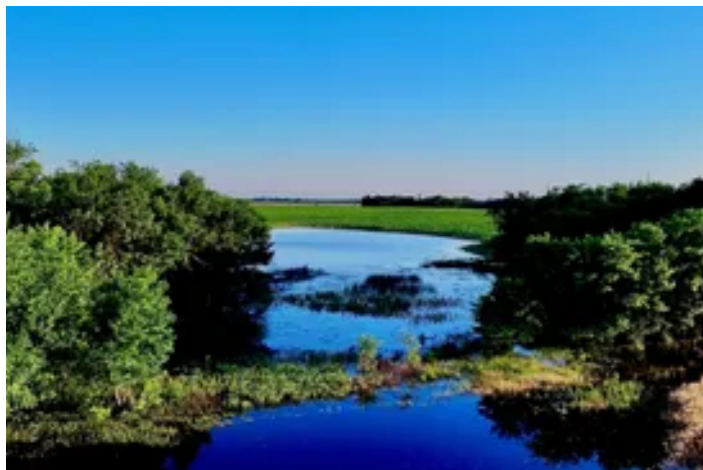


Eastern Stafford Co., KS
TBD
Stafford, KS 67578

\$425,000
155± Acres
Stafford County



Eastern Stafford Co., KS
Stafford, KS / Stafford County

SUMMARY

Address

TBD

City, State Zip

Stafford, KS 67578

County

Stafford County

Type

Farms, Hunting Land

Latitude / Longitude

37.92957 / -98.51316

Acreage

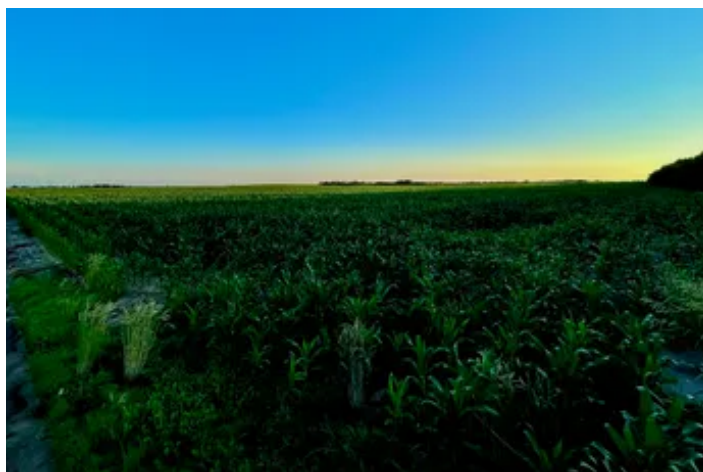
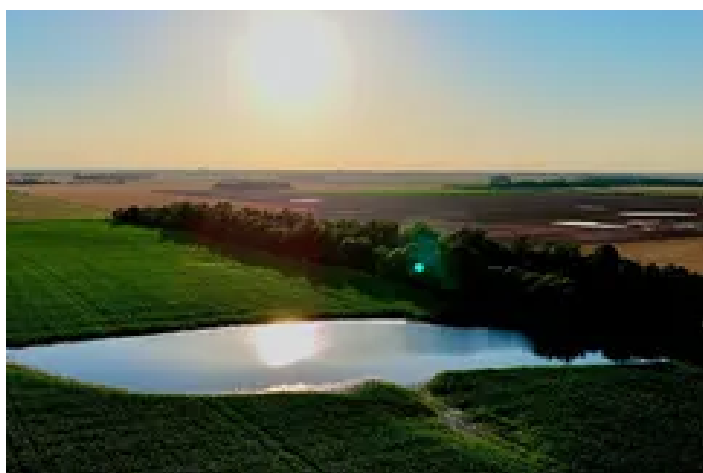
155

Price

\$425,000

Property Website

<https://greatplainslandcompany.com/detail/eastern-stafford-co-ks-stafford-kansas/83852/>

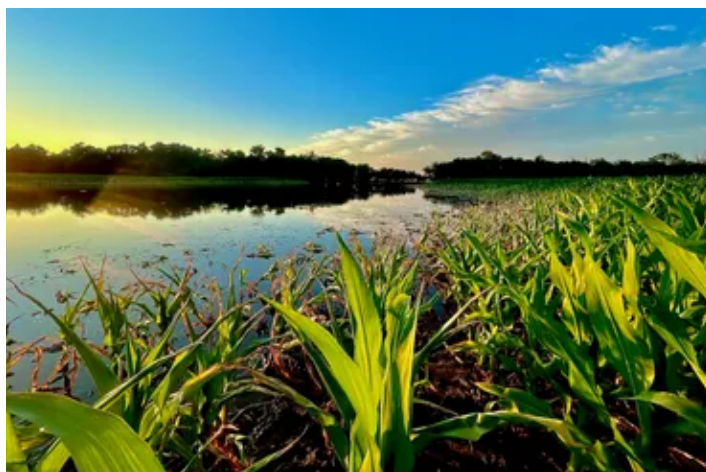
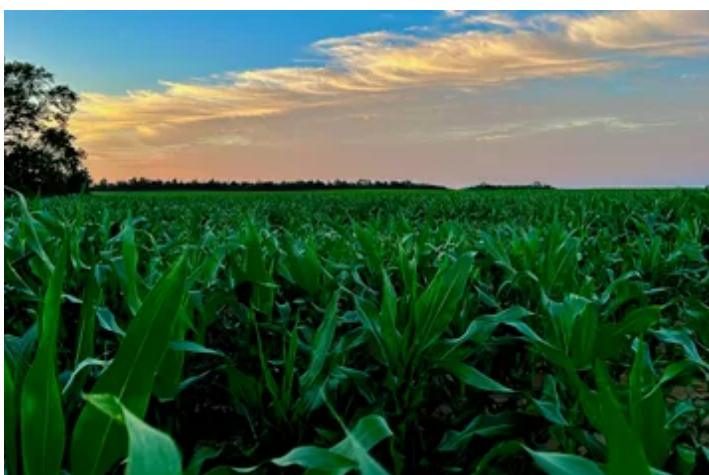


