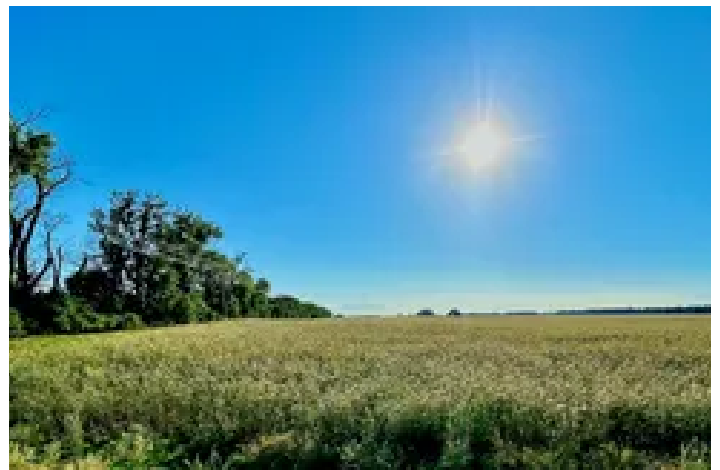


Northwest Pratt Co., KS 80
TBD
Pratt, KS 67066

\$192,000
80± Acres
Pratt County



Northwest Pratt Co., KS 80
Pratt, KS / Pratt County

SUMMARY

Address

TBD

City, State Zip

Pratt, KS 67066

County

Pratt County

Type

Farms

Latitude / Longitude

37.80860 / -98.79893

Acreage

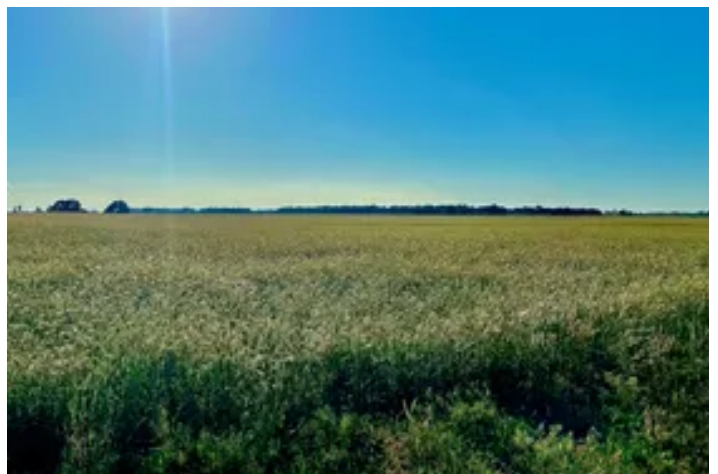
80

Price

\$192,000

Property Website

<https://greatplainslandcompany.com/detail/northwest-pratt-co-ks-80-pratt-kansas/83851/>



