

**Pasture With Pond and Highway  
Frontage in Rice County, Kansas.  
Lyons, KS 67554**

**\$96,000.00**  
80 +/- acres  
Rice County



**Pasture With Pond and Highway Frontage in Rice County, Kansas.  
Lyons, KS / Rice County**

---

**SUMMARY**

**City, State Zip**

Lyons, KS 67554

**County**

Rice County

**Type**

Farms, Ranches

**Latitude / Longitude**

38.349532 / -98.317015

**Acreage**

80

**Price**

\$96,000.00



## Pasture With Pond and Highway Frontage in Rice County, Kansas. Lyons, KS / Rice County

---

### **PROPERTY DESCRIPTION**

80+/- Acres of Pasture with Pond and Highway Frontage in Rice County, Kansas.

This tract is perfect for the local cattle guy looking to add acres to his ranching operation. The property consists of approximately 58 acres in pasture with the remaining 22 acres in tillable. There are several low spots on the property currently holding water, and one small pond in the middle of the farm. The tillable acres are set up perfectly to drill rye and graze it, then turn the cattle back out to pasture in the spring. Don't miss out on this priced right farm!

What mineral rights are owned by the Sellers shall transfer. For more information or to schedule a showing please call Ryan Koelsch at 620-546-3746.

Key Features:

5 Miles West of Lyons off HWY-96

Tillable

Pasture

Pond

Black Top Frontage

Power Close

1 Mile From Chase Kansas





**Pasture With Pond and Highway Frontage in Rice County, Kansas.**  
**Lyons, KS / Rice County**

---



## Locator Maps





## Aerial Maps



Pasture With Pond and Highway Frontage in Rice County, Kansas.  
Lyons, KS / Rice County

---

**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**

---

---

---

---

---

---

---



[illegible]



## **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.



---

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

---

