

**302+/- Acres of Dryland Tillable with Hunting and
Blacktop Frontage in Comanche County, Kansas.
Coldwater, KS 67029**

\$520,950
302± Acres
Comanche County



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Coldwater, KS / Comanche County

SUMMARY

City, State Zip

Coldwater, KS 67029

County

Comanche County

Type

Farms, Hunting Land

Latitude / Longitude

37.35687 / -99.3187

Acreage

302

Price

\$520,950

Property Website

<https://redcedarland.com/detail/302-acres-of-dryland-tillable-with-hunting-and-blacktop-frontage-in-comanche-county-kansas-comanche-kansas/44336/>



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PROPERTY DESCRIPTION

302+/- Acres of Dryland Tillable with Hunting and Blacktop Frontage in Comanche County, Kansas.

Legal Description: S/2 of [7-31-18](#) (Less Farmstead - Farmstead Acres To Be Determined by Survey) **Boundary Lines Are Approximate.**

Driving Directions: From Coldwater Kansas take HWY-183 north approximately 5.5 miles. The farm is on the east side of the blacktop.

2022 Taxes: \$496.26

Property Description: Great income producing farm located just outside of Coldwater, Kansas in Comanche County. This farm has 252+/- acres in tillable farm ground with 100+/- currently in milo, and the remaining farmland going to wheat this fall. The milo looks excellent as this area of the state has had ample rainfall in the late spring / summer. This tract has 1-3% slopes, and a clark clay loam soil type. There are approximately 49+/- acres of pasture land. The pasture hasn't been grazed in years, and there is great cover in the bottoms creating abundant habitat for whitetail deer and quail hunting. Comanche County and deer management area unit 16 are well known for its recreational use. With the right management work and crops this farm has great hunting potential. Most hunting properties in this area lack income, but this farm has the tillable / terrain to produce great hunting opportunities.

Crop Lease: The crop lease is on a crop share basis.

Mineral Rights: The farm has a history of mineral production, with no current activity. What mineral rights the sellers own will transfer to the buyer. The mineral rights are believed to be in tact.

For more information or to schedule a showing contact Nathan Leeper at [620-388-6328](tel:620-388-6328).

Key Features:

