

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

\$127,050
77± Acres
Harper County



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

SUMMARY

Address

00000

City, State Zip

Bluff City, KS 67018

County

Harper County

Type

Farms

Latitude / Longitude

37.032995 / -97.944589

Taxes (Annually)

102

Acreage

77

Price

\$127,050

Property Website

<https://redcedarland.com/detail/price-improvement-77-tillable-acres-for-sale-in-harper-county-ks-harper-kansas/57120/>



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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 [620-388-6328](tel:620-388-6328) .

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

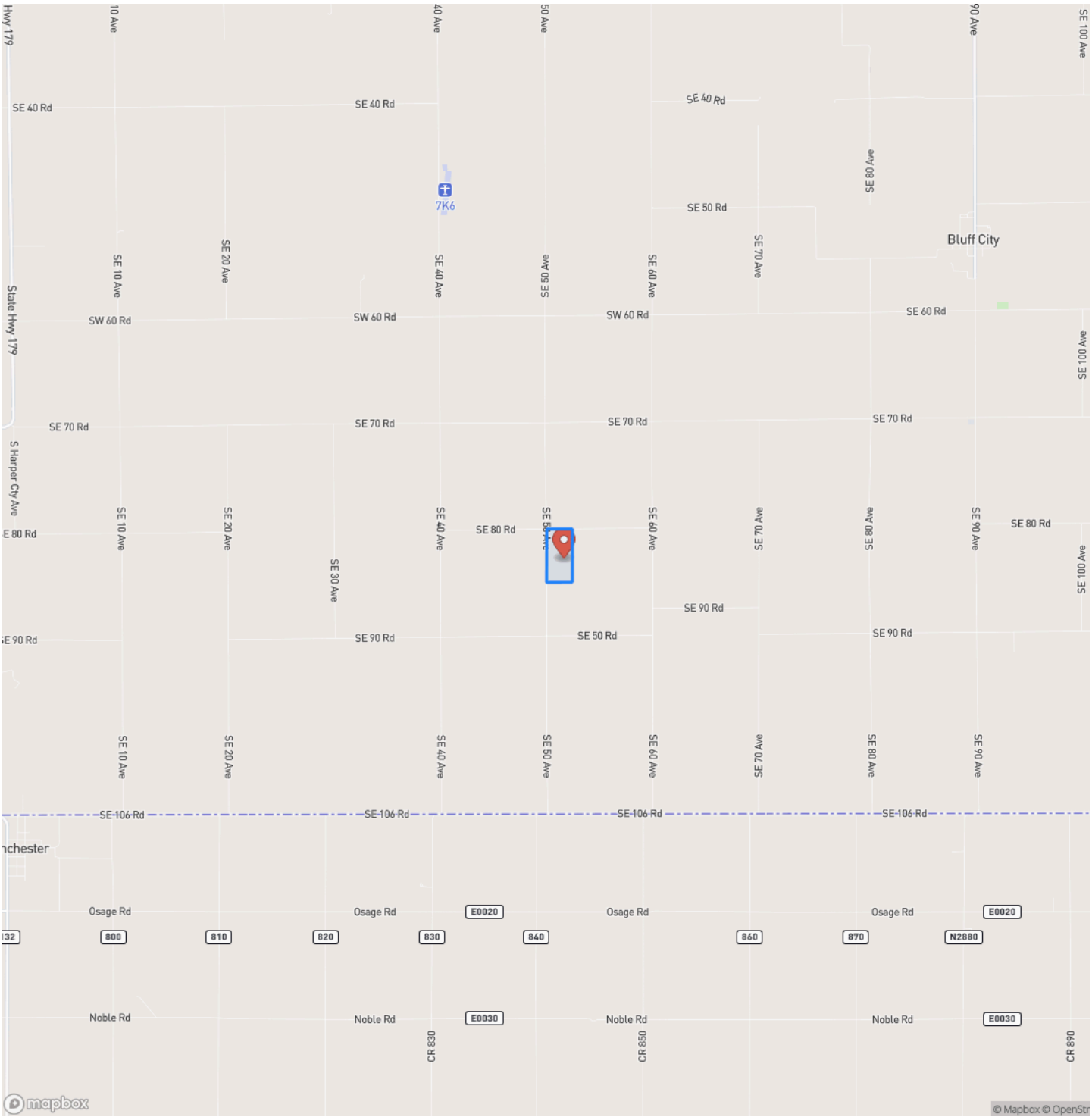


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Bluff City, KS / Harper County



