

80+/- Acres of Pasture in Reno County
00000 W. Morgan Ave.
Sylvia, KS 67581

\$184,000
80 +/- acres
Reno County



80+/- Acres of Pasture in Reno County Sylvia, KS / Reno County

SUMMARY

Address

00000 W. Morgan Ave.

City, State Zip

Sylvia, KS 67581

County

Reno County

Type

Ranches, Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.00268 / -98.42891

Taxes (Annually)

95

Acreage

80

Price

\$184,000

Property Website

<https://redcedarland.com/detail/80-acres-of-pasture-in-reno-county-reno-kansas/24880>



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PROPERTY DESCRIPTION

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

This excellent stand of native grass pasture is perfect to add acres to your cattle grazing operation! The owner has maintained the grass stand by grazing cow/calf pairs at a moderate stocking rate and controlling the spread of cedar trees and plum thickets. This annual management plan has maximized the amount of forage available for livestock during the growing season. There is a groundwater well with a solar powered pump providing year-round fresh water. Perimeter barbed-wire fencing on all four sides with CRP grass on the neighbor to the north and west, a county road with entrance gate on the south side, and a center pivot irrigated circle located to the east. In the southeast corner next to the entry gate is a catch pen for loading out livestock at the end of the season. The shelter belt on the north end is situated completely inside the perimeter fence with an access path wide enough for fence maintenance with a UTV or 4-wheeler. 69.9 acres of the pasture are enrolled in the Conservation Stewardship Program - Grassland Conservation Initiative (CSP-GCI) providing income of \$1259.00 per year through 2024 without any grazing restrictions tied to the contract. The shelterbelt consists of a nice mix of large cottonwood, elm, redcedar, and pine trees providing ample shade for cattle in the summer or hanging tree stands to hunt in the fall. Deer frequently use the shelterbelt for bedding and as a travel lane for accessing the irrigated crop circles to the east. Check out the recent trail camera photos of bachelor buck groups recently on the property. Numerous large rubs and scrapes still remain from the deer rut last fall. Immediate possession is available for turning cattle out in the spring! Clean grass pasture for grazing cattle is very hard to find right now, call now so you don't miss out on this one!

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

Legal Description: 80+/- acres in the E/2 of the SW/4 of S33-T23S-R10W

Driving Directions: From the intersection of Highway 50 and South Netherland Road in western Reno County near the town of Sylvia, drive 1.5 miles north to West Morgan Avenue. Then travel 1.5 miles west to the southeast corner of the property.

Mineral rights are negotiable to sell with the property. Mineral rights are currently leased. Seller reserves the livestock water tank.

2021 Taxes: \$95.21



Key Features:

Centrally Located Between Hutchinson, Pratt, and Great Bend

Excellent Native Grass

Open for Spring Grazing

Established Windbreak

Solar Livestock Well

Whitetail Deer Hunting

3 miles from Sylvia, KS.

30 Minutes West of Hutchinson, KS.

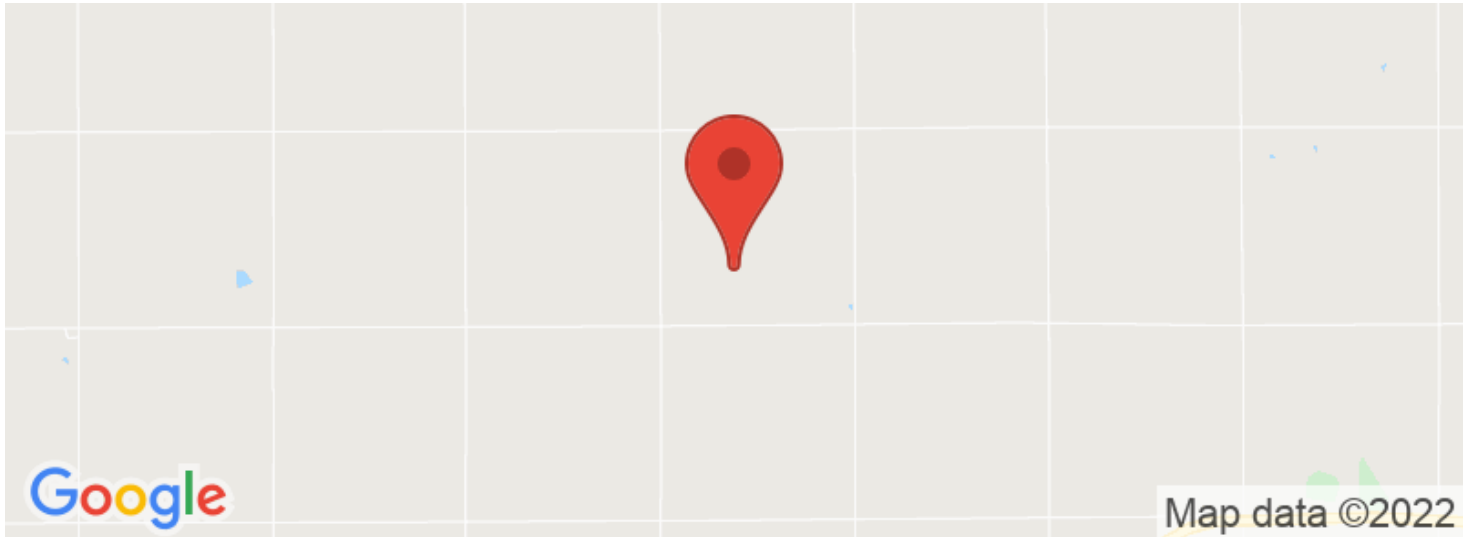
1 Hour Northwest of Wichita, KS.



