

**320+/- Acres of Cattle Pasture with Great Fence and
Water Wells.
NW 30th
Pratt, KS 67124**

\$800,000
320± Acres
Pratt County



320+/- Acres of Cattle Pasture with Great Fence and Water Wells.
Pratt, KS / Pratt County

SUMMARY

Address

NW 30th

City, State Zip

Pratt, KS 67124

County

Pratt County

Type

Ranches, Hunting Land

Latitude / Longitude

37.682104 / -98.843192

Acreage

320

Price

\$800,000

Property Website

<https://redcedarland.com/detail/320-acres-of-cattle-pasture-with-great-fence-and-water-wells-pratt-kansas/81802/>



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PROPERTY DESCRIPTION

Cattle Pasture with Excellent Fence and Water Wells For Sale in Pratt County, Kansas.

Legal Description: W/2 of S22-T27s-R14w.

2024 Taxes: \$1,593.80

No expense was left behind when building fence and making sure this cattle ranch never lacked water! Located just 10 minutes north west of Pratt Kansas this tract is ready for IMMEDIATE POSSESSION and rotational cattle grazing. There are 4 separate 80 acres pastures that all have been surveyed out and fenced off to rotate your cattle operation. The current owner was running 60 pair or 120 yearlings on the grass with no intent to graze this season. There is no lack of water on the property with a solar well on the north west 80, and a concrete water tank in the middle allowing your herd to get water while in any pasture. You have great access to the property on the south west and north west sides, and only 2.5 miles from 54/400 HWY. There is a custom metal gated entry, and metal gates inside each 80 acre pasture to allow easy transitions from each pasture.

The overflow from one of the water wells creates a dove hunting hot spot, and a place for the whitetail deer and other wildlife to utilize. The northwest 41+/- acres has the most cover, and will hold a good number of whitetail deer. There is power on the south end of the farm if you are looking into building in the country this farm would have several places that would make a great homestead.

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

Key Features

Concrete Water Tank
Early Possession Access
Newer Fence
Cross Fenced
Multiple Water Wells
Solar Panels
Multiple Entry Gates
Access From 2 Sides
10 Minutes From Pratt Kansas
Excellent Dove Hunting
Potential Build Site

