

**80+/- Acres of Tillable Land in Reno County, Kansas**  
00000 W. 95th Ave.  
Sterling, KS 67579

**\$236,000**  
80± Acres  
Reno County



**80+/- Acres of Tillable Land in Reno County, Kansas**  
**Sterling, KS / Reno County**

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**SUMMARY**

**Address**

00000 W. 95th Ave.

**City, State Zip**

Sterling, KS 67579

**County**

Reno County

**Type**

Farms, Ranches, Undeveloped Land, Hunting Land

**Latitude / Longitude**

38.160887 / -98.302885

**Taxes (Annually)**

1096

**Acreage**

80

**Price**

\$236,000

**Property Website**

<https://redcedarland.com/detail/80-acres-of-tillable-land-in-reno-county-kansas-reno-kansas/39077/>



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### **Sterling, KS / Reno County**

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#### **PROPERTY DESCRIPTION**

Price reduced to below certified appraisal value! This tract presented by Red Cedar Land Company consists of 80+/- acres of tillable farm ground in Reno County, Kansas. The soils are comprised of 85% Class II Saltcreek and Naron fine sandy loams with 1 to 3 percent slopes. The overall NCCPI index is 55.6. This field is located on a paved road for easy access and grain hauling. All acres are currently in wheat stubble and are open for immediate possession and planting.

**For more information about the property and to schedule a private showing, contact Land Specialist / Wildlife Biologist, Kyle McDonald at [620-960-8690](tel:620-960-8690).**

**Driving Directions:** From the Intersection of North Langdon Road and West 95th Avenue, Travel 1 Mile East.

**Legal Description:** 80+/- Acres in S/2 of SW/4 of S03-T22S-R09W in Reno County, Kansas

**2022 Taxes:** \$1,096.69

Mineral rights owned by the Seller will transfer to the Buyer.

#### **Key Features:**

- **Located On Paved County Road**
- **85% Class II Soils**
- **Open for Immediate Possession and Planting**
- **7 Miles To Alden, Kansas**
- **8 Miles To Sterling, Kansas**
- **12 Miles To Nickerson, Kansas**



