

Avery 80+/- acres in Reno County, Kansas.
00000 S. Avery Rd.
Plevna, KS 67568

\$200,000
80± Acres
Reno County



**Avery 80+/- acres in Reno County, Kansas.
Plevna, KS / Reno County**

SUMMARY

Address

00000 S. Avery Rd.

City, State Zip

Plevna, KS 67568

County

Reno County

Type

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

Latitude / Longitude

37.931911 / -98.311903

Taxes (Annually)

85

Acreage

80

Price

\$200,000



**Avery 80+/- acres in Reno County, Kansas.
Plevna, KS / Reno County**

PROPERTY DESCRIPTION

80+/- Acres of Pasture in Reno County, Kansas

Property Description: This mixed-use pasture provides both cattle grazing and hunting opportunities. There is existing perimeter fencing along with a solar powered water well for both livestock and wildlife to use. A cattle pen located south of the water well is downhill allowing for a pipe using gravity flow to a stock tank to be easily added on. An excellent stand of native grass provides summer grazing along with pheasant and quail hunting during the winter. The center of the pasture contains approximately 18 acres of food plots and was planted to corn in the spring. 12 acres of timber line the entire northern edge providing a great deer bedding area. The food plot and water source are directly adjacent to the trees meaning the deer don't have to travel far. The neighboring properties consist of grazed pasture and thick stands of Conservation Reserve Program grass, resulting in high numbers of deer concentrating to feed on the large food plot. Whether it's bowhunting on the edge of the trees, or rifle hunting from the hilltop in the center that overlooks the entire property, there will be plenty of deer seen on every hunt!

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

Driving Directions: From Plevna, Kansas travel 2.5 miles south on Avery Rd.

Legal Description: N/2 of SE/4 in 28-24S-9W

2021 Taxes: \$85.79

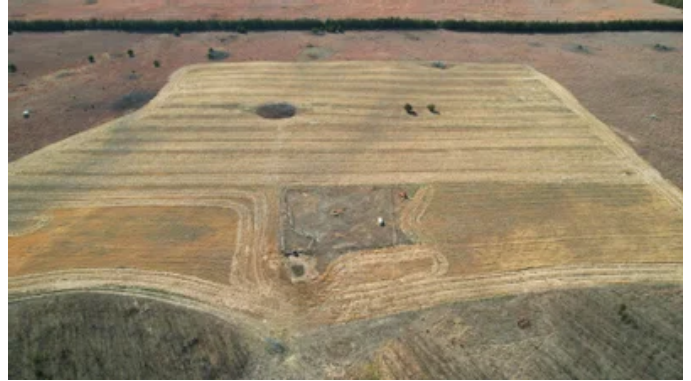
Property Features:

- **Trophy Whitetail Deer Hunting in Unit 15**
- **Excellent Upland Bird Hunting**
- **Solar Well**
- **Food Plots**
- **25 Minutes from Hutchinson, Kansas**
- **1 Hour and 10 Minutes from Wichita, Kansas**





**Avery 80+/- acres in Reno County, Kansas.
Plevna, KS / Reno County**



Avery 80+/- acres in Reno County, Kansas.
Plevna, KS / Reno County

Locator Maps



Avery 80+/- acres in Reno County, Kansas.
Plevna, KS / Reno County

Aerial Maps



Avery 80+/- acres in Reno County, Kansas.
Plevna, 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

2 NE 10th Avenue

City / State / Zip

St. John, KS 67576

NOTES



NOTES

[illegible]

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
St john, KS 67576
(620) 546-3746
www.redcedarland.com