Hwy-183 Blacktop Frontage

5.5 Miles From Coldwater, Kansas

Dirtroad Access

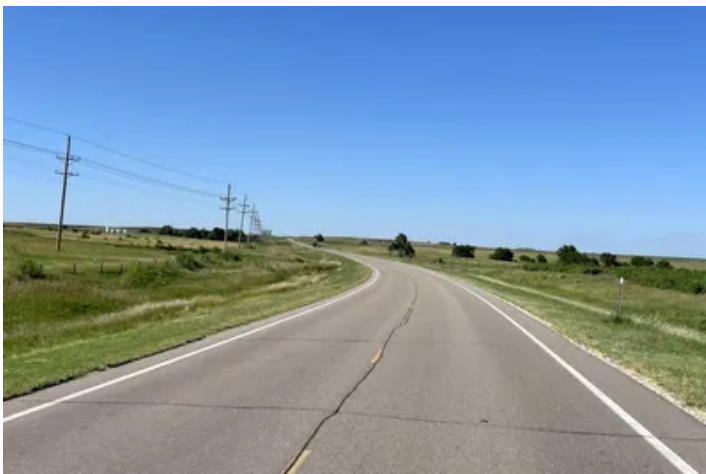
Pasture

Dryland Tillable

Deer and Quail Hunting