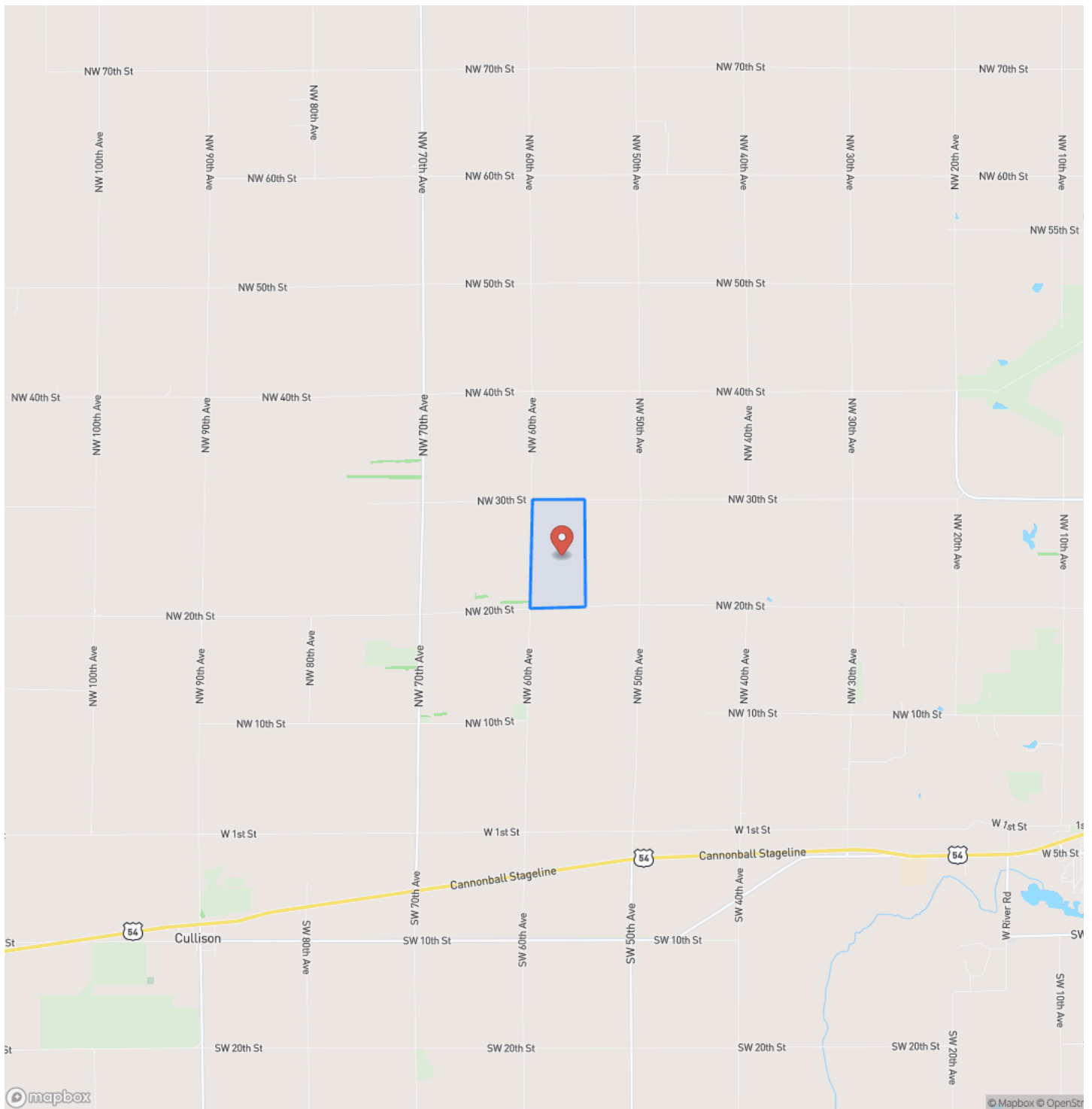


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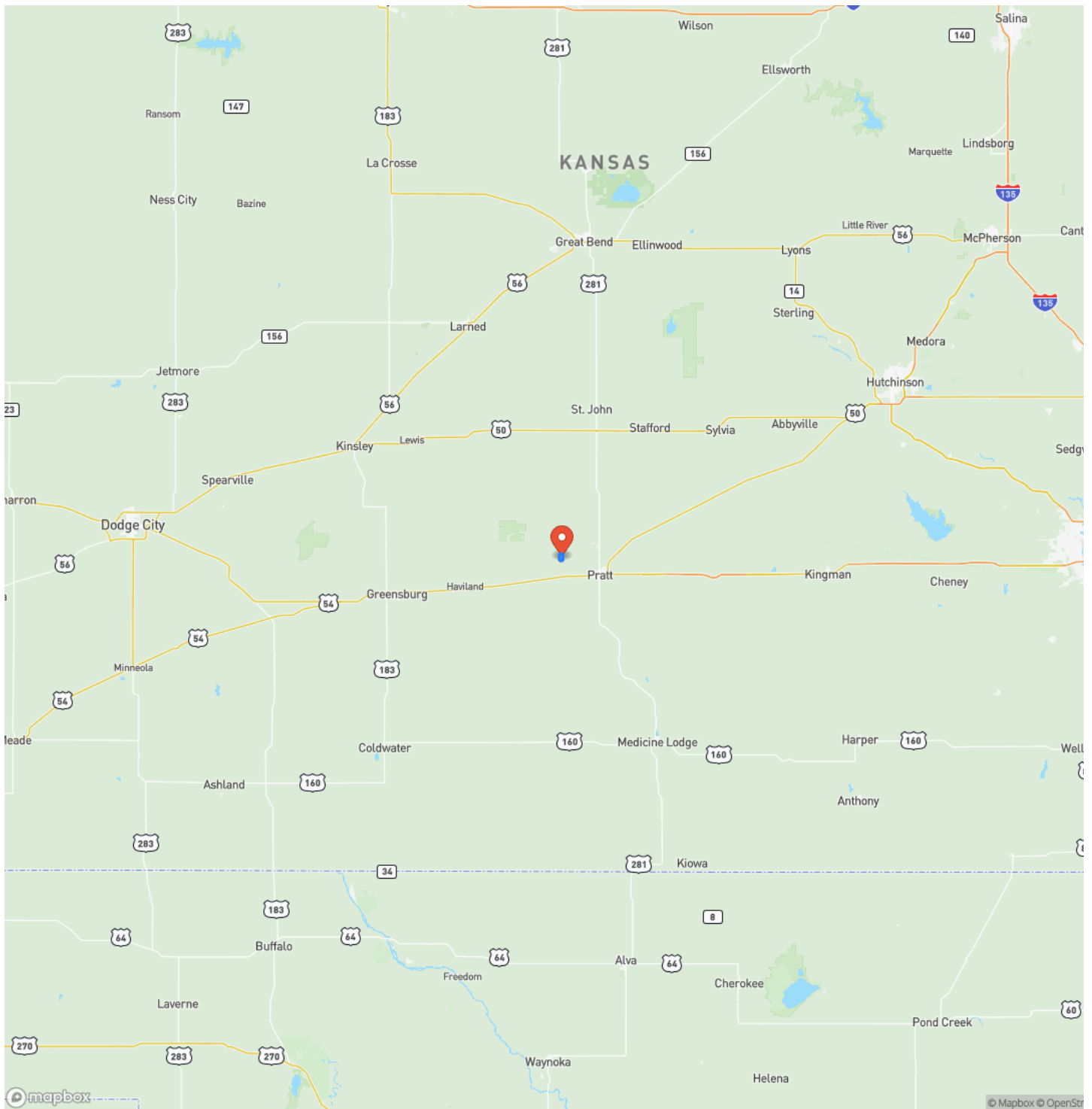
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Locator Map



