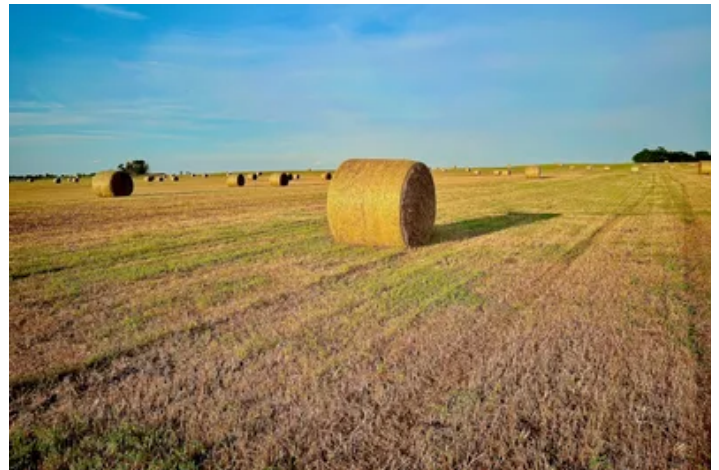


Eastern Pawnee Co., KS 80
TBD
Pawnee Rock, KS 67576

\$172,000
80± Acres
Pawnee County



Eastern Pawnee Co., KS 80
Pawnee Rock, KS / Pawnee County

SUMMARY

Address

TBD

City, State Zip

Pawnee Rock, KS 67576

County

Pawnee County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

38.2481 / -98.9171

Acreage

80

Price

\$172,000

Property Website

<https://greatplainslandcompany.com/detail/eastern-pawnee-co-ks-80-pawnee-kansas/87751/>



