

197.4+/- Acres of Tillable Land in Sumner County
00000 S Morris Rd
Milan, KS 67105

\$444,150
197.400± Acres
Sumner County



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Milan, KS / Sumner County

SUMMARY

Address

00000 S Morris Rd

City, State Zip

Milan, KS 67105

County

Sumner County

Type

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

Latitude / Longitude

37.21703 / -97.706223

Taxes (Annually)

339

Acreage

197.400

Price

\$444,150

Property Website

<https://redcedarland.com/detail/197-4-acres-of-tillable-land-in-sumner-county-sumner-kansas/59229/>



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Milan, KS / Sumner County**

PROPERTY DESCRIPTION

Price Improvement! 197.4+/- Acres of Tillable Farmland in Sumner County, Kansas!

Property Description: This tillable farm is located just 3 miles east of the Argonia blacktop road and near the Sumner County railroad terminal for easy grain hauling. The cropland soil types are mostly comprised of Class 1 Dale and Reinach silt loams, Class 3 Renfrow-Grainola complex with 1-3 percent slopes, and Class 4 Wellsford Clay Loam with 1-3 percent slopes. The field is planted to wheat every year and is always full of deer activity. This property is located between corn fields and would allow plenty of deer hunting opportunities in the coming fall season. The trail camera photos show lots of daylight deer activity including a nice bachelor group of bucks in the area. A waterway in the central portion of the field provides drainage toward the heavily timbered Chikaskia River that runs just a quarter mile away to the north. There is also development potential for a pond with several full ponds existing on the properties just uphill from it. The field is custom farmed and will be prepped for drilling winter wheat. Immediate possession is available at closing.

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

Driving Directions: From Milan, Kansas travel 3 miles south and 2 miles west to the southwest corner of the property.

Legal Description: W/2 OF S36-T32-R04W LESS BEG 20'E NW COR NW4, TH S1969', E673', S183', E124', NELY381', E1505', N1969', W2620' TO POB in Sumner County, Kansas.

2024 Taxes: \$279.76

Mineral rights will remain with the Seller.

Property Features:

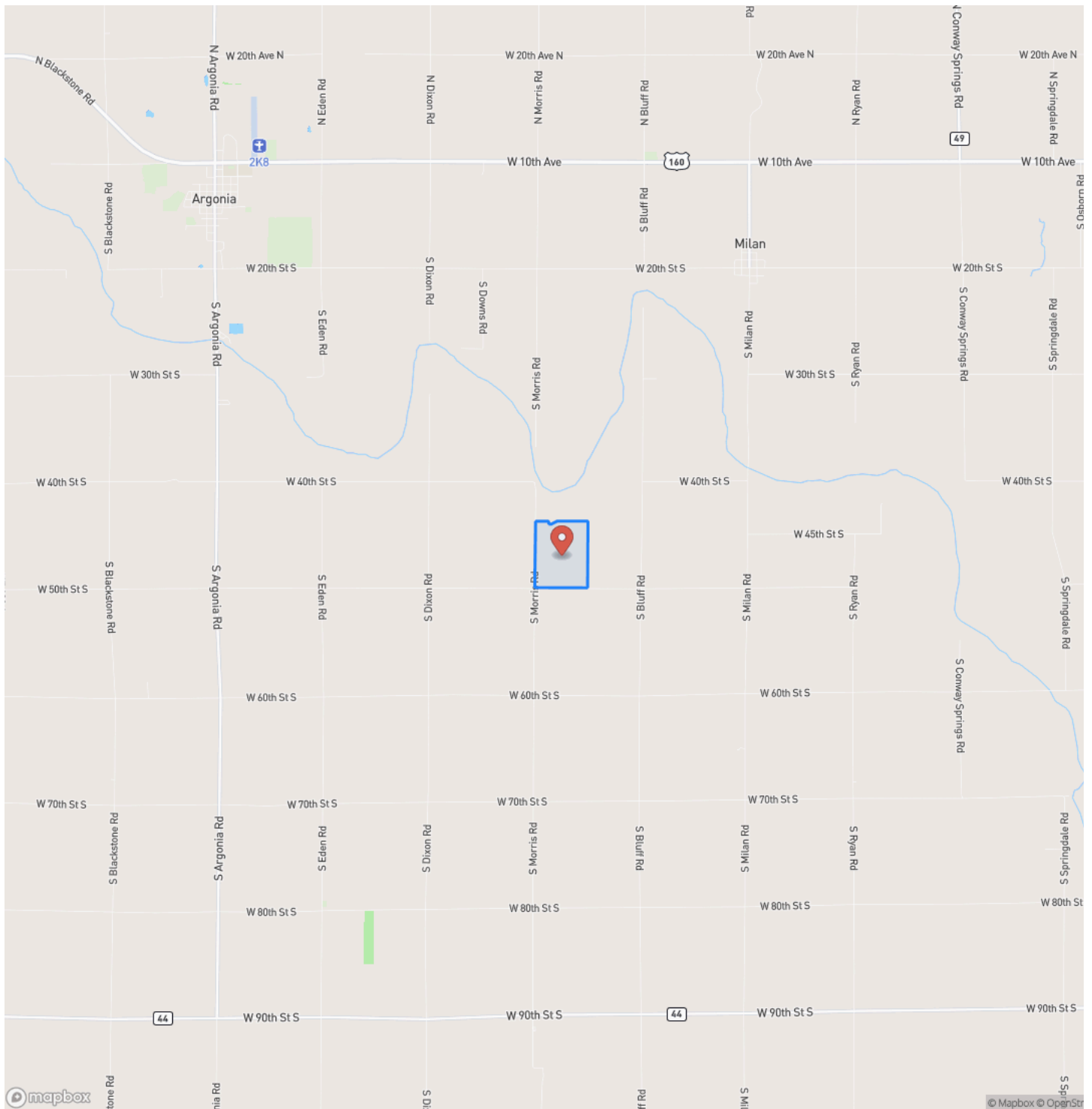
- **Immediate possession negotiable**
- **Adjacent to Chikaskia River habitat**
- **3 miles from paved Argonia Rd.**
- **7 miles from Argonia, KS.**
- **7 miles to railroad terminal near Milan, KS.**



