

Half Section Combination Farm in Ness County, KS
0 Bazine #1
Bazine, KS 67516

\$604,500
310± Acres
Ness County



Half Section Combination Farm in Ness County, KS Bazine, KS / Ness County

SUMMARY

Address

0 Bazine #1

City, State Zip

Bazine, KS 67516

County

Ness County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

38.309315 / -99.685936

Acreage

310

Price

\$604,500

Property Website

<https://redcedarland.com/detail/half-section-combination-farm-in-ness-county-ks-ness-kansas/85878/>



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PROPERTY DESCRIPTION

This 310 +/- acre combination farm offers a great opportunity to expand your tillable and pasture acres. The tillable acres consist almost entirely of Harney Silt Loam with very little slope. The pasture was not grazed this year so the grass is in excellent condition. There is a water well with wind mill in the northwest corner of the pasture.

The property is available for immediate possession, but the current tenant would be willing to remain if a buyer did not have a prospective tenant.

Legal Description: S 1/2, S18, T20, R21, +/- 310 acres

Directions: from Bazine, KS, 9 miles south on DD Road to the SW corner of the property.

Mineral Rights: Sellers to convey surface rights only.

2024 Taxes: \$1219

Features:

Good access

Immediate possession on all acres.

Water Well w/windmill in pasture

Electric on site

For more information or to schedule a showing contact the listing agents:

Brandon Luebbers ([\(620\) 874-1131](tel:6208741131)) or brandon@redcedarland.com

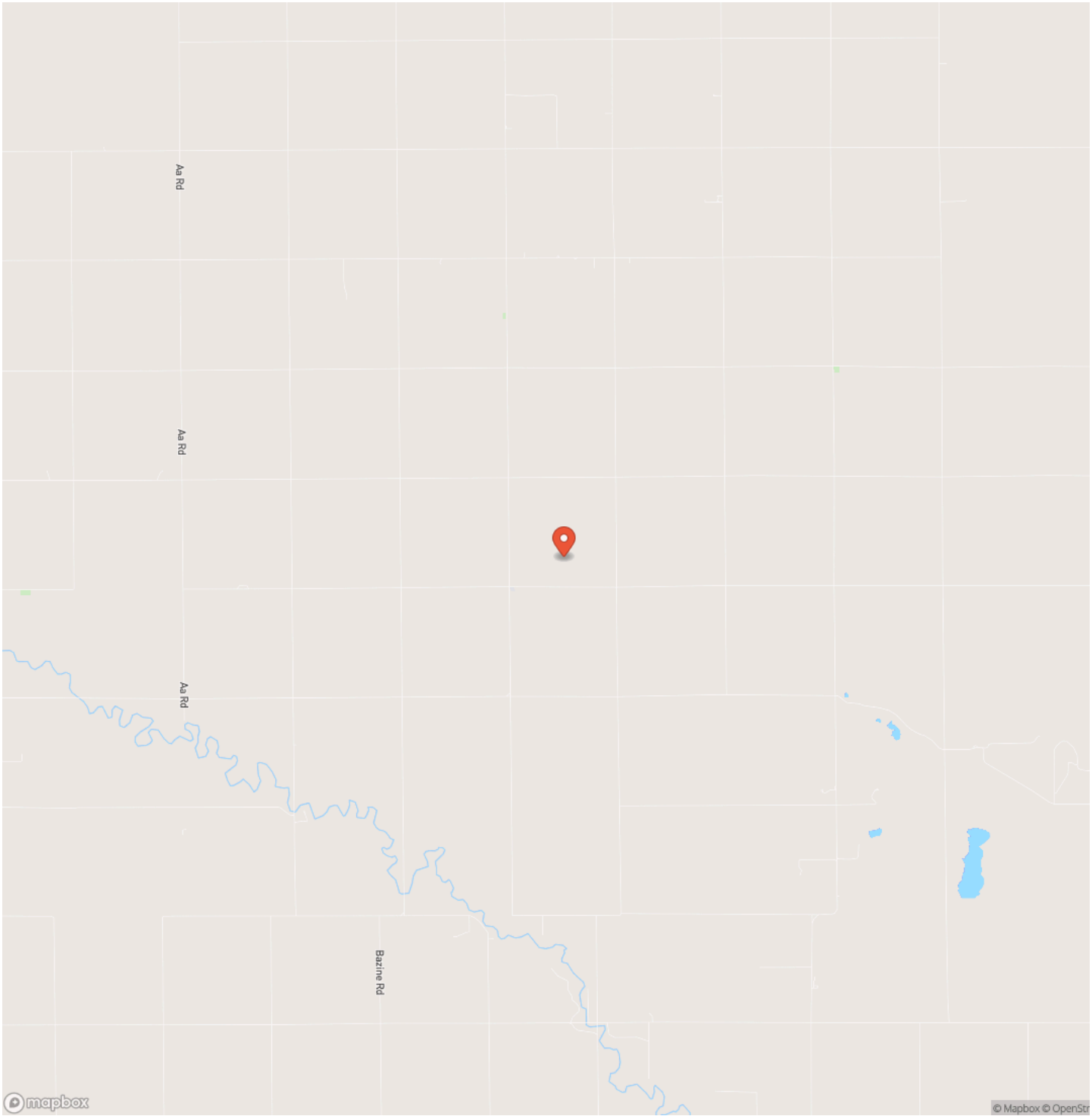
Mark Morris ([\(785\) 324-1495](tel:7853241495)) or mark@redcedarland.com