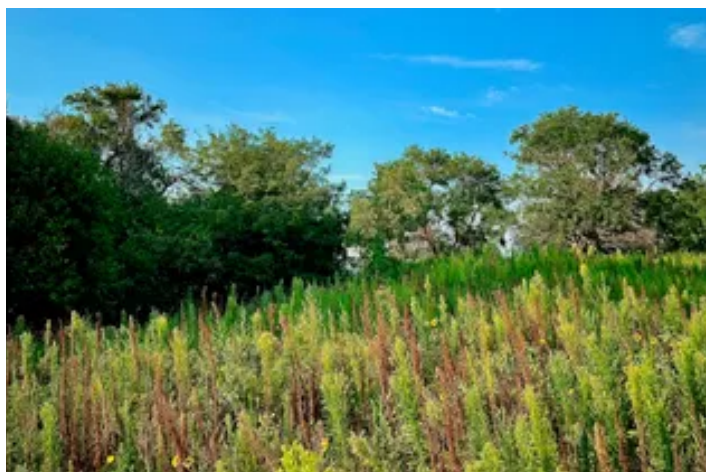
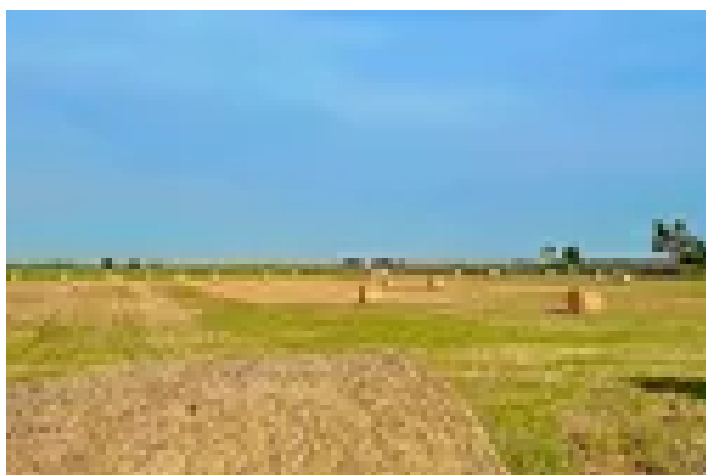
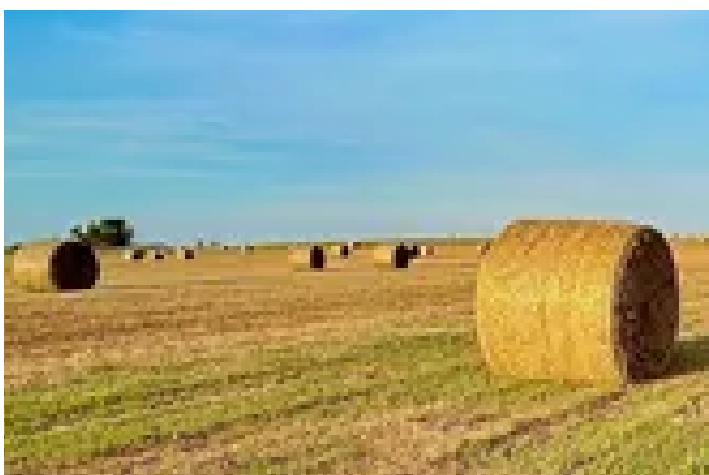
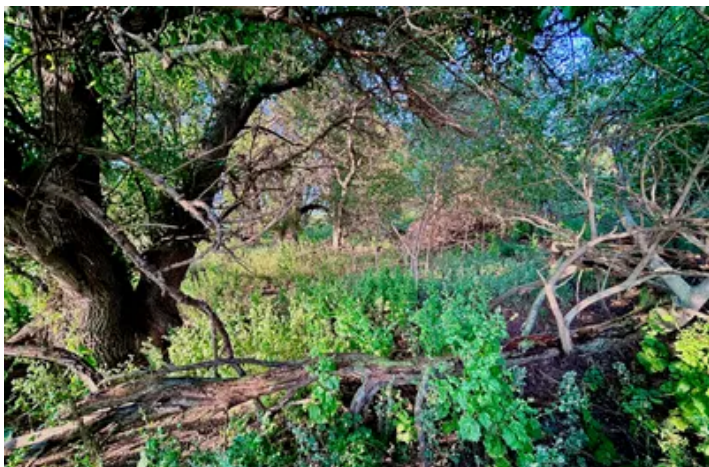
PROPERTY DESCRIPTION

Located in eastern Pawnee County, less than a mile from the Arkansas River, this 80-acre tract offers an excellent combination of productive farmland and high-quality wildlife habitat. The majority of the property is in active cultivation, with Class II and III soils well-suited for crops such as corn, wheat, milo, soybeans, and forage. Level topography, easy county road access, and nearby power make it a strong candidate for owner-operators or investors seeking dependable ag returns through cash rent, crop share, or custom farming.

