

**240+/- Acres with Home, Shop,
Outbuildings, Irrigated Farm Land, and
Producing Minerals in Barton County,
Kansas.**

**375 N. Washington Ave.
Great Bend, KS 67530**

**240± Acres
Barton County**





**240+/- Acres with Home, Shop, Outbuildings, Irrigated Farm Land, and Producing Minerals in Barton County, Kansas.
Great Bend, KS / Barton County**

SUMMARY

Address

375 N. Washington Ave.

City, State Zip

Great Bend, KS 67530

County

Barton County

Type

Farms, Hunting Land, Residential Property

Latitude / Longitude

38.41617 / -98.78242

Taxes (Annually)

6472

Dwelling Square Feet

2475

Bedrooms / Bathrooms

3 / 2

Acreage

240

Property Website

<https://redcedarland.com/detail/240-acres-with-home-shop-outbuildings-irrigated-farm-land-and-producing-minerals-in-barton-county-kansas-barton-kansas/26821>



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PROPERTY DESCRIPTION

240+/- Acres with Home, Shop, Outbuildings, Irrigated Farm Land, and Producing Minerals in Barton County, Kansas.

Legal Description: 240+/- Acres. NE/4 of S08-T19s-R13w, E/2 of the NW/4 of S08-T19s-R13w.

Property Address: 375 N. Washington Ave, Great Bend Kansas 67530

Property Description: Located just north of Great Bend Kansas this farm has all the bases covered for a farmer, sportsman, investor, or rancher. Tucked back in the 1/2 mile long driveway along the Walnut Creek sits a highly maintained 3 bedroom, 3 bath home with a 3 car garage, shop, and multiple other outbuildings. The sellers family homesteaded this land and they made certain to take care of the property for generations to come. The home features a well manicured yard, original wood work, wrapped porch, balcony, private fencing, 2 water wells, sprinkler system, rocked driveway, and an electric entry gate that is coded.

For the Farmers: This property features 2 different water right permits. Water right #9856 contains 61 acre feet at 705 gpm. Water right #9857 is permitted at 94 acre feet at 745 gpm. There are roughly 230+/- acres under pivot or flood irrigation. The center pivot is a Valley with a propane motor and is highly maintained. There are approximately 55+/- acres under pivot, and the remaining tillable acres in flood or dryland. The flood irrigated comes with the pipe and trailers to haul the pipe. The farm is currently cash rented for \$21,000 per year. This property has excellent soil types including New Cambria silty clay loam, and Bridgeport silt loam.

For the Hunters: The Walnut Creek is well known for producing good deer numbers, turkey, quail, and even fishing. Its very common to see turkey and deer up next to the home, and sometimes in the yard. This farm is also extremely close to Cheyenne Bottoms. If the wood ducks on the creek don't fix your waterfowl needs you can head a short drive to the east and have some of the best public land hunting in the state.

For the Investors: Sellers occasionally sell water off the water permit to neighbors for \$10,000.00 (this amount may vary each year). There is a producing oil well with excellent production history with a \$14,301+/- average on the last several years ([2018-2020](#)). The oil company also has intent to drill another well soon! The sellers own 1/8th rights on the well with a 1/64th override. The remaining mineral acres are believed to be owned 100%. The hunting land could be leased to extra income as well.



Truly unique doesn't even begin to describe this Kansas farm! Prequalified buyers only. To schedule a showing call Ryan at [620-546-3746](tel:620-546-3746)