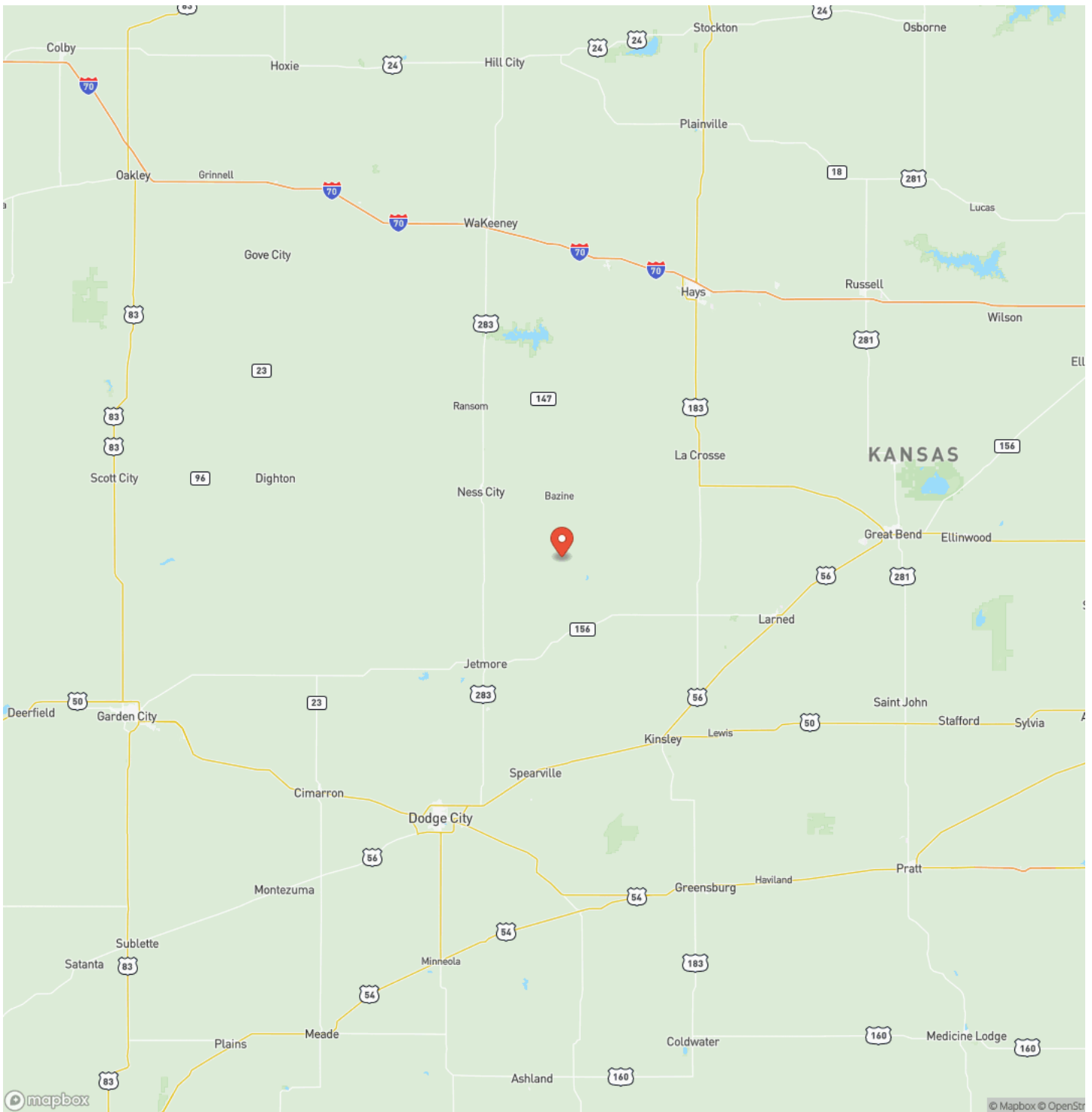
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Bazine, KS / Ness County



