Price Improvement! 77+/- Tillable Acres for Sale in Harper County, KS 00000 Bluff City, KS 67018

\$127,050 77± Acres Harper County





MORE INFO ONLINE:

<u>SUMMARY</u>

Address 00000

City, State Zip Bluff City, KS 67018

County Harper County

Type Farms

Latitude / Longitude 37.032995 / -97.944589

Taxes (Annually)

102

Acreage

Price \$127,050

Property Website

https://redcedarland.com/detail/price-improvement-77-tillableacres-for-sale-in-harper-county-ks-harper-kansas/57120/









MORE INFO ONLINE:

PROPERTY DESCRIPTION

Price Improvement! 77+/- Tillable Acres for Sale in Harper County, KS

Property Legal: Rural Township Parcel, S02, T35, R06, Acres 76.3, Lot 6 & W2 Lot 2 & Sw4 Nw4 Less Rd R/W Section 02 Township 35 Range 06.

Driving Directions: From Bluff City, Kansas go 1.5 miles south to Southeast 70 rd. Turn west on se 70 rd and travel 4 miles to Southeast 50 ave. Go south 1 mile on se 50 ave and the farm is on the south east side of the road.

Property Taxes: \$102

Property Description: Affordable starter farm located south east of Anthony Kansas. This 77+/- acre farm has nashville silt loam soils and currently planted to soybeans. There are two access roads located on the north and west side of the property. Power is also on the west side of the property allowing build site potential. The farm is currently being custom farmed with the farming possession being negotiable.

Wildlife in the area include whitetail deer, pheasant, and quail. With some enhancements to the land or a CRP enrollment the wildlife would only get better each year.

For more information contact Nathan Leeper at <u>620-388-6328</u>.

Key Features:

North and West Access

Whitetail, quail, pheasant, and dove

5 miles east and 2 north of Manchetser OK

Approximatley 12 miles SE of Anthony, Kansas

73 miles to Wichita, Kansas

50 minutes to Enid, OK

Planted to Soybeans



MORE INFO ONLINE:

Price Improvement! 77+/- Tillable Acres for Sale in Harper County, KS Bluff City, KS / Harper County





MORE INFO ONLINE:

50 Ave 90 Ave Hwy 179 40 Ave 10 Ave SE 100 Ave SE 40 Rd SE 40 Rd SE 40 Rd SE 80 Ave **1** 7K6 SE 50 Rd Bluff City SE 70 Ave SE 20 Ave SE 10 Ave SE 40 Ave SE 60 Ave SE 50 Ave State Hwy 179 SE 60 Rd SW 60 Rd SW 60 Rd SW 60 Rd SE 100 Ave SE 70 Rd SE 70 Rd SE 70 Rd SE 70 Rd S Harper Cty Ave SE 40 Ave SE 10 Ave SE 20 Ave SE 60 Ave SE 70 Ave SE 80 Ave SE 90 Ave SE 80 Rd SE 80 Rd E 80 Rd SE 100 Ave SE 30 Ave SE 90 Rd SE 90 Rd SE 90 Rd SE 50 Rd E 90 Rd SE 50 Ave SE 90 Ave SE 40 Ave SE 20 Ave SE 60 Ave SE 80 Ave SE 10 Ave SE 70 Ave -SE-106-Rd--SE-106-Rd -SE-106-Rd nchester E0020 Osage Rd Osage Rd Osage Rd E0020 Osage Rd 32 810 820 830 840 860 870 N2880 800 Noble Rd E0030 Noble Rd Noble Rd Noble Rd E0030 CR 830 CR 890 CR 850 mapbox © Mapbox © OpenStr

Locator Map



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Sterling Larned Hesston Buhler Hutchinson Newton (56) St. John 50 50 (50) Stafford 50 Lewis Kinsley El Dorado 1 Park City Maize 35 Bel Aire Andover Wichita (400) Augusta (400) Pratt Kingman Cheney Haviland Greensburg 3 Derby Douglass 183 $\widetilde{77}$ Medicine Lodge 160 Harper 160 Wellington Coldwater Attica Winfield 81 $\overline{77}$ Anthony Ceda Arkansas City 81 281 Kiowa 34 8 64 64 Alva Blackwell 64) Shidler Freedom Cherokee Ponca City 60 60 Tonkawa Pond Creek 35 Waynoka Fairfax Helena Woodward Mooreland Garber (412) Enid (64) 60 (412) Pawnee Perry Waukomis Fairview 60 60 Vici Seiling 3 Stillwater 51 Yale Hennessey $\overline{\mathcal{D}}$ (81) Cushing OKLAHOMA 3 Leedey mopbox Watonga 3 © Mapbox © OpenSt [47]

Locator Map



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Satellite Map





MORE INFO ONLINE:

LISTING REPRESENTATIVE For more information contact:



Representative

Nathan Leeper

Mobile (620) 388-6328

Email nleeper@redcedarland.com

Address

City / State / Zip Preston, KS 67583

<u>NOTES</u>



MORE INFO ONLINE:

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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.



MORE INFO ONLINE:

Red Cedar Land Co. 2 NE 10th ave Saint John, KS 67576 (620) 546-3746 redcedarland.com

