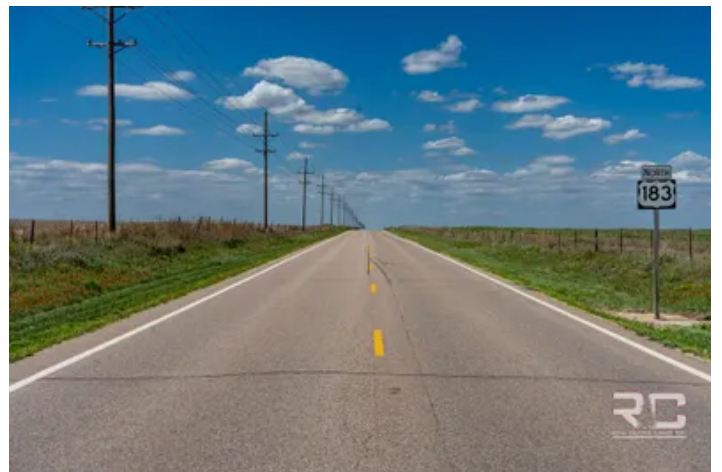


619+/- ACRES OF HUNTING, PASTURE, & CRP IN
COMANCHE COUNTY, KS
0000 Coldwater Ks
Coldwater, KS 67029

\$1,392,750
619± Acres
Comanche County



619+/- ACRES OF HUNTING, PASTURE, & CRP IN COMANCHE COUNTY, KS
Coldwater, KS / Comanche County

SUMMARY

Address

0000 Coldwater Ks null

City, State Zip

Coldwater, KS 67029

County

Comanche County

Type

Hunting Land, Farms, Ranches

Latitude / Longitude

37.318245 / -99.337468

Acreage

619

Price

\$1,392,750

Property Website

<https://redcedarland.com/detail/619-acres-of-hunting-pasture-crp-in-comanche-county-ks/comanche/kansas/98068/>



619+/- ACRES OF HUNTING, PASTURE, & CRP IN COMANCHE COUNTY, KS
Coldwater, KS / Comanche County

PROPERTY DESCRIPTION

619+/- ACRES OF HUNTING, PASTURE, & CRP IN COMANCHE COUNTY, KS.

Property Description: Located just north of Coldwater, Kansas in the heart of Comanche County is this excellent mix of native grass pasture, CRP, and great a hunting tract in Unit 16. The pasture hasn't been grazed in a few years and is lush from the current rainfall. There are 3 access roads surrounding the ranch with highway 183 on the east side, and two county roads on the south and west side. There is an old homestead in the south central part of the property that would make an ideal location to build your dream country home. Around the homestead is a shelterbelt and thick cover great for big unit 16 bucks and upland hunting. This is a great area of the state where you don't need much cover to harvest your next trophy whitetail! The remaining balance of the property is cattle pasture with a solar well and is ready for grazing! With easy access to the property this is adeal for the local cattle rancher.

CRP Info: There are approximately 297.87+/- acres enrolled until 2031 paying \$11,867.00 annually. (\$39.84 per acre)

Mineral Rights: What mineral rights the Sellers own are negotiable.

Legal Description: S25-T31s-R19w in Comanche County, Kansas.

2025 Taxes: \$1,062.62

Kansas Deer Unit: 16

Convenient Location

- 2 miles N of Coldwater, KS off Hwy 183
- 20 miles south of Greensburg, KS.
- 130 miles to Wichita, KS.

Property Features:

- Trophy Whitetail Deer Hunting in Unit 16
- Upland Bird Hunting
- Solar Well
- CRP Annual Income
- Native Grass Pasture
- Highway Access