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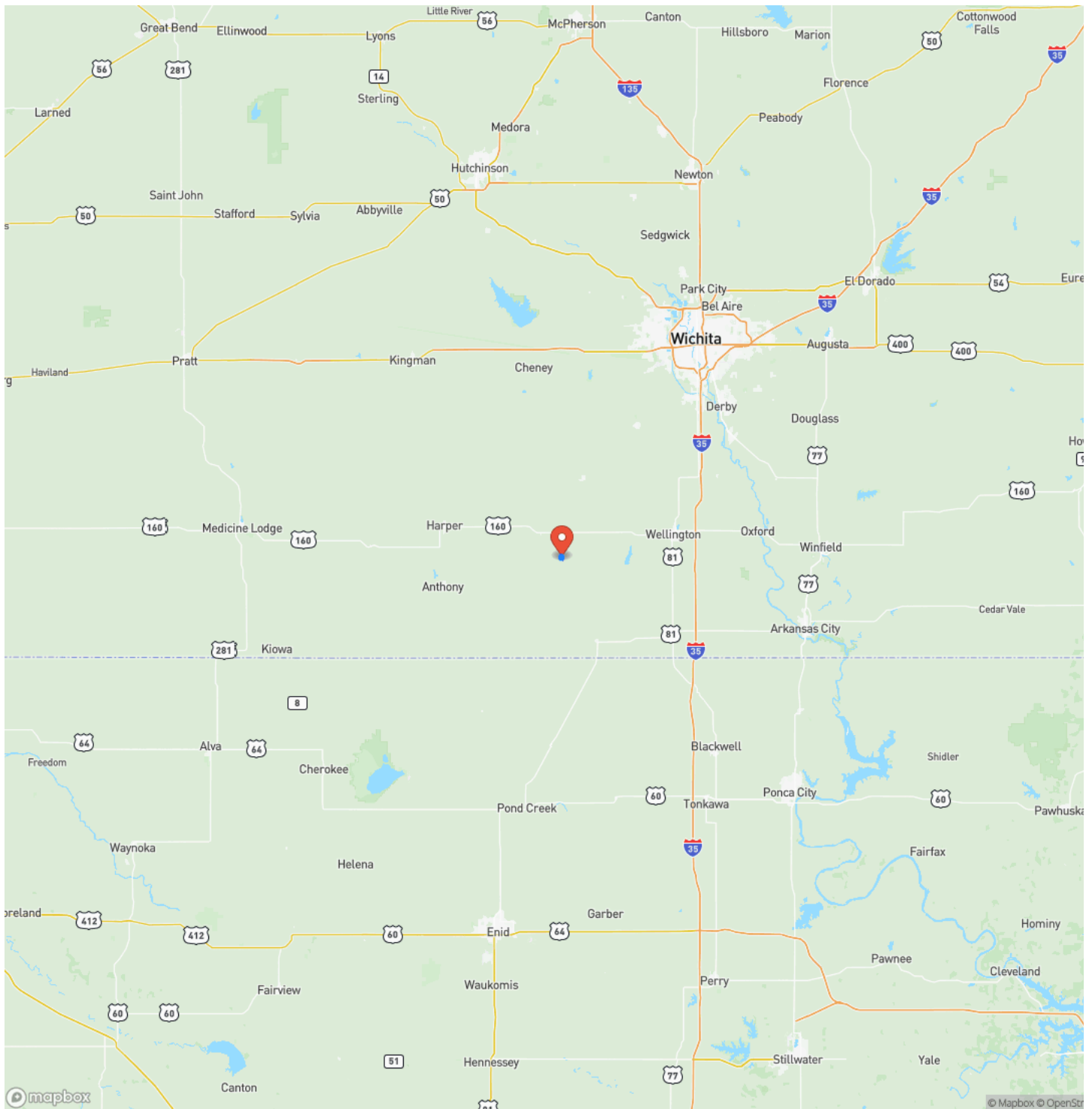


