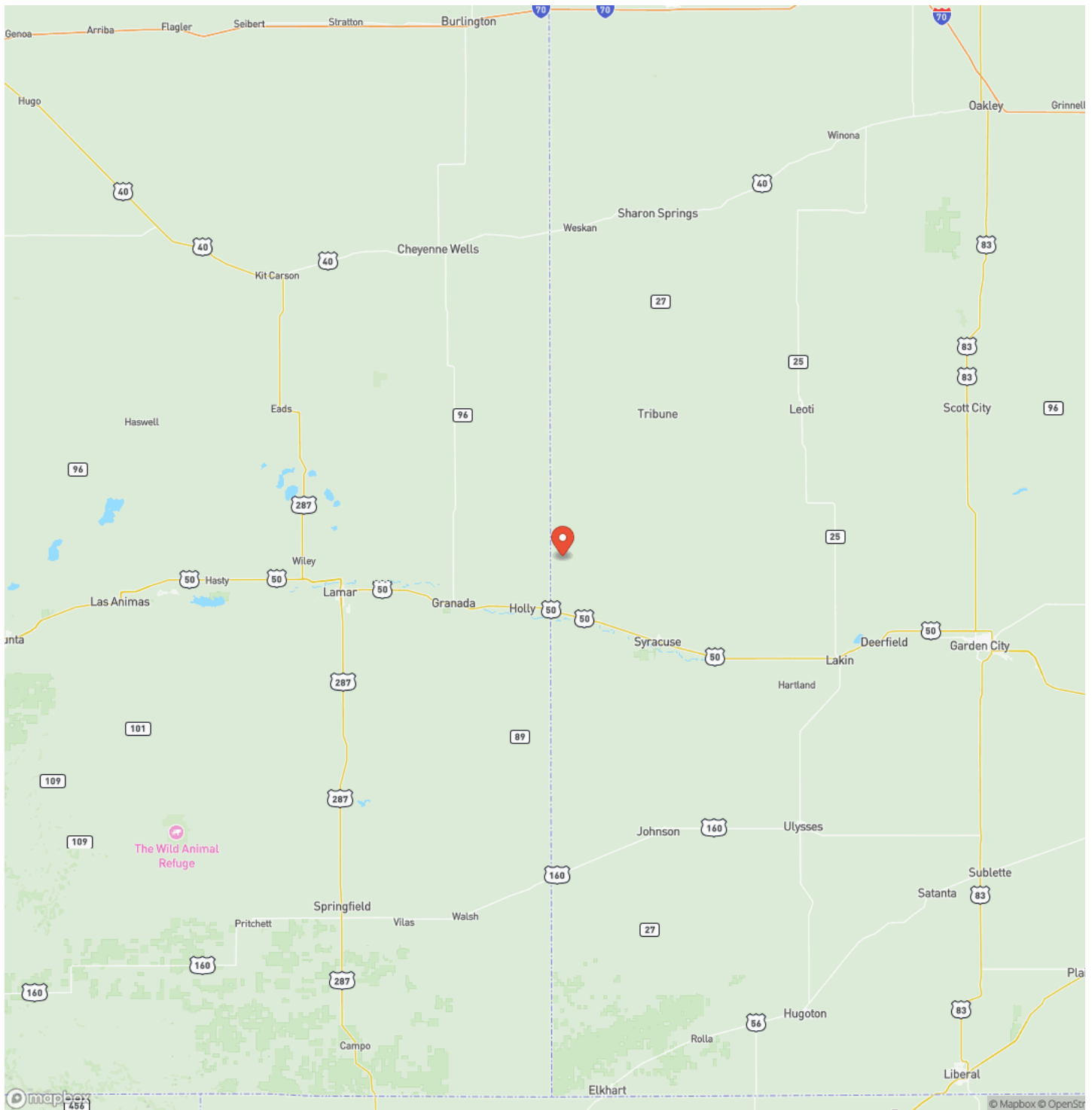
Half Section of CRP in Hamilton County, KS
Coolidge, KS / Hamilton County



Locator Map



Locator Map



Satellite Map



**Half Section of CRP in Hamilton County, KS
Coolidge, KS / Hamilton 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

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.

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.



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