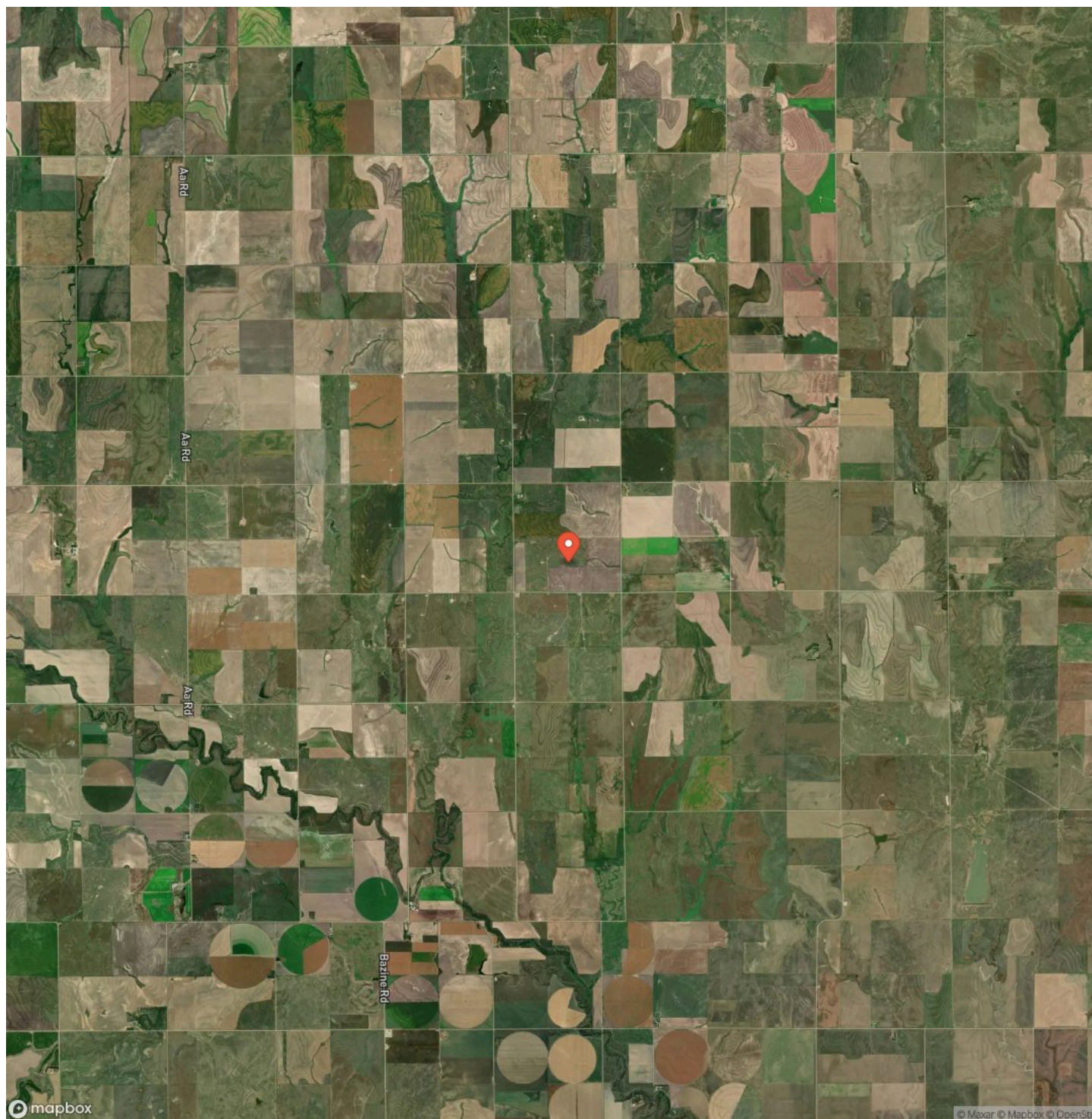
Locator Map



Locator Map



Satellite Map



**Half Section Combination Farm in Ness County, KS
Bazine, KS / Ness County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Morris

Mobile

(785) 324-1495

Email

mark@redcedarland.com

Address

City / State / Zip

NOTES

[illegible]

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.



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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