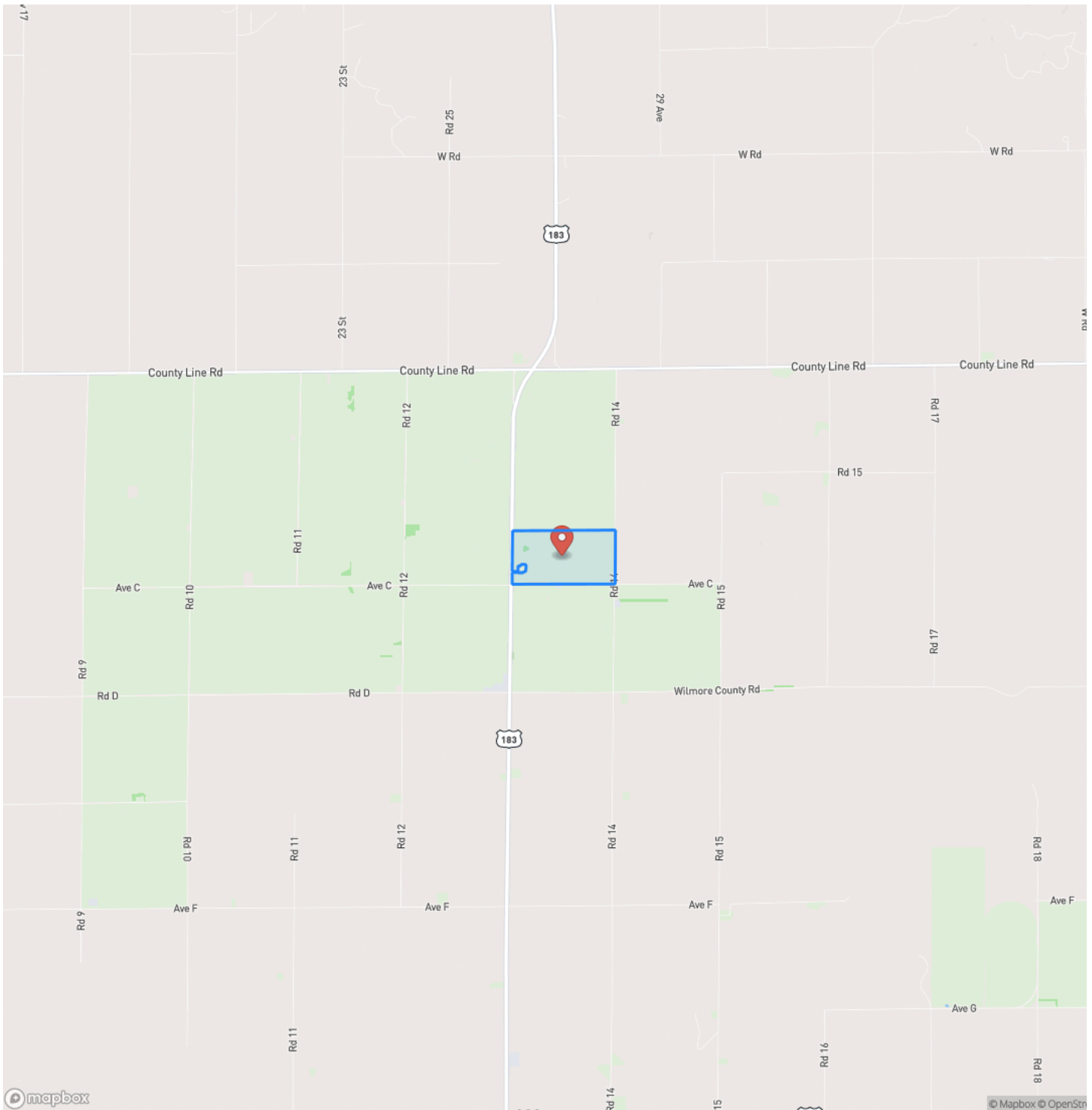


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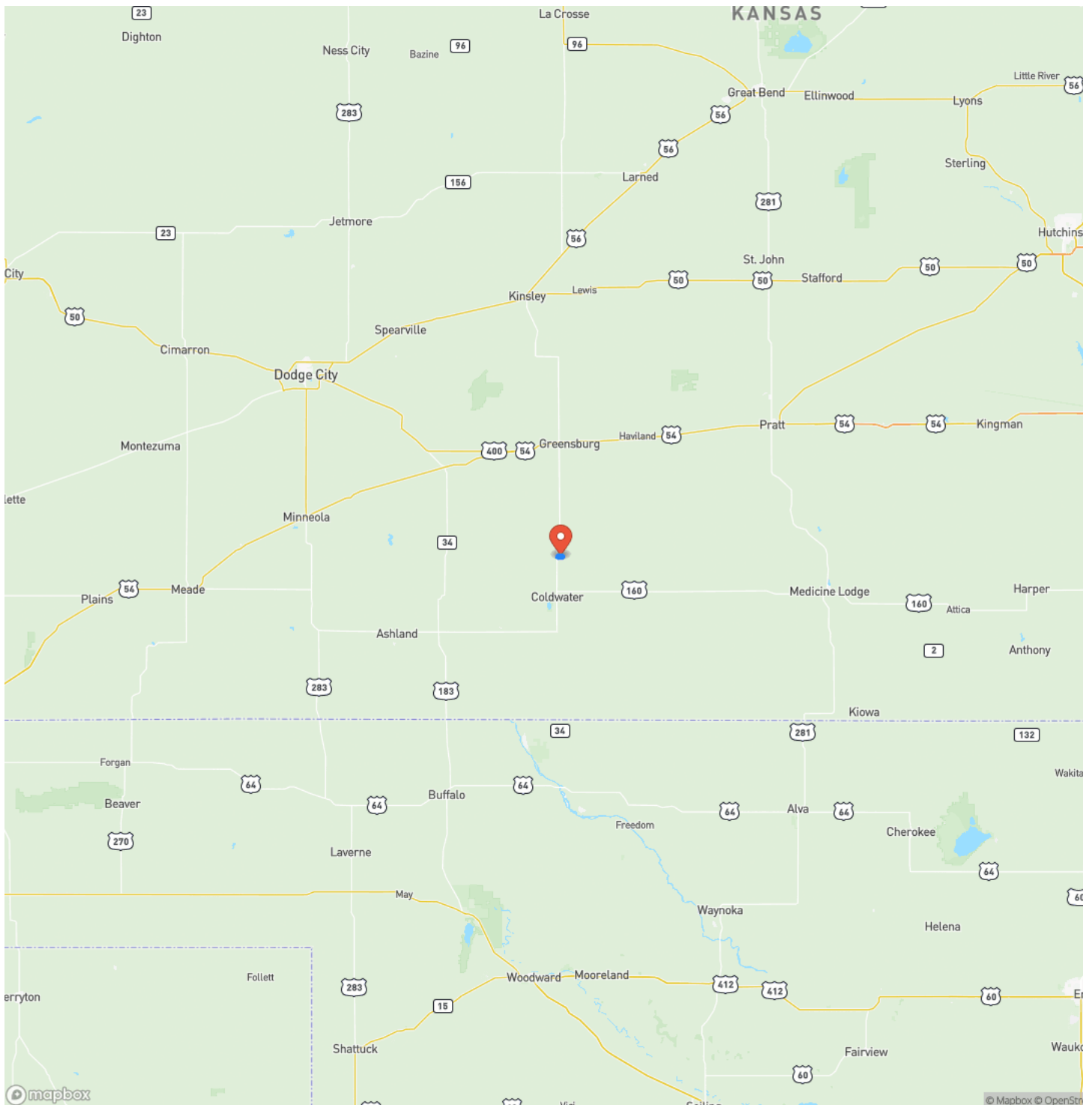
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Locator Map