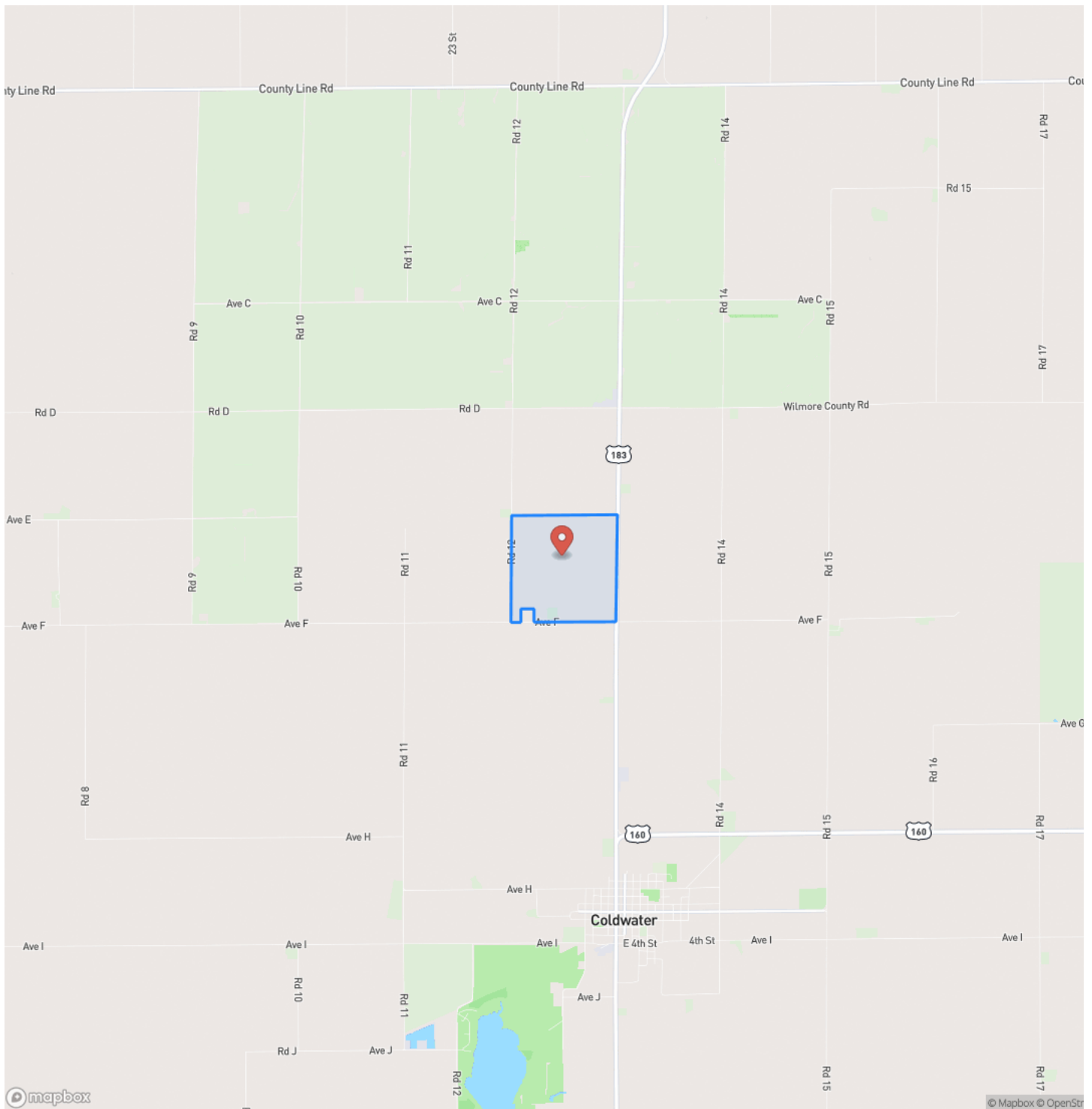
For more information about the property or to schedule a tour contact Nathan Leeper at [620-388-6328](tel:620-388-6328) .



