

315+/- acres in Rice County, Kansas
00000 W. Avenue W
Sterling, KS 67554

\$1,250,000
315 +/- acres
Rice County



315+/- acres in Rice County, Kansas
Sterling, KS / Rice County

SUMMARY

Address

00000 W. Avenue W

City, State Zip

Sterling, KS 67554

County

Rice County

Type

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

Latitude / Longitude

38.20631 / -98.26149

Taxes (Annually)

2352

Acreage

315

Price

\$1,250,000

Property Website

<https://redcedarland.com/detail/315-acres-in-rice-county-kansas-rice-kansas/24881>



PROPERTY DESCRIPTION

New Listing! Pasture, Hunting, and Crop Ground in Rice County, Kansas!

This country club wildlife refuge farm has something for everyone! There is pasture for livestock and hunting, combined with tillable ground for investment income or raising your own crops. The north half of the farm contains approximately 159 acres of native grass pasture with a nice mix of trees, grass, and shrubs. The pasture has thick cedar tree groves providing bedding and cover for whitetail deer, large cottonwood trees for turkeys to roost in, and areas of grass and plum thickets perfect for pheasants and quail. The fact that this pasture has not been hunted in the last 4 years and has not had any livestock grazing for much longer than that, truly make it a wildlife refuge! After your morning hunt you can hit the links next door and play a round at the Sterling Country Club golf course! The south half of the farms consists of approximately 156 acres of tillable ground separated into 3 fields which raise excellent yields of wheat, corn, milo and soybeans. There is also a natural gas well in the middle of the crop fields producing additional income from the property. This farm is located east of Quivira National Wildlife Refuge and just one half mile away from the Arkansas River making it perfect for large groups of waterfowl. Numerous sandpits along the river and irrigated circles provide everything needed to hold large numbers of migrating ducks and geese. There is county blacktop road frontage on the south side and mature trees making for a perfect setting to build your dream home. This farm also has tremendous whitetail deer genetics that central Kansas is well known for. Check out the pictures of the shoulder mounts of deer taken by the owner over the years including one scoring well over 200 inches. Trail camera photos show another giant buck on this farm that was taken on the neighboring property and gross scored 238 inches and was featured in the North American Whitetail magazine. If you are looking to invest in the land market right now, this property has all the added benefits that land ownership provides!

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

Legal Description: 315+/- acres in the S/2 of S24-T21S-R09W

Driving Directions: From the intersection of Garfield Ave. and Highway 96 in Sterling, Kansas travel 3 miles west.

Mineral rights and production royalties to transfer with the property; believed to be 50% owned.

Taxes: \$2351.95 (2021)

Key Features:



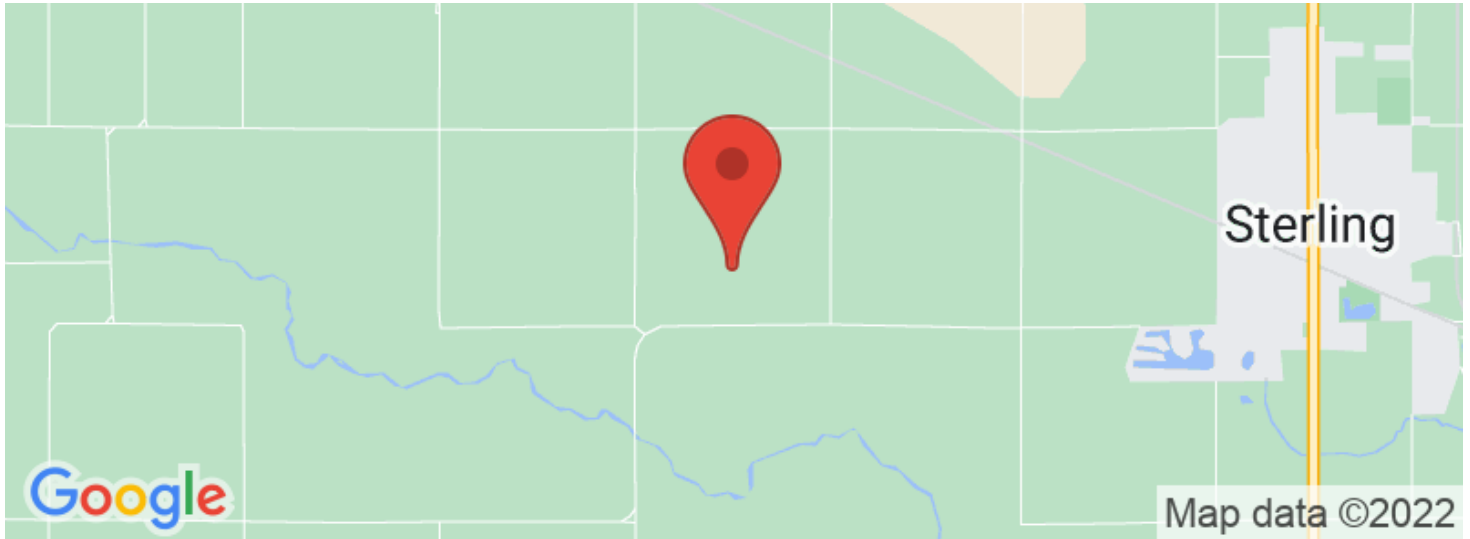
- Excellent Native Grass**
- Natural Gas Well Income**
- Open for Spring Planting and Grazing**
- Trophy Whitetail Deer Hunting**
- 1/2 Mile off Arkansas River**
- 3 Miles from Sterling, KS.**
- 11 Miles East of Quivira National Wildlife Refuge**
- 1 Hour Northwest of Wichita, KS.**



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Locator Maps



315+/- acres in Rice County, Kansas
Sterling, KS / Rice County

Aerial Maps



315+/- acres in Rice County, Kansas
Sterling, 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 extend 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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