

80 +/- acres with Highway 183 frontage in Ellis County,
KS
1953 Locust Grove Rd
Hays, KS 67601

\$285,000
80± Acres
Ellis County



80 +/- acres with Highway 183 frontage in Ellis County, KS
Hays, KS / Ellis County

SUMMARY

Address

1953 Locust Grove Rd

City, State Zip

Hays, KS 67601

County

Ellis County

Type

Farms, Commercial, Lot, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

38.992457 / -99.320768

Acreage

80

Price

\$285,000

Property Website

<https://redcedarland.com/detail/80-acres-with-highway-183-frontage-in-ellis-county-ks-ellis-kansas/86518/>



80 +/- acres with Highway 183 frontage in Ellis County, KS Hays, KS / Ellis County

PROPERTY DESCRIPTION

Property Description: This mixed use property sits just over six miles north of Hays, KS and offers so many options for potential buyers. The seller is negotiable on the total acres and property boundaries, leaving the buyer the option to capture just the right property size or shape.

There are approximately 20 acres of pasture along the east end of the property along Highway 183. The pasture also has a small pond that offers a water source for cattle and a recreational opportunities. The approximately 60 tillable acres to the east are split by a waterway.

With close proximity to Hays, this property is perfect for anyone looking for a place to build a new home or shed/shop. Electric service is nearby and rural water is very close.

Already offering great access off of Highway 183, the seller is also negotiable on the access points off of the highway or Locust Grove Road to the south.

Legal Description: N 1/2, SE 1/4, S21, T12, R18 ; 80 +/- acres

Driving Directions: From Hays, KS, at I-70, north on Highway 183 6.5 miles to the NE corner of the property.

Mineral Rights: Seller to convey surface rights only

2024 taxes: \$770, based off 147 acres. Property will be reassessed following sale.

Key Features:

Prime location - Highway 183 Frontage

Excellent build site: Shop - Shed - Home

6.5 miles north of Hays

Pasture and Tillable

Utilities on site

Pond

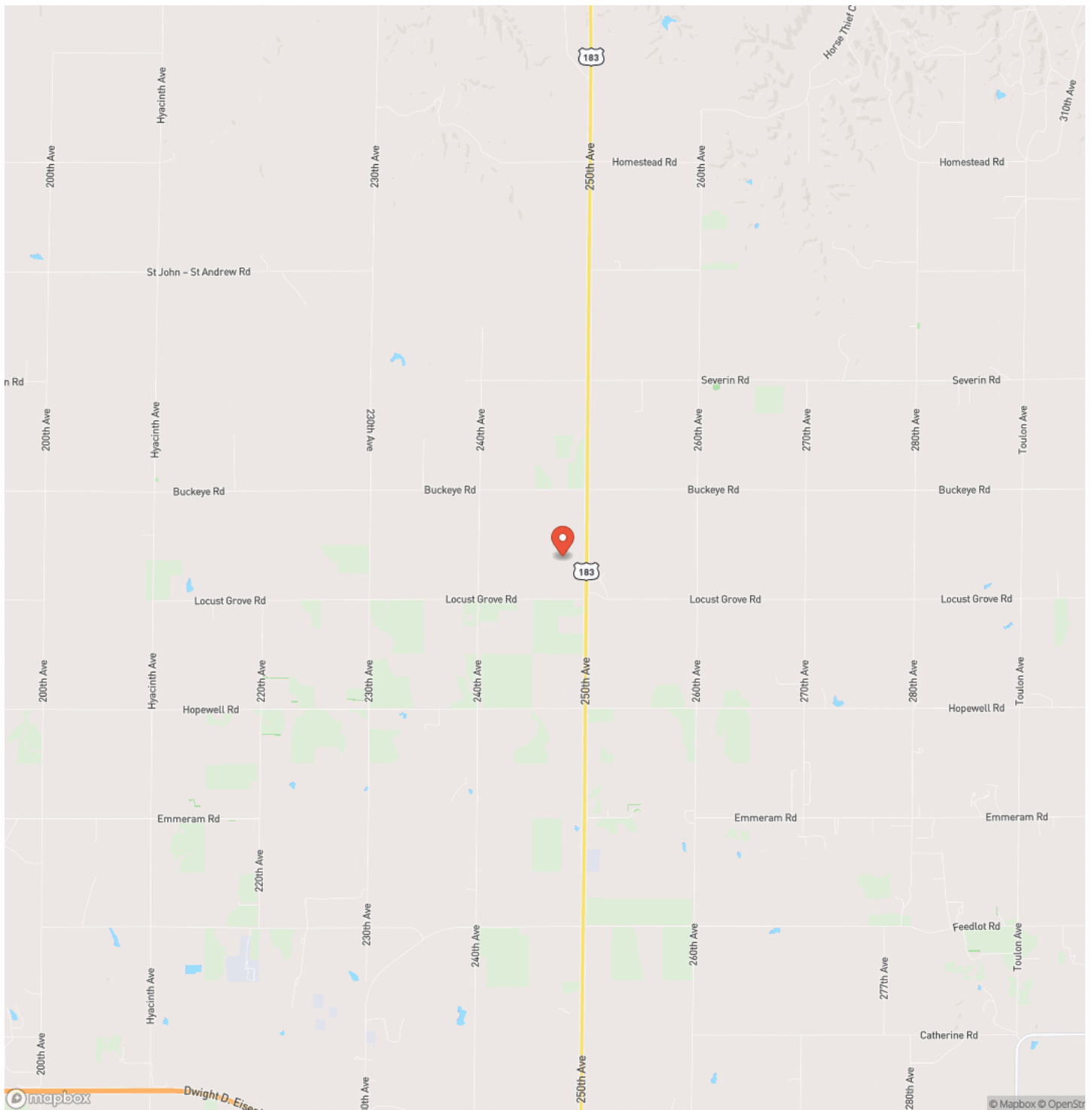
For more information contact Mark Morris at [\(785\) 324-1495](tel:(785)324-1495) or mark@redcedarland.com