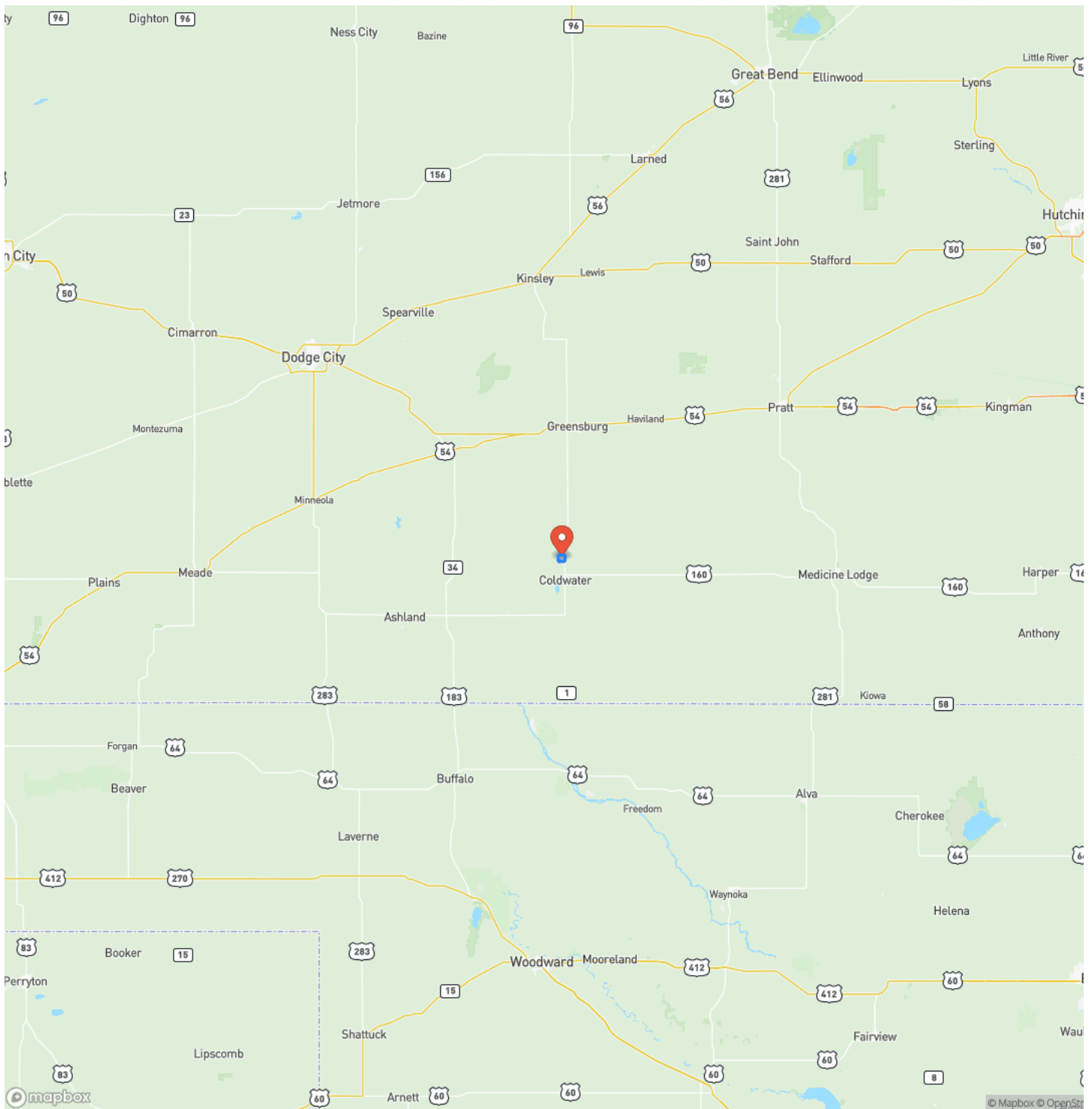
619+/- ACRES OF HUNTING, PASTURE, & CRP IN COMANCHE COUNTY, KS
Coldwater, KS / Comanche County



