

Pawnee County Farm, Hunt, Build
Macksville, KS 67557

\$392,500
157± Acres
Pawnee County



Pawnee County Farm, Hunt, Build
Macksville, KS / Pawnee County

SUMMARY

City, State Zip

Macksville, KS 67557

County

Pawnee County

Type

Farms, Hunting Land

Latitude / Longitude

38.0041 / -98.9268

Acreage

157

Price

\$392,500

Property Website

<https://redcedarland.com/detail/pawnee-county-farm-hunt-build-pawnee-kansas/44640/>



Pawnee County Farm, Hunt, Build Macksville, KS / Pawnee County

PROPERTY DESCRIPTION

157+/- Acres in Pawnee County, Kansas.

Driving Directions: From Macksville Kansas take Hwy-50 east 1.5 miles to NW 100th Ave. Turn north and go 3 miles. The property is on the north east side of the road at the intersection of NW100th / A Rd.

Legals: SW/4 of 36-23-15

Taxes: \$1,041.10 plus the ground water tax of \$7.81.

Property Description: 157+/- acres conveniently located just north east of Macksville, Kansas. This farm has 143+/- acres in dryland farm ground with the intent to go to winter wheat this fall. The seller is the farmer and is willing to negotiate the wheat crop if he drills it this fall, or if a quicker closing is established he is willing to give immediate possession to plant your own fall crop. The sandy loam class II soils are great for wheat, rye, soybeans, alfalfa, or milo. This quarter would make for a great rye pasture for cattle grazing as well.

There is a mature grove of trees on the west side of the farm that would make for a good farmstead with approximately 7+/- acres of tree cover. The south shelter belt is 5.5+/- acres. The tree cover is great for the local wildlife in the area. This area is well known for whitetail deer, pheasant, and quail. With some enhancements, crp, or just small management practices this farm could be a great hunting tract. Don't over look this farm for hunting. There is plenty of deer sign on this farm! There is power on the west side of the road, and two water wells already on the farm.

For more information or to scheudle a showing contact Ryan Koelsch at [620-546-3746](tel:620-546-3746)

