

Rice Co. Century Farm 320+/- Acres
1765 27th Rd.
Little River, KS 67457

\$672,000
320 +/- acres
Rice County



Rice Co. Century Farm 320+/- Acres Little River, KS / Rice County

SUMMARY

Address

1765 27th Rd.

City, State Zip

Little River, KS 67457

County

Rice County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.281044 / -98.003454

Taxes (Annually)

3295

Acreage

320

Price

\$672,000

Property Website

<https://redcedarland.com/detail/rice-co-century-farm-320-acres-rice-kansas/12351>



PROPERTY DESCRIPTION

NEW LISTING!

Rice County Century Farm

Legal Description: 320+/- Acres in the E/2 of S29-T20S-R06W.

Driving Directions: From 30th Avenue and Plum Street in Hutchinson, Kansas travel 14 miles north. Turn west on Saxman Road and go 4 miles. The property lies to the southwest of the intersection of Saxman Rd. and 27th Rd. and is located approximately 7 miles south of Little River, Kansas.

This is a true Century Farm that has been in the same family for over 100 years! The south quarter of this half section has never been sold since being homesteaded back in 1902. Buyers have a very rare opportunity to own a great hunting property with tillable income, 1/2 mile of Sand Creek, along with blacktop frontage. There are currently 229+/- acres in tillable dryland with the remainder in pasture, creek-bottom, shelter belt, and an old farmstead. Sand creek runs a full half mile through the property creating excellent cover and a year round water source for wildlife. There is no shortage of whitetail deer, quail, pheasant, turkey, or other small game on this farm. On the east side of the property there is an old farmstead that would make for a great place to build a dream home. The farm sits right off of the Saxman Blacktop Road and is centrally located for an easy commute to Lyons, McPherson, or Hutchinson. The crop ground is currently being share cropped 1/3 to the owners and 2/3 to the tenant. The recent five year average production yield for wheat is 54 bushels, soybeans 44 bushels, and milo 78 bushels/acre. The average yield for 5 wheat crops from 2012 to 2017 was 65 bushels/acre. Don't miss out on owning this great income producing farm that also has a tremendous recreational and hunting pasture with build site included!

To inquire about the listing and schedule a private showing contact land specialist and wildlife biologist **Kyle McDonald** at **620-960-8690**.

Mineral rights will transfer to Buyer. 2020 taxes were \$3,294.60

Key Features:

Sand Creek

Excellent Hunting

Tillable Income



Great Building Site

Blacktop Frontage

25 Min. NW of Hutchinson, KS.

15 Min. NE of Sterling, KS.

30 Min. SW of McPherson, KS.

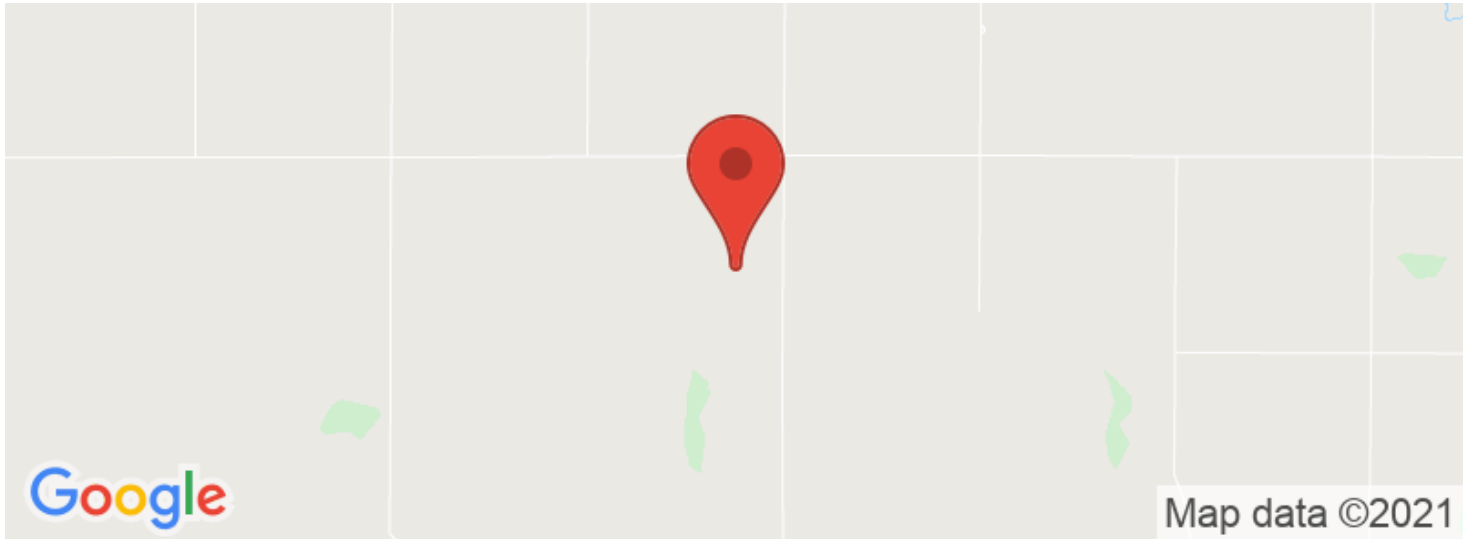
1 Hour From Wichita, KS.



**Rice Co. Century Farm 320+/- Acres
Little River, KS / Rice County**



Locator Maps



Aerial Maps



Rice Co. Century Farm 320+/- Acres
Little River, KS / Rice County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kyle McDonald

Mobile

(620) 960-8690

Office

(620) 377-5022

Email

kyle@redcedarland.com

Address

2 NE 10th Avenue

City / State / Zip

St. John, KS, 67576

NOTES



This image shows a blank 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.



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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