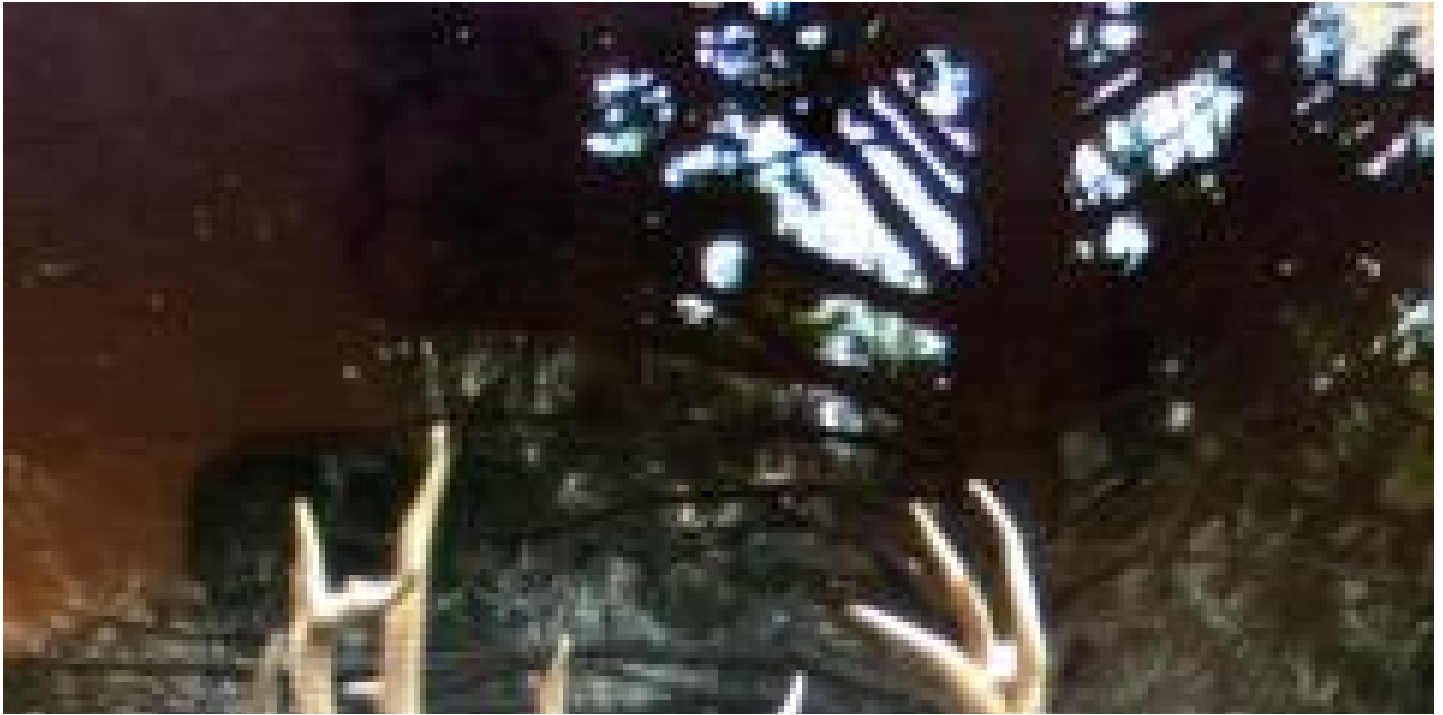


**232+/- Acres of Excellent Hunting in Reno
County, Kansas**
22905 W. Morgan Ave.
Plevna, KS 67568

\$580,000
232 +/- acres
Reno County



232+/- Acres of Excellent Hunting in Reno County, Kansas

Plevna, KS / Reno County

SUMMARY

Address

22905 W. Morgan Ave.

City, State Zip

Plevna, KS 67568

County

Reno County

Type

Hunting Land, Farms

Latitude / Longitude

37.995216 / -98.262072

Acreage

232

Price

\$580,000

Property Website

<https://redcedarland.com/detail/232-acres-of-excellent-hunting-in-reno-county-kansas-reno-kansas/8807>



232+/- Acres of Excellent Hunting in Reno County, Kansas

Plevna, KS / Reno County

PROPERTY DESCRIPTION

232+/- ACRES OF EXCELLENT HUNTING IN RENO COUNTY, KANSAS

Legal Descriptions: 232+/- total acres. 232+/- acres of the NW/4 of S1-T24-R9w, and the N/2 of the NE/4 of S1-T24-R9w. (Less House, Morton Building and 8+/- Ac.)