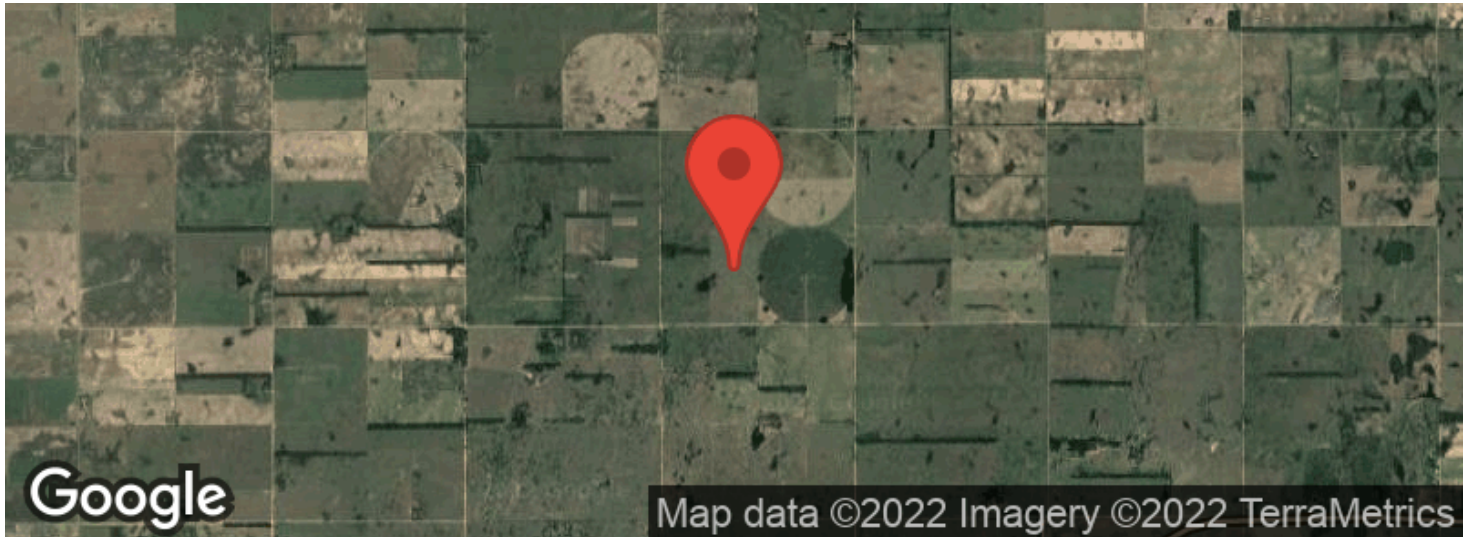
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Sylvia, KS / Reno County**



Locator Maps



Aerial Maps



80+/- Acres of Pasture in Reno County
Sylvia, KS / Reno County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kyle McDonald

Mobile

(620) 960-8690

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(620) 377-5022

Email

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Address

2 NE 10th Avenue

City / State / Zip

St. John, KS 67576

NOTES



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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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