Locator Map

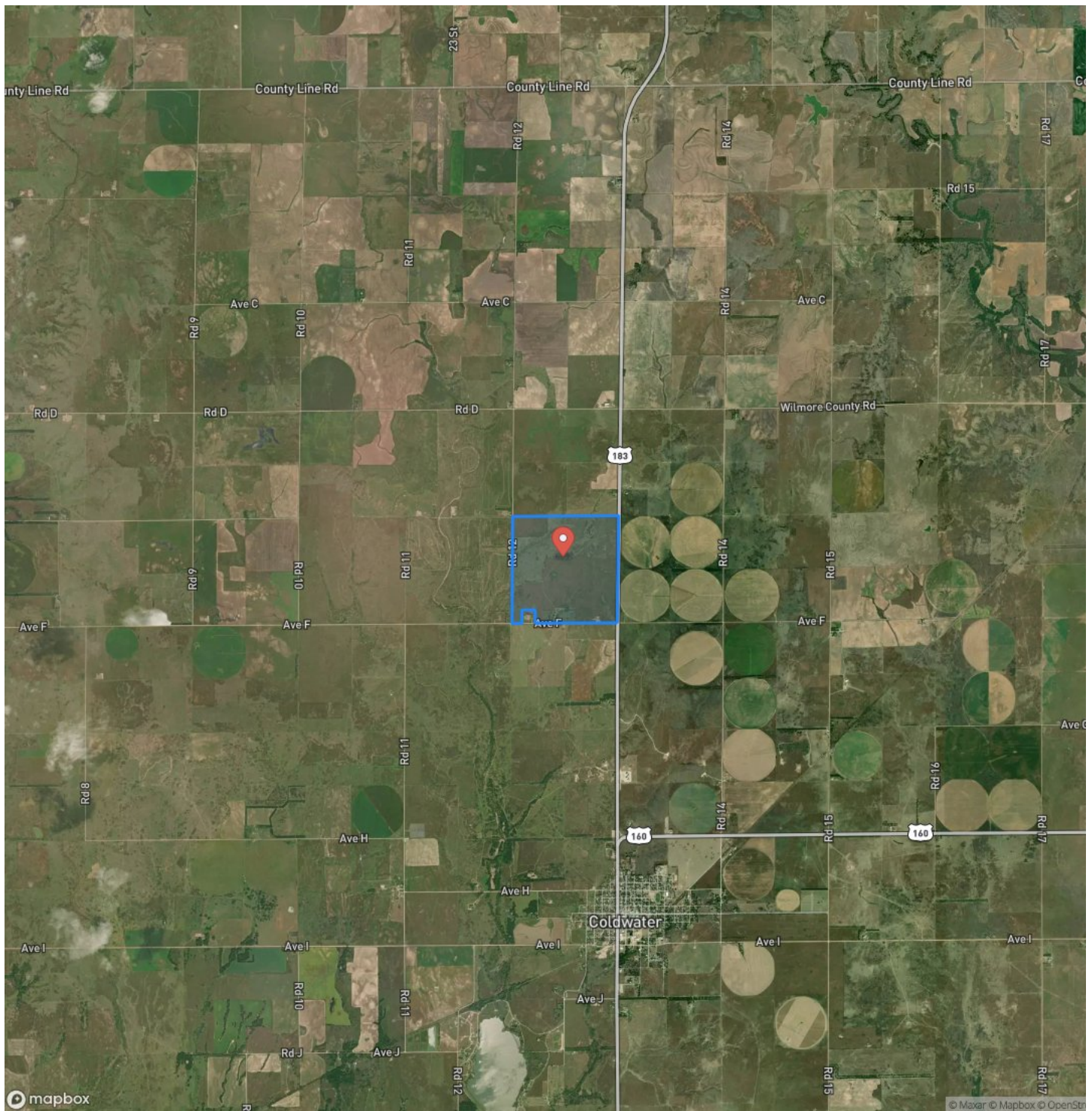


Locator Map



619+/- ACRES OF HUNTING, PASTURE, & CRP IN COMANCHE COUNTY, KS
Coldwater, KS / Comanche County

Satellite Map



619+/- ACRES OF HUNTING, PASTURE, & CRP IN COMANCHE COUNTY, KS
Coldwater, KS / Comanche County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan Leeper

Mobile

(620) 388-6328

Email

nleeper@redcedarland.com

Address

City / State / Zip

Pratt, KS 67124

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.



MORE INFO ONLINE:
<https://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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