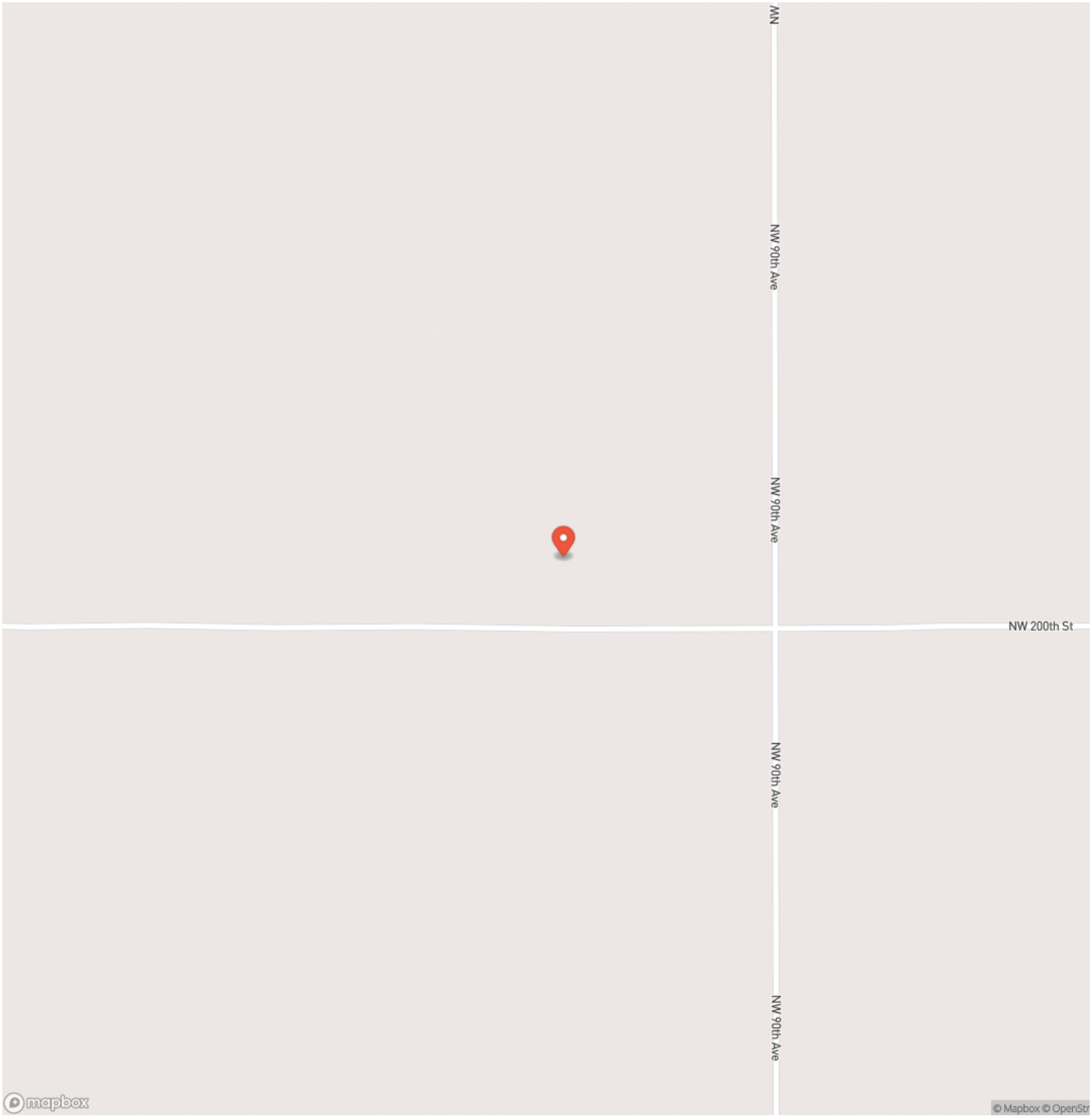
In addition to its farming value, the property features a large patch of mature trees and is surrounded by extensive wooded areas, providing excellent cover for wildlife. Bordering a well-established hunting pasture, it offers outstanding opportunities for whitetail deer, turkeys, pheasants, and quail. For buyers seeking more acreage, the seller is also offering the adjacent 60-acre tract directly to the west, which would create a mile-long, 140-acre strip along the south side of the section with direct road frontage. The offer for the 60 acres is \$135,000.