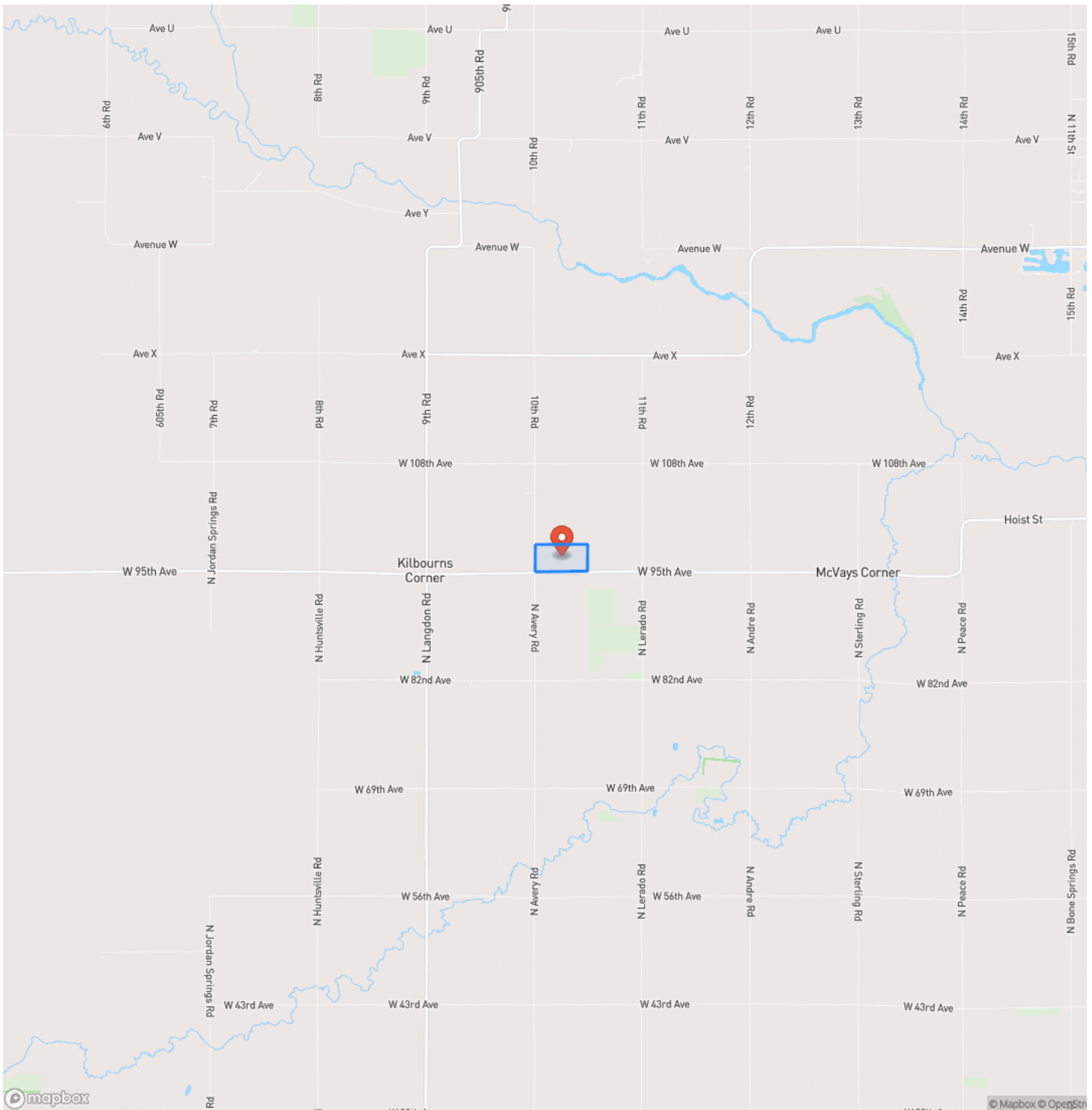


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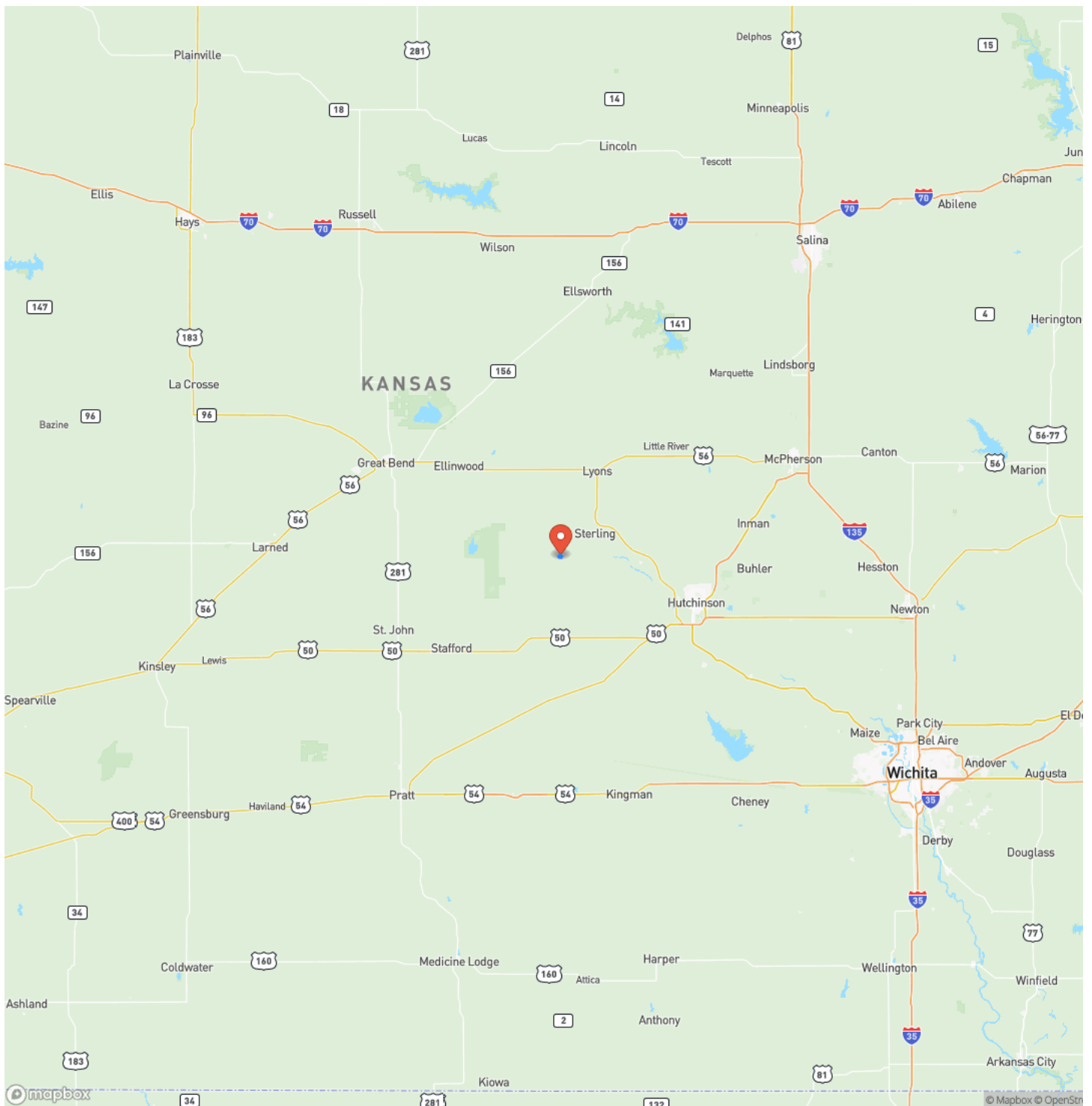
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## Locator Map