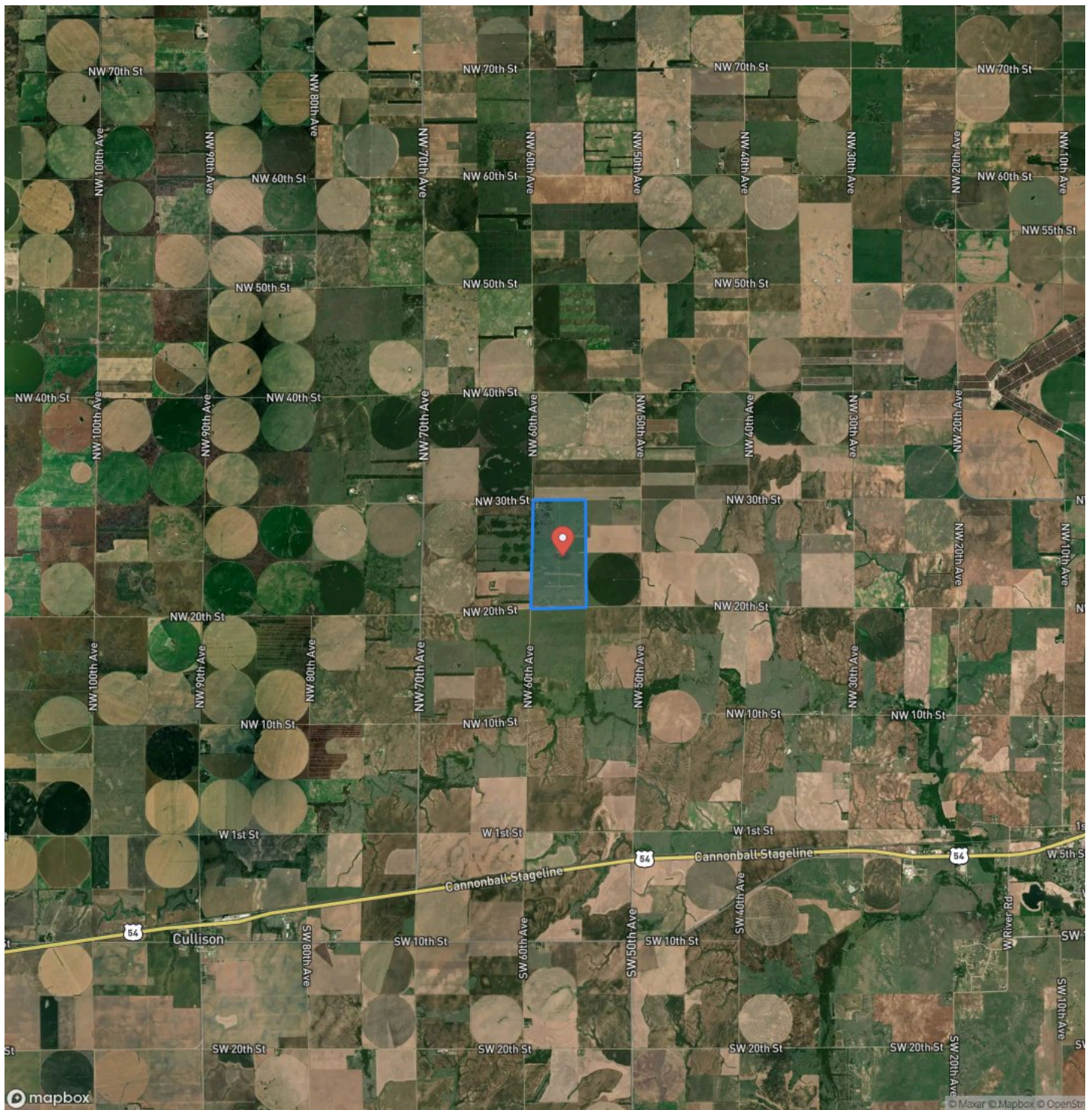
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Locator Map



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Satellite Map



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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

City / State / Zip

NOTES



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.



redcedarland.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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