Key Features

Irrigated Center Pivot

Flood Irrigated Land

3 Bedroom 2 Bath Home

Shop

Garage

Outbuildings / Storage Sheds

Washington Ave

Private Gated Drive

Walnut Creek

Hunting

Fishing

Producing Minerals

Highly Maintained

Close to Cheyenne Bottoms



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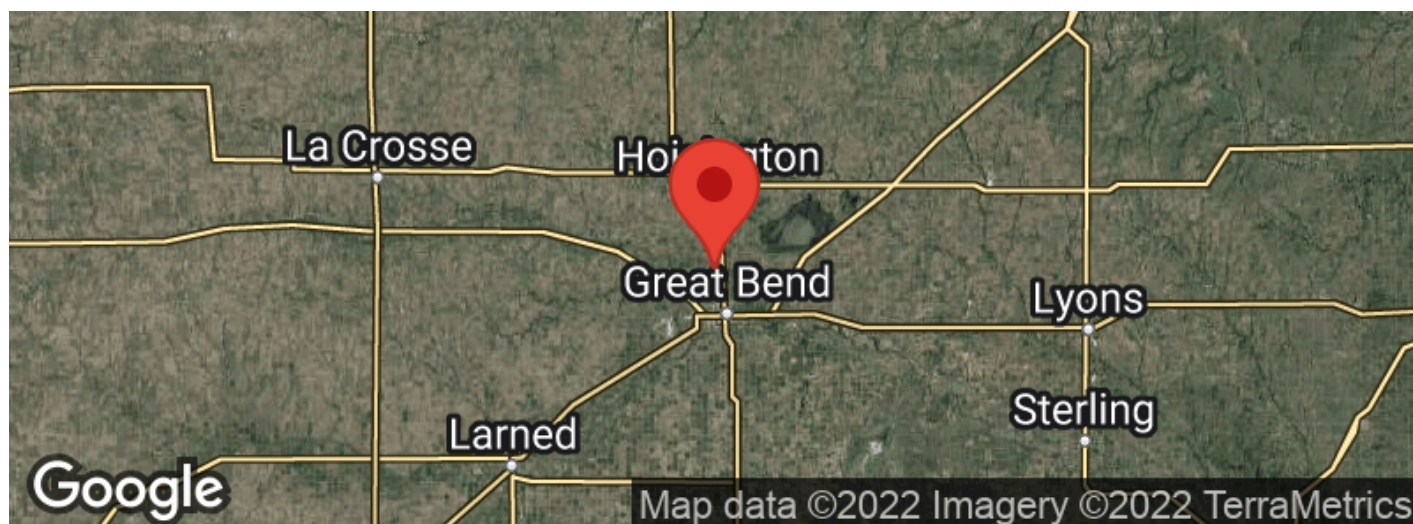
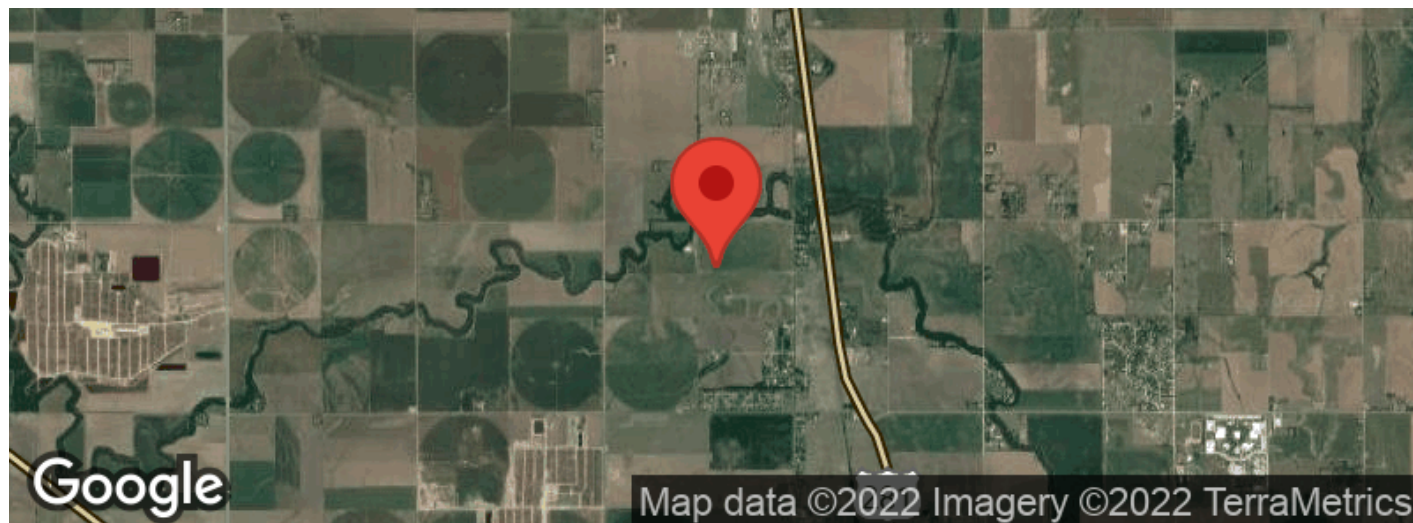
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Locator Maps



240+/- Acres with Home, Shop, Outbuildings, Irrigated Farm Land, and Producing Minerals in Barton County, Kansas.
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Aerial Maps



**240+/- Acres with Home, Shop, Outbuildings, Irrigated Farm Land, and Producing Minerals in Barton County, Kansas.
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LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

Mobile

(620) 546-3746

Office

(620) 546-3746

Email

ryan@redcedarland.com

Address

2 NE 10 ave

City / State / Zip

St John, KS 67576

NOTES



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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.



Red Cedar Land Co.
2 NE 10th ave
St john, KS 67576
(620) 546-3746
www.redcedarland.com