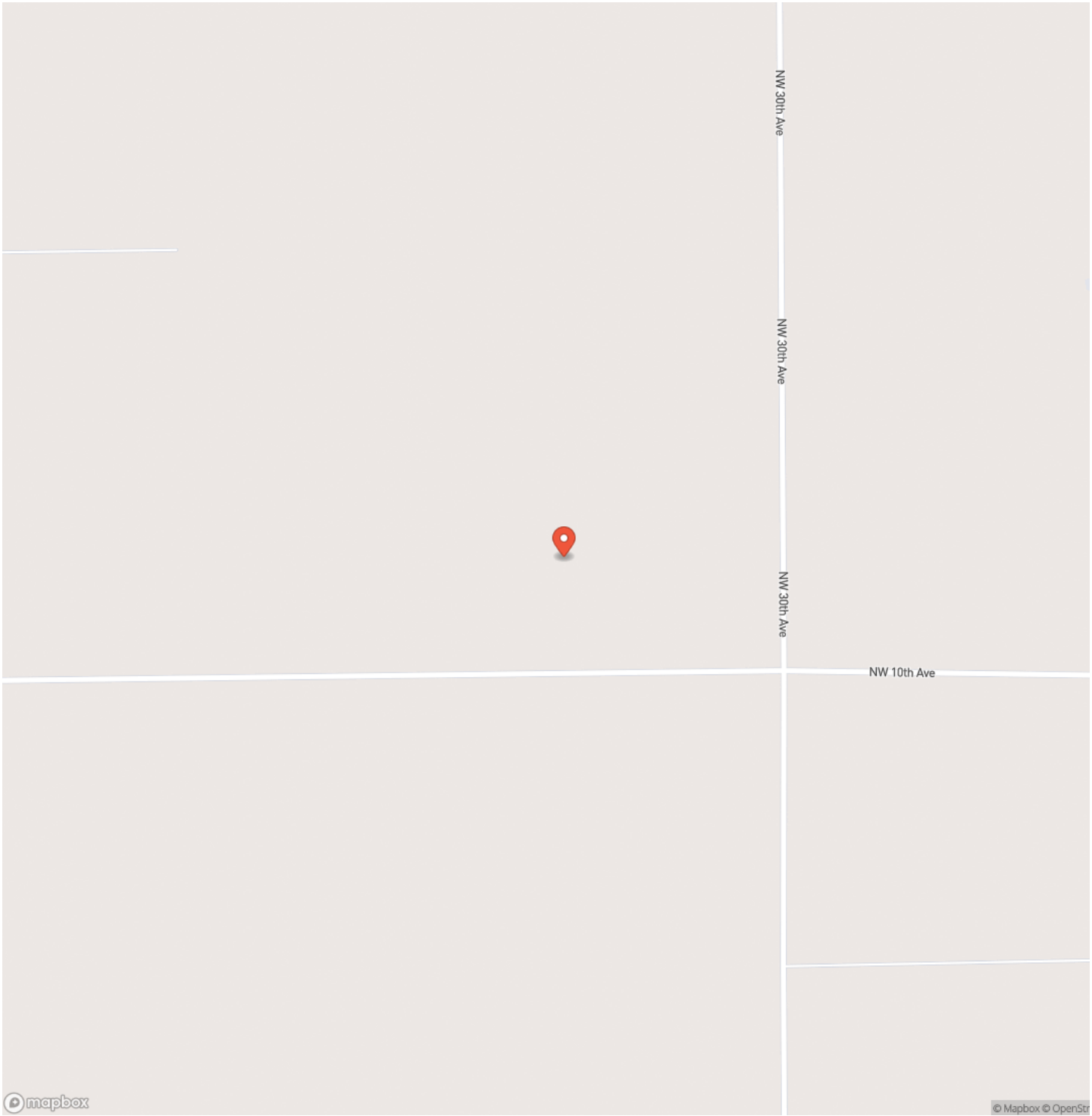
PROPERTY DESCRIPTION

Located in northwest Pratt County, this 81-acre tract presents a prime opportunity for cropland ownership in south-central Kansas. Comprised entirely of Class II and III soils, the property features level terrain that is easily tillable and ideal for a wide range of crops, including wheat, corn, soybeans, and milo. With direct access from well-maintained county roads, this tract is a strong candidate for both producers looking to expand their operation and investors seeking income through lease, crop share, or custom farming arrangements. The seller is also willing to rent back the land at \$50 per acre, offering immediate return potential. The property is selling surface rights only.