PROPERTY DESCRIPTION

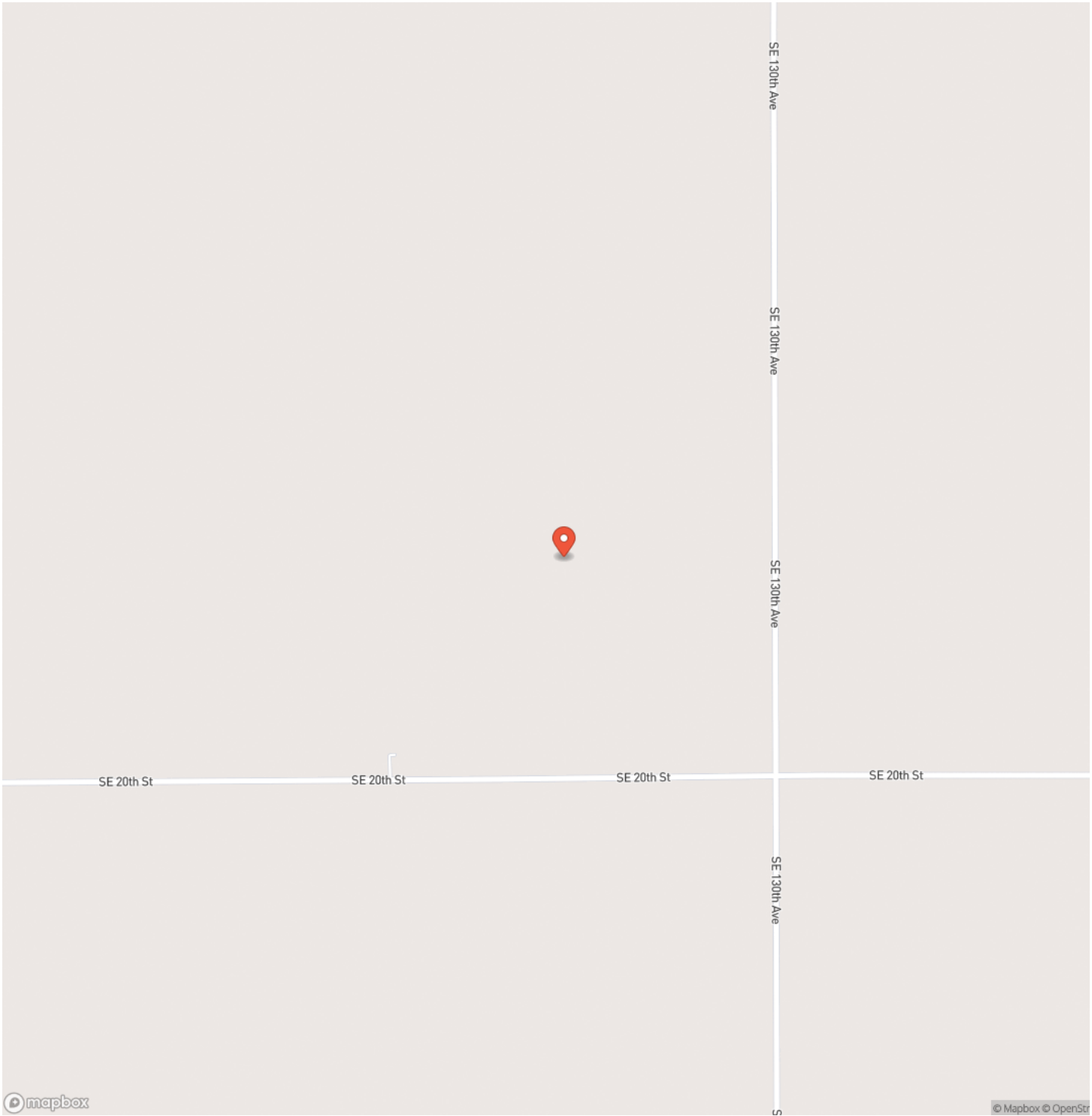
Located just southeast of Stafford in one of the county's most productive farming areas, this 148-acre tract offers a strong combination of ag value and recreational appeal. The majority of the farm features Class II soils with level, easily tillable ground suitable for wheat, corn, soybeans, and milo. With direct access via county roads, it's an ideal option for producers and/or investors. The seller is offering to lease back the acreage at \$50 per acre, providing immediate income. The northern tree line and sizable pond create excellent duck hunting opportunities, especially during migration. The property also holds potential for upland birds, including quail and pheasant. Additional cover in the southwest corner enhances wildlife habitat. Quivira National Wildlife Refuge lies less than 10 miles away, putting this tract in the heart of a central flyway.