Key Features

Class II Tillable

Farmland is Worked and Ready to Drill

Shelter Belt

Grove of Trees

Build Site

Power Close

Water Wells

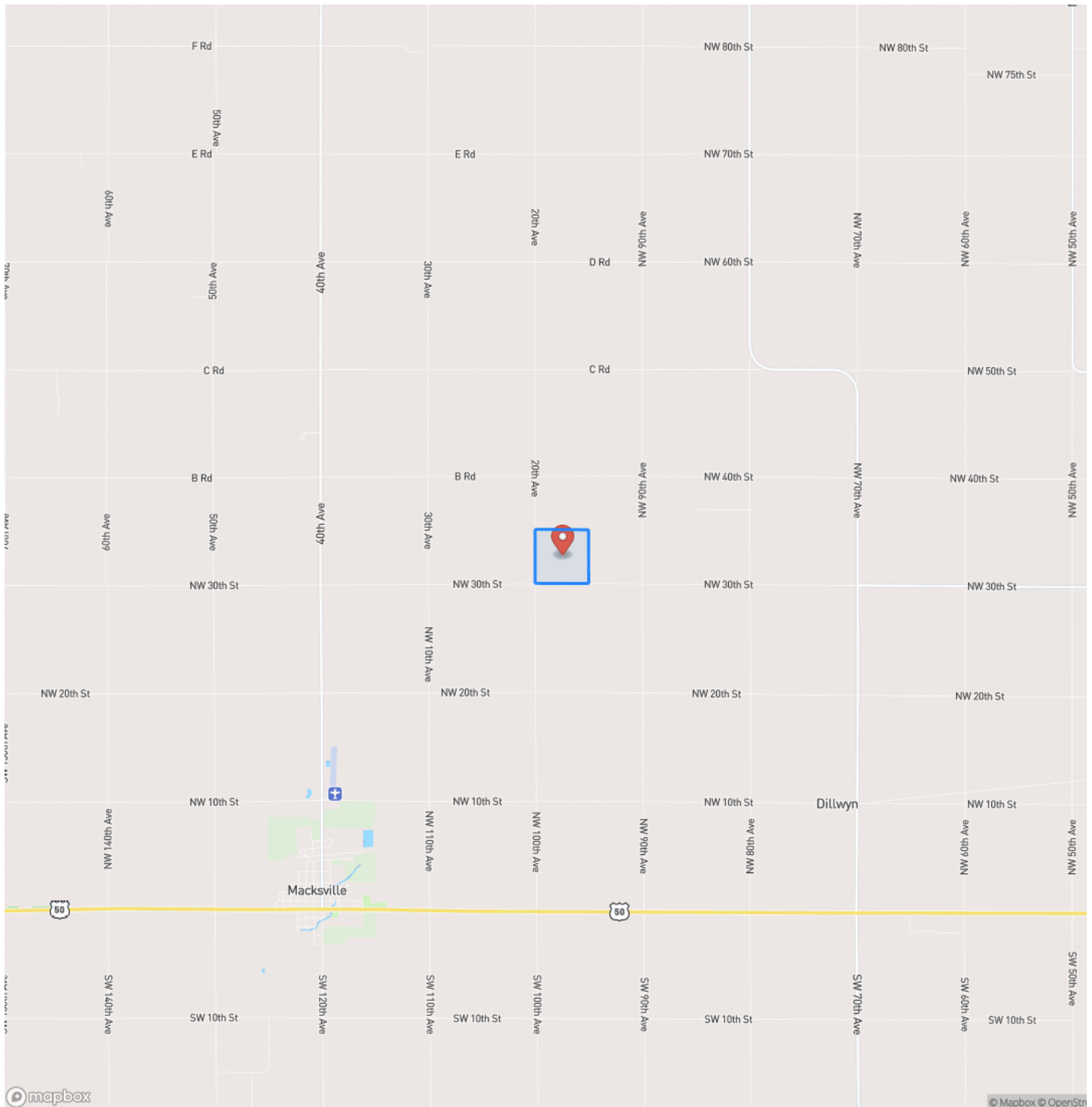
3 Miles From HWY 50

Close to Elevators

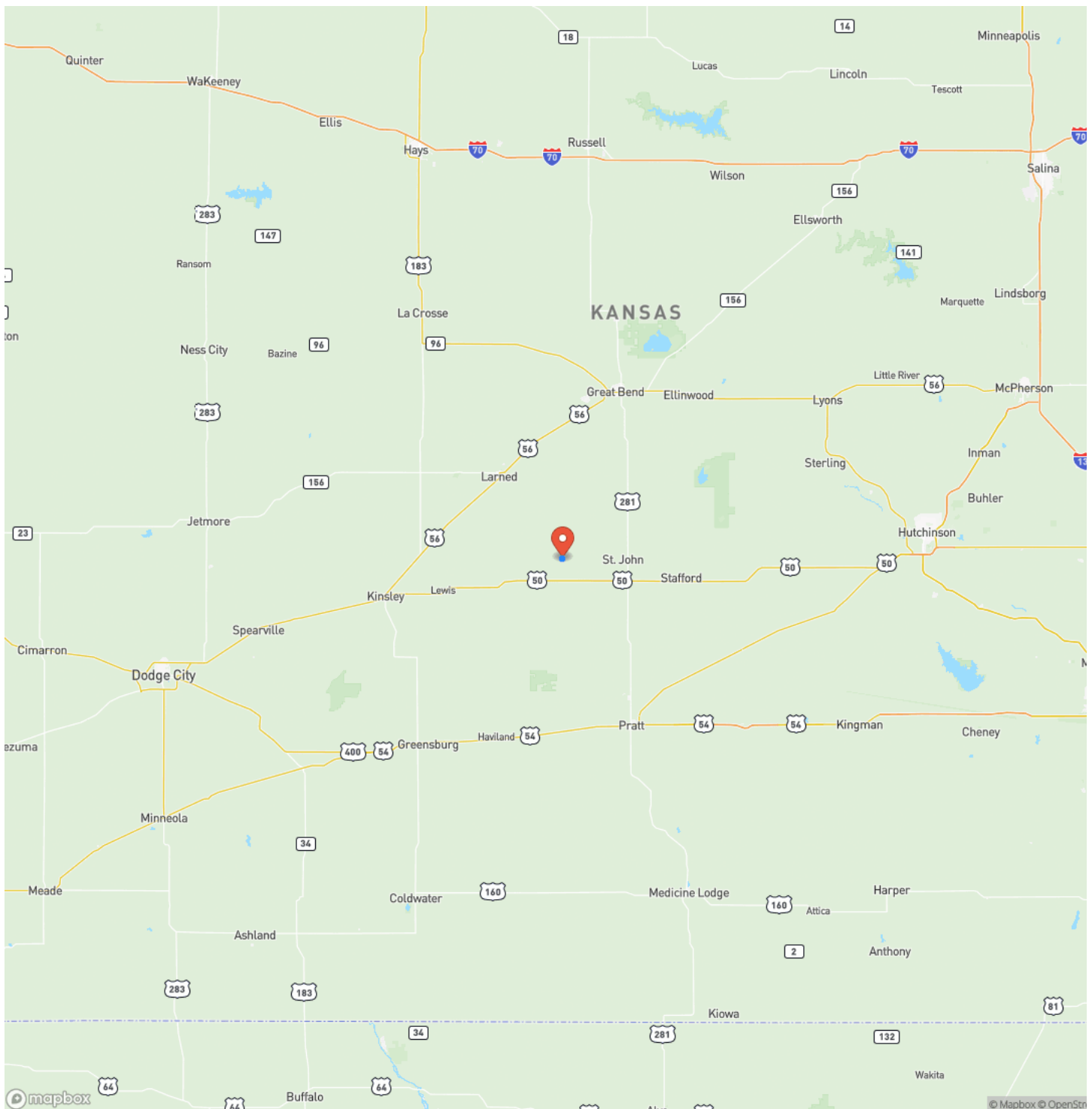




Locator Map



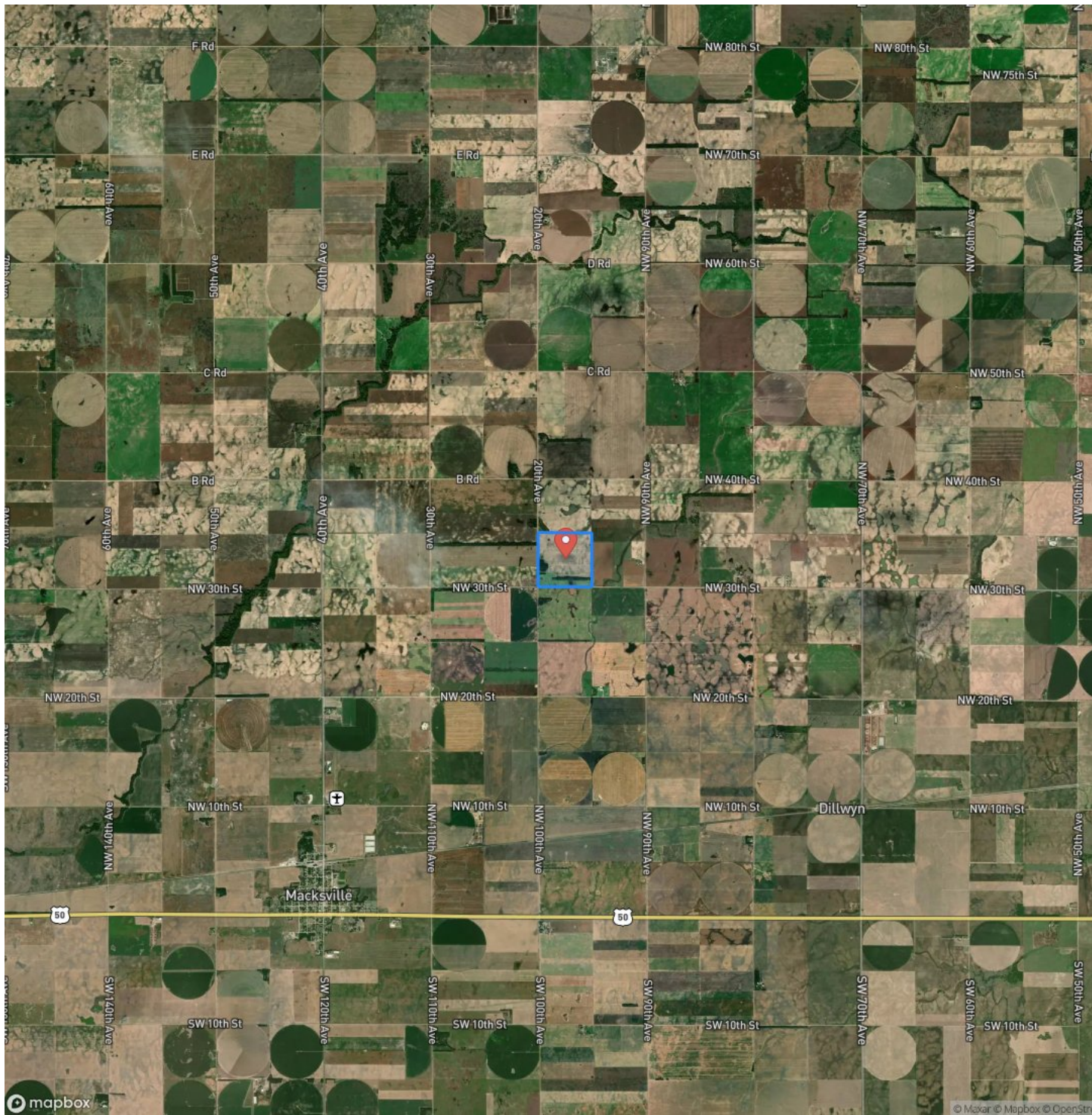
Locator Map



MORE INFO ONLINE:

redcedarland.com

Satellite Map



This image shows a single sheet of white paper with horizontal blue 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.



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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