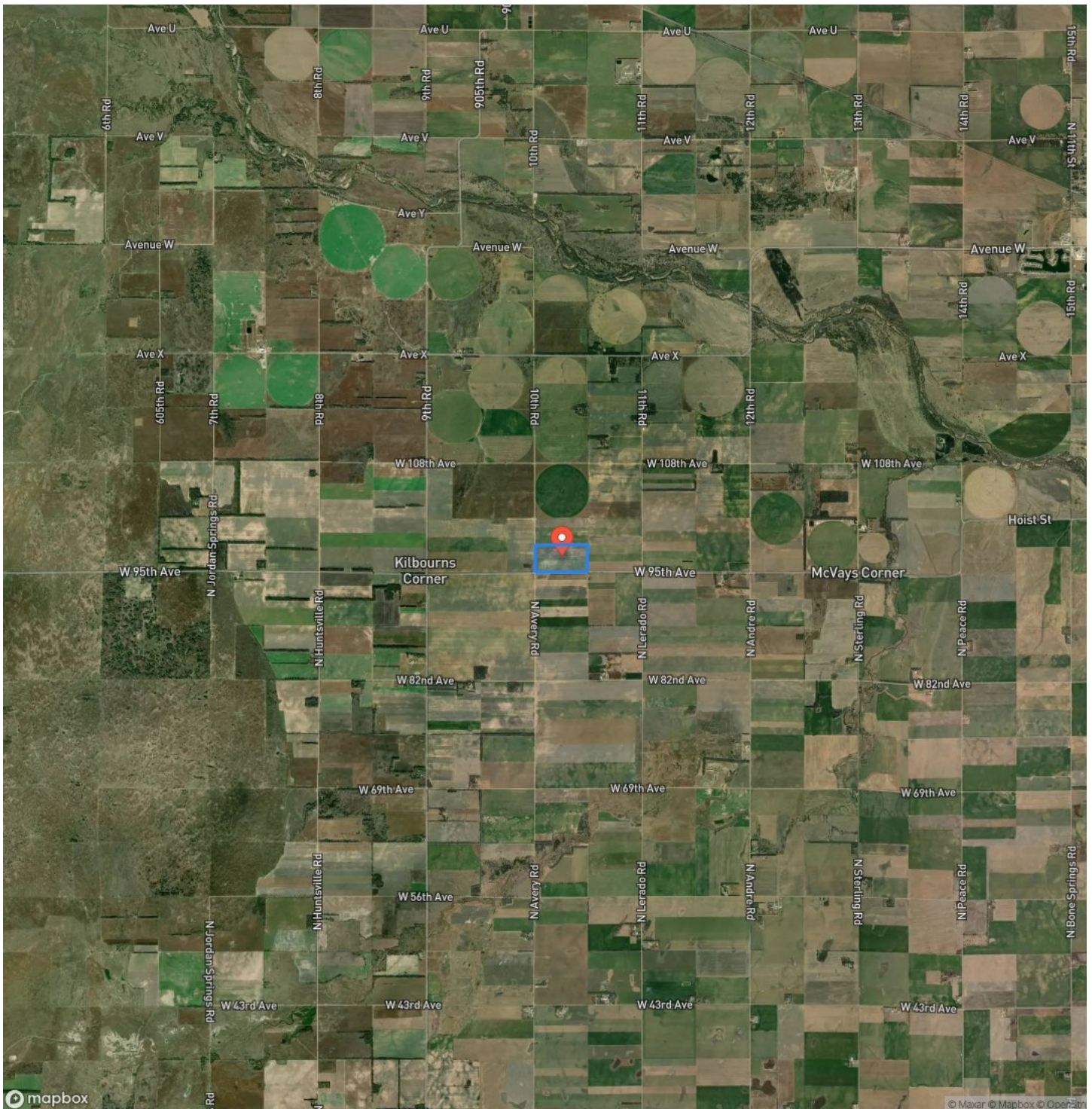


## Locator Map





## Satellite Map



## 80+/- Acres of Tillable Land in Reno County, Kansas Sterling, KS / Reno County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Kyle McDonald

## Mobile

(620) 960-8690

## Office

(620) 377-5022

## Email

kyle@redcedarland.com

**Address**

## City / State / Zip

Hutchinson, KS 67502

## NOTES



**MORE INFO ONLINE:**

**redcedarland.com**



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**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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**Red Cedar Land Co.**  
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, KS 67576  
(620) 546-3746  
[redcedarland.com](http://redcedarland.com)

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