ALL BUYERS MUST BE PRE-APPROVED AND ACCOMPANIED BY BROKER TO VIEW LISTING. SHOWINGS ARE BY APPOINTMENT ONLY. OTHER BROKERS ARE REQUIRED TO HAVE BROKER RYAN KOELSCH ASSIST IN SHOWINGS OF THE PROPERTY. Please call 620-546-3746 to schedule a showing.

Driving Directions: From Hutchinson Kansas head west on HWY-50 approximately 17 miles to Sterling Rd. Head 1 mile north on Sterling rd, once you turn west the property starts on the south side.

It takes many years to enhance a farm to perfection and the sellers of this property have done more than make this place absolutely perfect. The amount of hard work and sweat equity into this big buck farm is unparalleled to any other property in the state of Kansas on the market. Management wise the sellers have taken strict care of the property over the years of ownership. There are multiple food plots designed for all wildlife, fruit trees, mowed trails, a pond, quail buffers, water wells, feeding sites, water tanks, and much more QDMA savvy enhancements to the property. The trail camera and deer pictures speak for themselves on this farm. This property and this area are known for producing multiple 170-200+" class bucks consistently. A turnkey farm of this caliber is rare to find that has literally everything you need from lodging to land enhancements. The turkey population is great in this area of the county, and you can expect to see the large flocks of turkey in the yard often. Most of the food plots are already planted and ready to hunt.

Tillable Income: There are 59+/- acres in tillable land with a cash rent lease of \$50 per acre on a yearly agreement.

Tract number 33311 includes 2.60 and 2.40 acres in CP12 and 48.31 acres in CRP expiring 9-30-2025 with a total payment of \$2,164.00 per year. (This CRP contract does have a tenant that gets paid).

Trail cam photos are from deer on the 240 or adjoining farms the sellers have recently sold. All the buck pictures are within a 1.5 mile radius of the property.

Key Features:



Years of strict management

Food plots

Trophy deer

High turkey population

Upland game hunting

Waterfowl hunting

Close to Hutchinson Kansas

HWY-50 access

Pond

Fruit trees

Water wells

1 hour from Wichita Airport

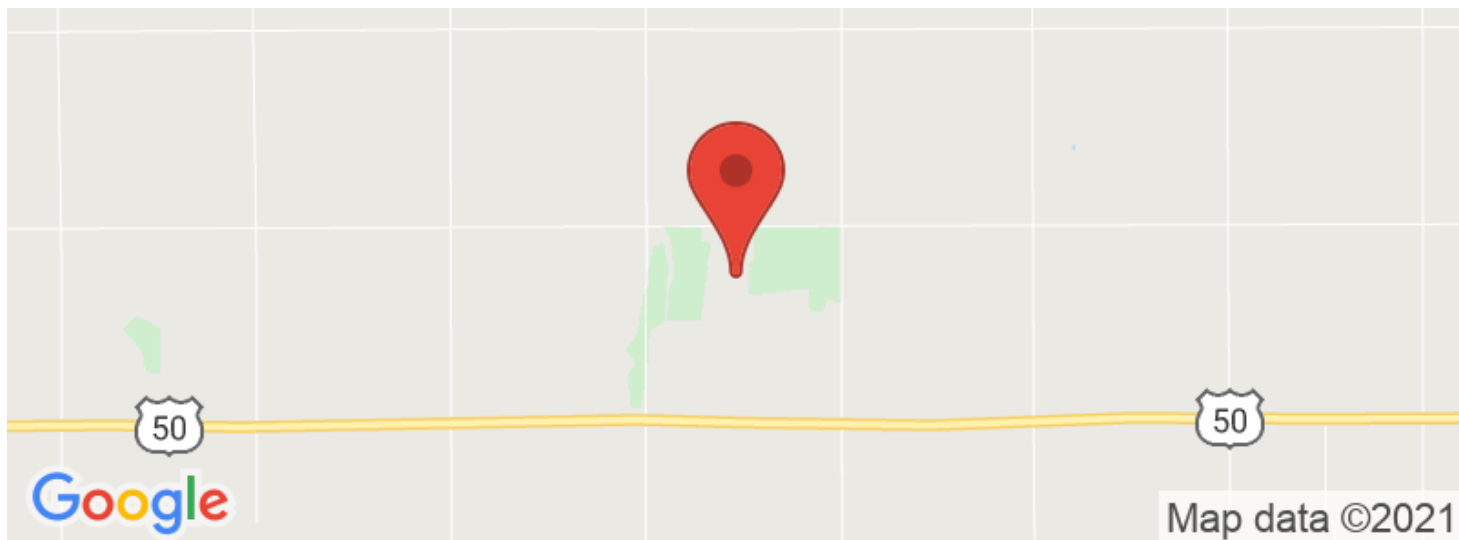
Red Cedar Land Co. is not liable for transferring of any CRP contracts. What mineral rights the sellers own shall transfer.