Legal: The S½ of the SE¼ of SEC1 T21S R15W, Pawnee County, Kansas

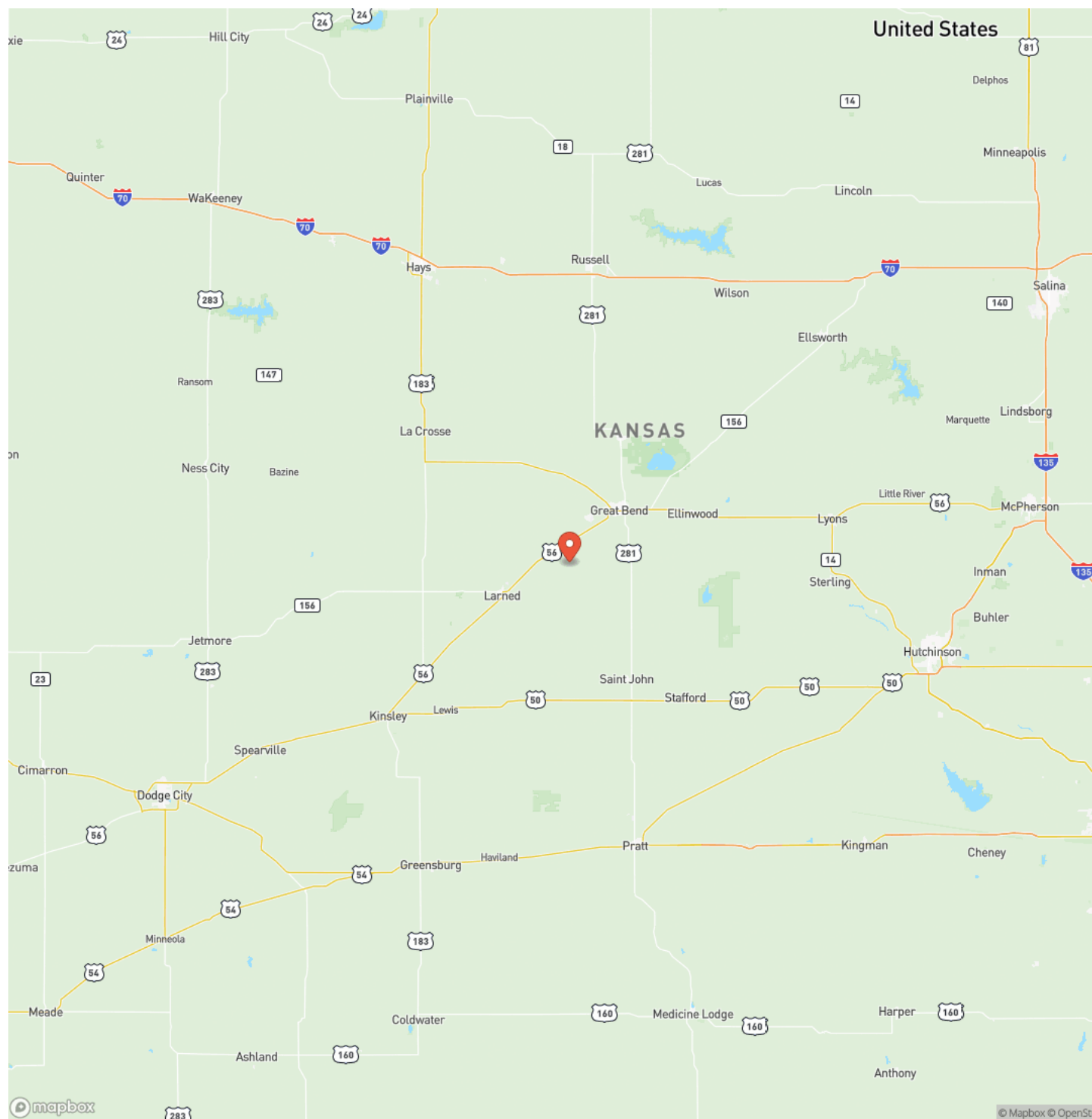
- 80 +/- acres of productive cropland with mature tree cover
- Predominantly Class II & III soils
- Excellent whitetail, turkey, pheasant, and quail hunting
- Adjacent to a well-established hunting pasture
- Convenient county road access
- Power available nearby
- Additional adjacent 60 acres available



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cole Fisher

Mobile

(620) 617-2934

Email

colefisher@greatplains.land

Address

610 Fairchild Terrace

City / State / Zip

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

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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