80 +/- acres with Highway 183 frontage in Ellis County, KS
Hays, KS / Ellis County

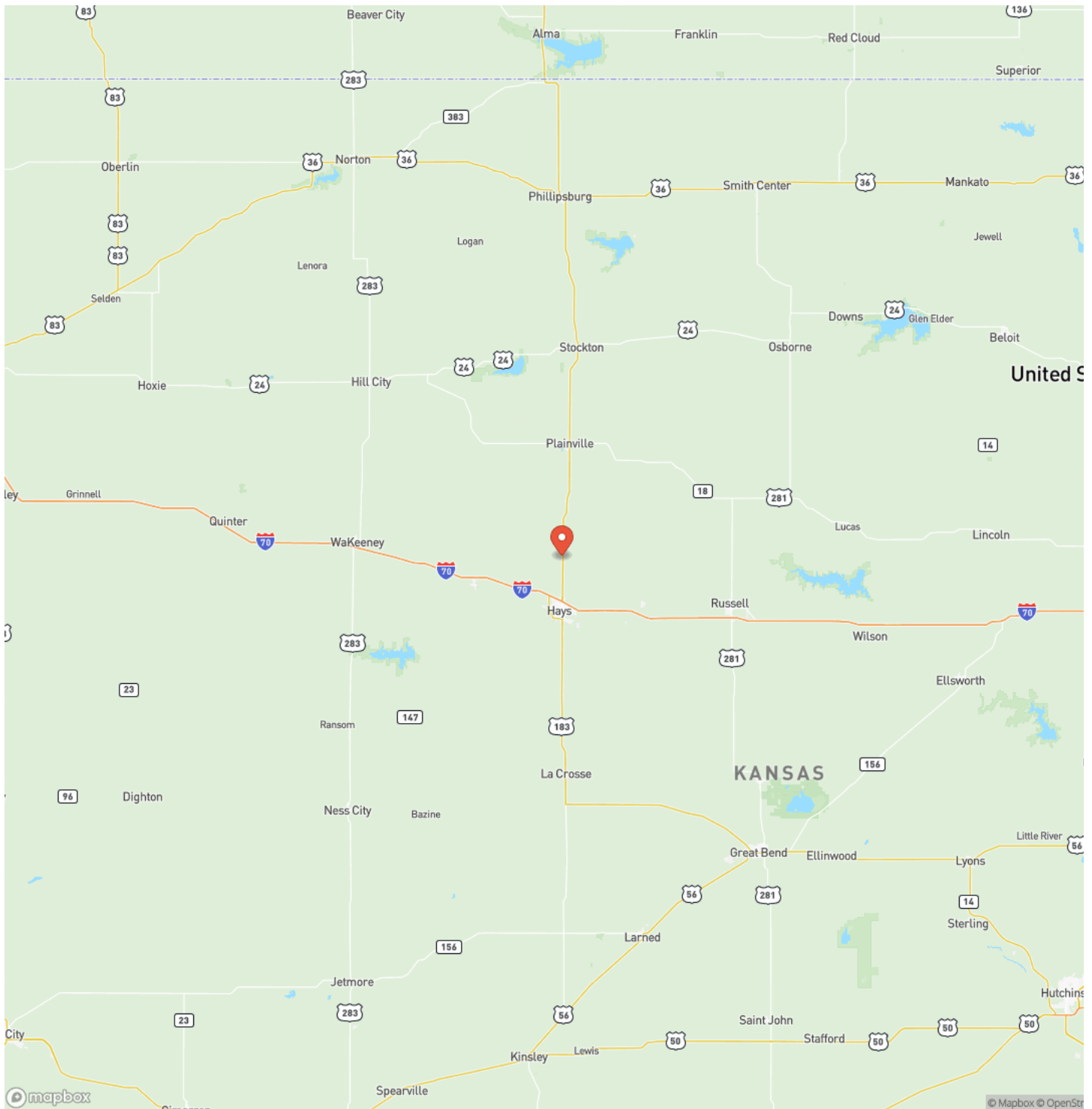


Locator Map



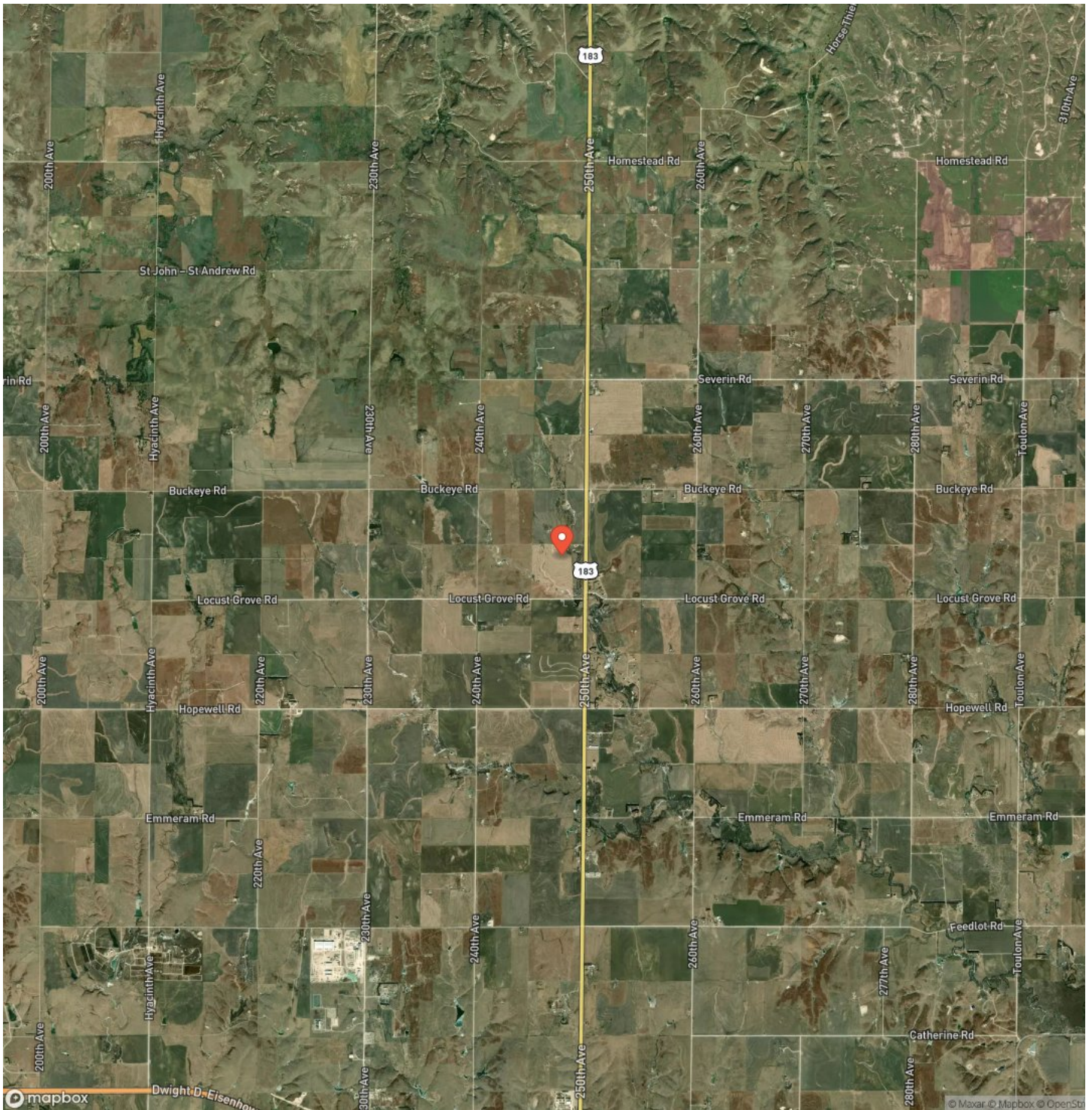
80 +/- acres with Highway 183 frontage in Ellis County, KS
Hays, KS / Ellis County

Locator Map



80 +/- acres with Highway 183 frontage in Ellis County, KS
Hays, KS / Ellis County

Satellite Map



**80 +/- acres with Highway 183 frontage in Ellis County, KS
Hays, KS / Ellis County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Morris

Mobile

(785) 324-1495

Email

mark@redcedarland.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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.



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