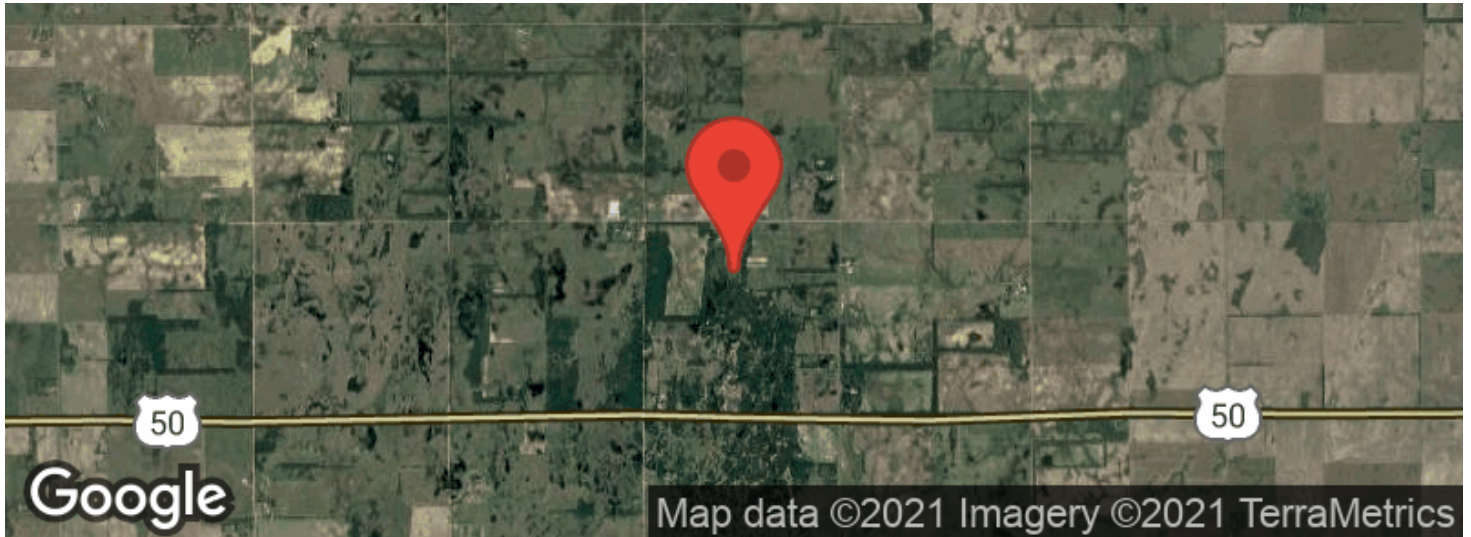
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Plevna, KS / Reno County



Locator Maps



Aerial Maps



232+/- Acres of Excellent Hunting in Reno County, Kansas
Plevna, KS / Reno 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



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.



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