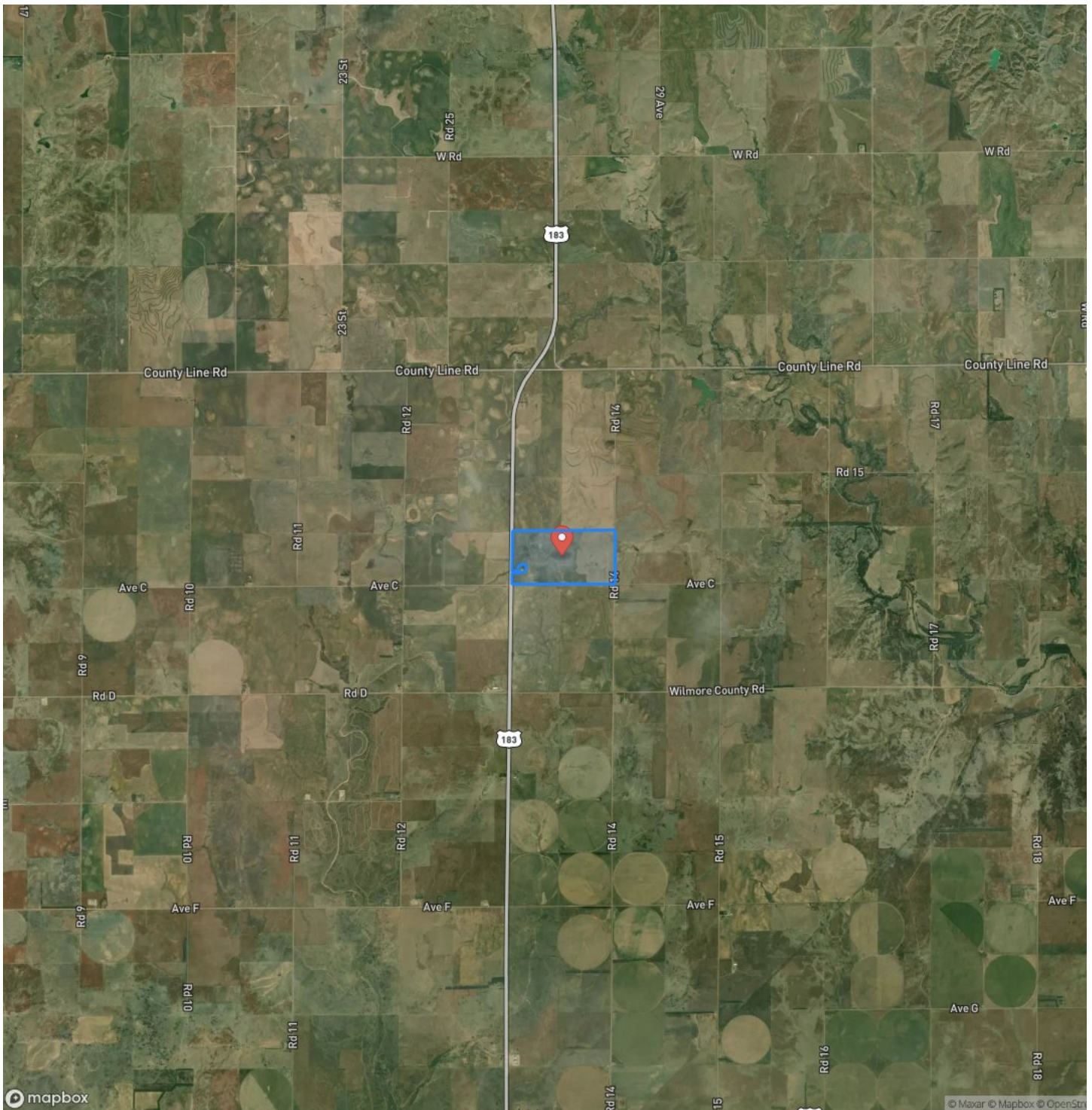
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan Leeper

Mobile

(620) 388-6328

Email

nleper@redcedarland.com

Address

City / State / Zip

Preston, KS 67583

NOTES



MORE INFO ONLINE:

redcedarland.com

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.



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