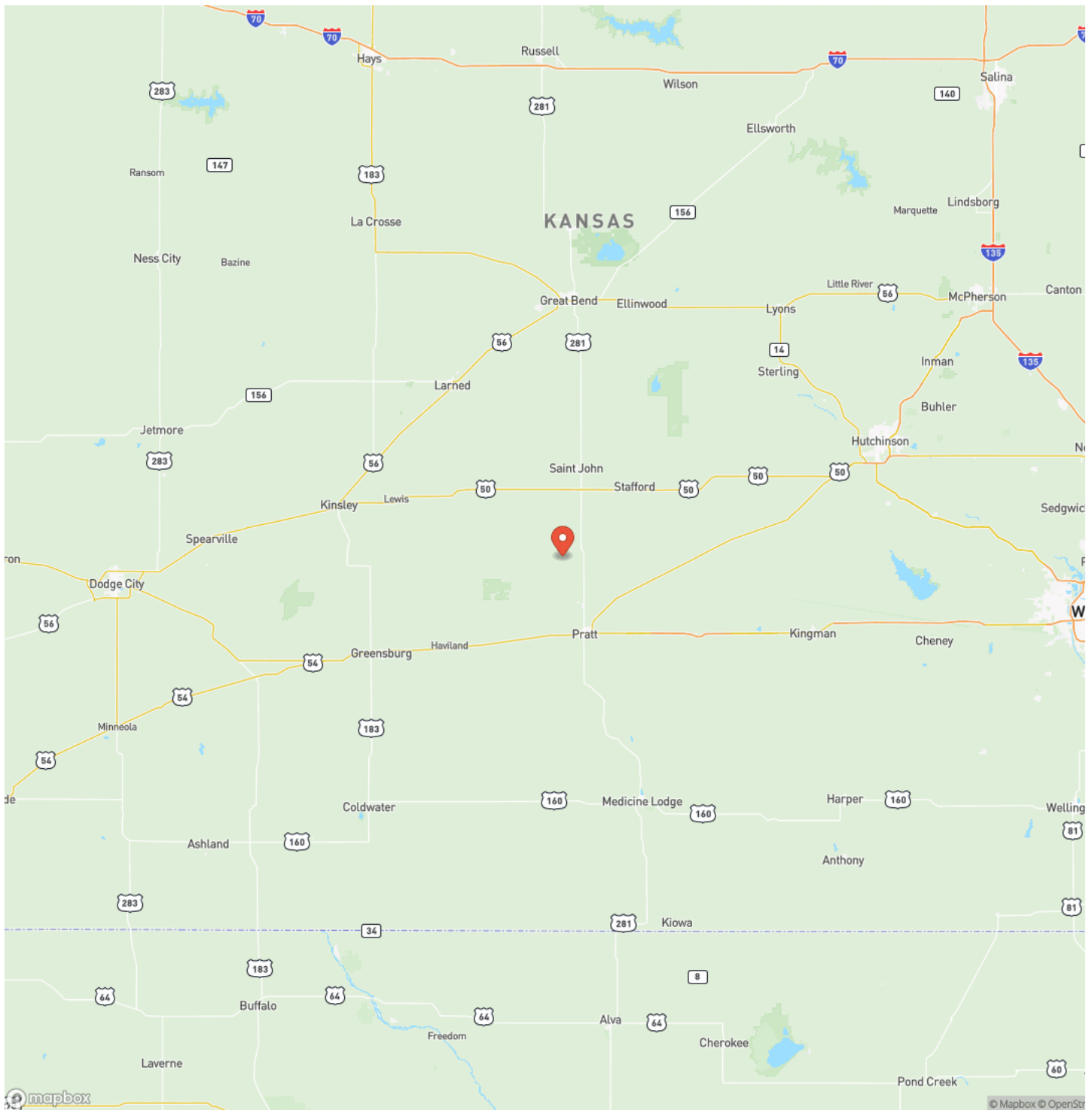
- Legal: The S½ of the SE¼ of SEC1, T26S, R14W, Pratt County, Kansas
- 81 +/- acres of quality production cropland
- Level, easily tillable ground with Class II & III soils
- Ideal farming area in northwest Pratt County
- Easy access via maintained county roads
- Seller will rent back at \$50/acre
- Strong farming and lease potential



Locator Map



Locator Map



Satellite Map



Northwest Pratt Co., KS 80
Pratt, KS / Pratt County

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]

MORE INFO ONLINE:
greatplainslandcompany.com

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.



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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