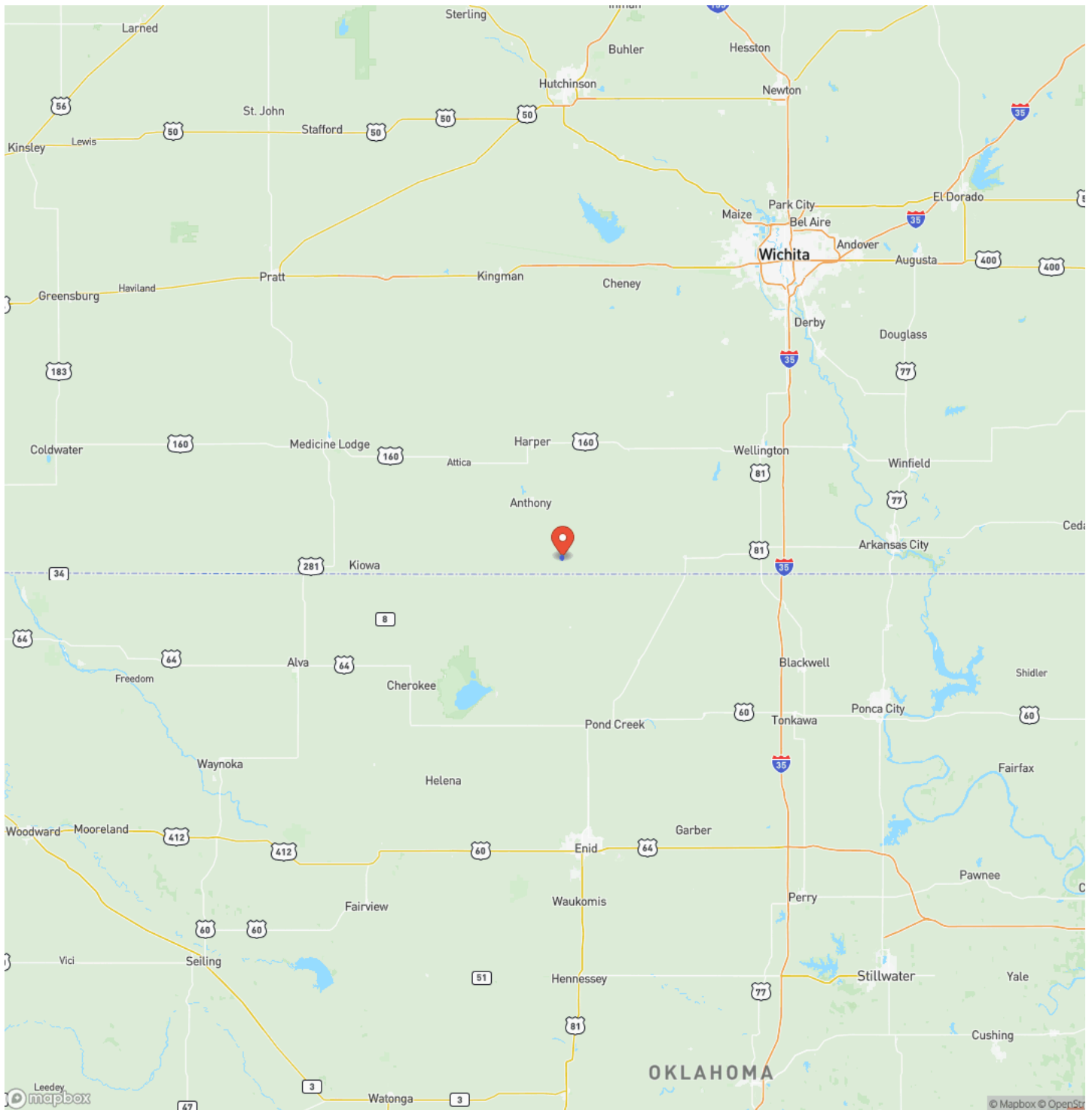
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Locator Map