Key Features:

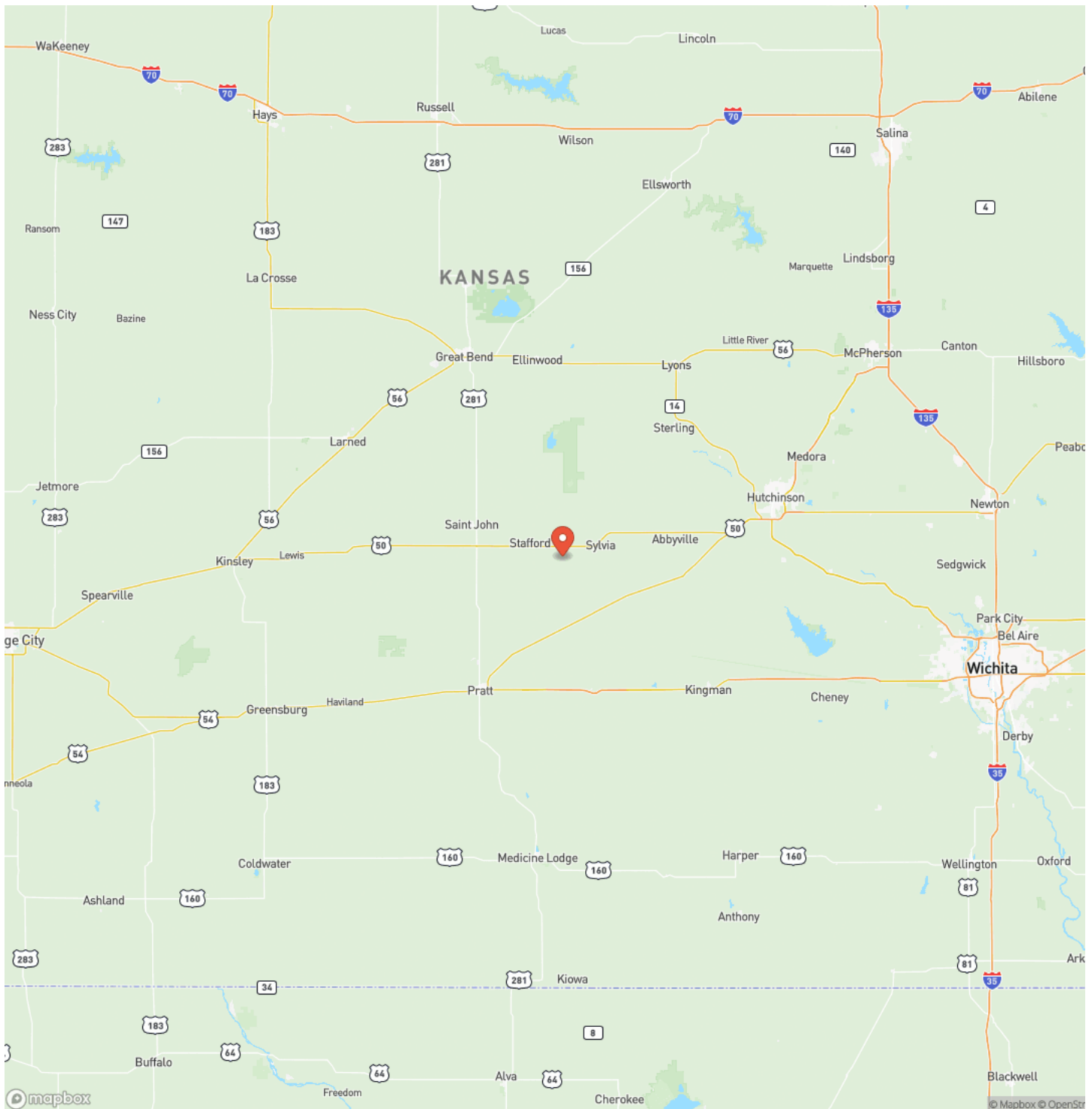
- Legal: SE¼ of SEC27, T24S, R11W, Stafford County, KS
- 148 +/- acres of productive cropland
- Predominantly Class II soils, level and tillable
- County road access southeast of Stafford
- Excellent duck and upland bird hunting potential
- Pond, tree lines, and additional southwest cover
- Less than 10 miles from Quivira National Wildlife Refuge
- Seller will rent back at \$50/acre



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]

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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