Locator Map

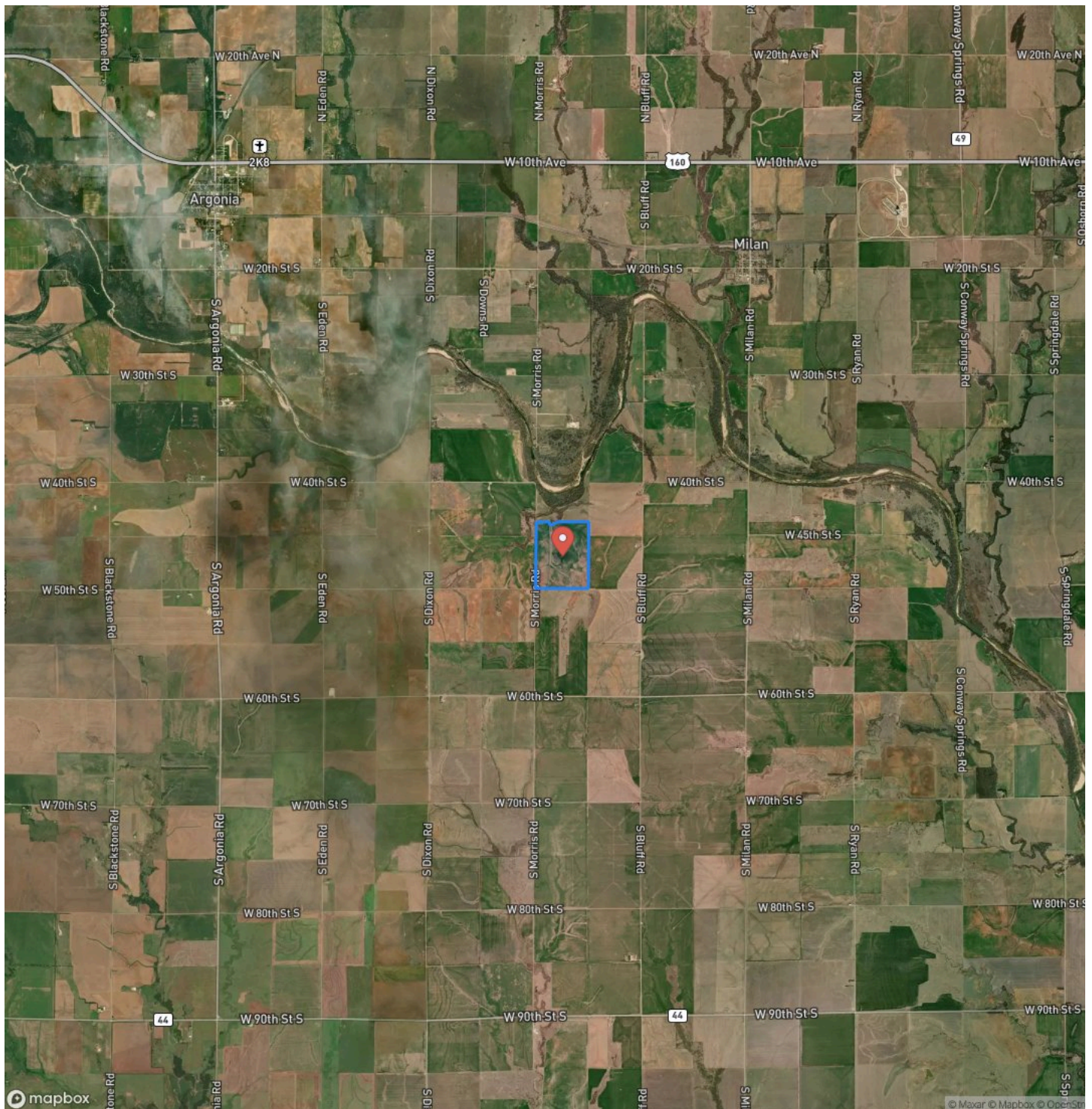


Milan, KS / Sumner County

Locator Map



Satellite Map



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Milan, KS / Sumner 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

NOTES



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redcedarland.com

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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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