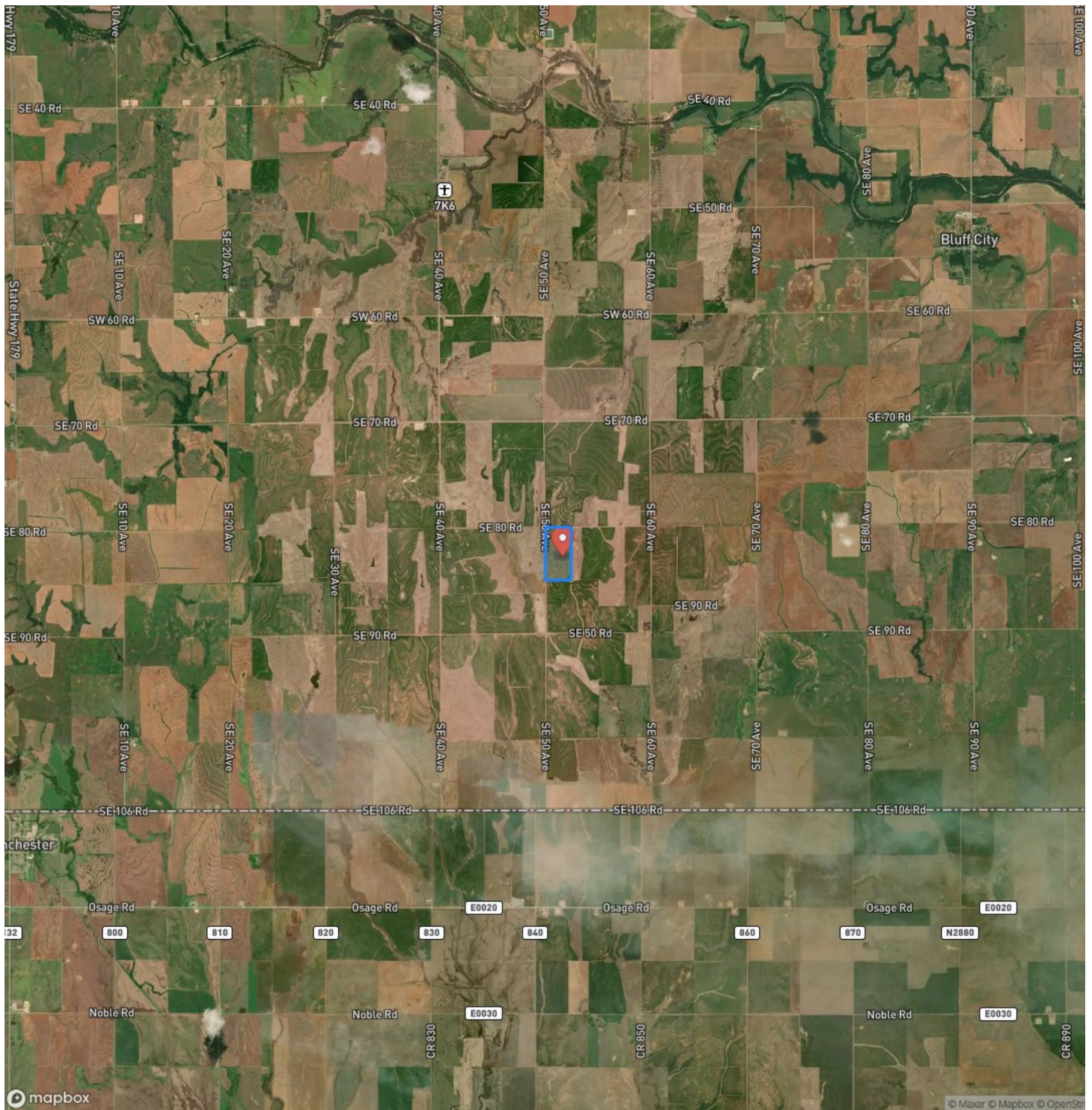
Bluff City, KS / Harper County

Locator Map



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Bluff City, KS / Harper County

Satellite Map



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

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

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redcedarland.com

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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