

**40+/- acres on Hwy 50 in Reno County,  
Kansas**  
31316 W. Mills Ave.  
Sylvia, KS 67581

**\$98,000**  
40 +/- acres  
Reno County





## 40+/- acres on Hwy 50 in Reno County, Kansas Sylvia, KS / Reno County

---

### **SUMMARY**

**Address**

31316 W. Mills Ave.

**City, State Zip**

Sylvia, KS 67581

**County**

Reno County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

37.98632 / -98.37835

**Taxes (Annually)**

299

**Acreage**

40

**Price**

\$98,000

**Property Website**

<https://redcedarland.com/detail/40-acres-on-hwy-50-in-reno-county-kansas-reno-kansas/22177>



## **40+/- acres on Hwy 50 in Reno County, Kansas Sylvia, KS / Reno County**

---

### **PROPERTY DESCRIPTION**

40 acre tracts do not hit the market in this area very often! This perfect sized tract of land is an excellent place to get away. It also provides a great opportunity to build your country dream home. In the northwest corner there is a nice elevated spot, perfect for a new house that would provide a scenic backyard view of the entire property. In the southwest corner of the property there is an old farmstead with rows of tall cedar trees, a half acre pond, a 10x32 shed, and a driveway entrance connected to Highway 50. There is a tall stand of native grass enrolled in the Conservation Reserve Program and this area is known for being excellent hunting for both Pheasants and Quail. Don't overlook the opportunity to hunt whitetail deer and turkeys as well. With large stands of timber and numerous shrub thickets on the surrounding properties, they are frequently seen using this property and the ag fields across the highway. This tract is also income producing. There are two years left on the CRP contract which expires September 30, 2023. Income from the 33.3 acres enrolled, at an excellent rate of \$54.30 per acre, is \$1,808.00 annually. After the CRP contract expires the grass could potentially be re-enrolled, grazed with livestock, or broken back out and farmed. With additional shrub thickets, tree rows, and some native grass management, the habitat for wildlife could be made even better. Don't miss out on owning this land for your future country home!

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

**Legal Description:** 40+/- acres in the SW/4 of the SW/4 of S01-T24S-R09W LESS HWY ROW.

**Driving Directions:** On Highway 50 in Hutchinson, Kansas head west to S. Olcott Rd. The property is at the northeast corner of the intersection.

All mineral rights held by the Sellers will transfer with the land to the Buyers. Mineral rights are believed to be 100% intact. 2020 taxes were \$299.32

#### **Key Features:**

**Established Windbreak**

**Small Pond**

**CRP Income**

**Great Building Site**



**Highway 50 Frontage**

**Excellent Hunting**

**7 Miles Southeast of Quivira National Wildlife Refuge**

**25 Minutes West of Hutchinson, KS.**

**1 Hour Northwest of Wichita, KS.**





**40+/- acres on Hwy 50 in Reno County, Kansas  
Sylvia, KS / Reno County**

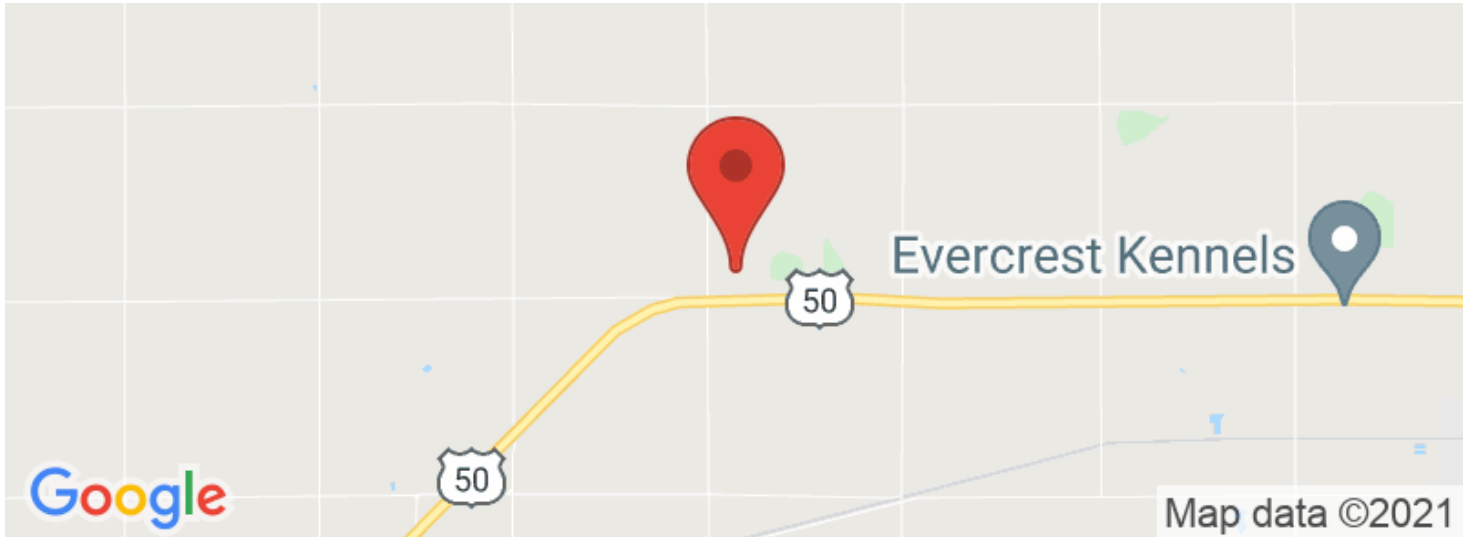
---



40+/- acres on Hwy 50 in Reno County, Kansas  
Sylvia, KS / Reno County

---

## Locator Maps

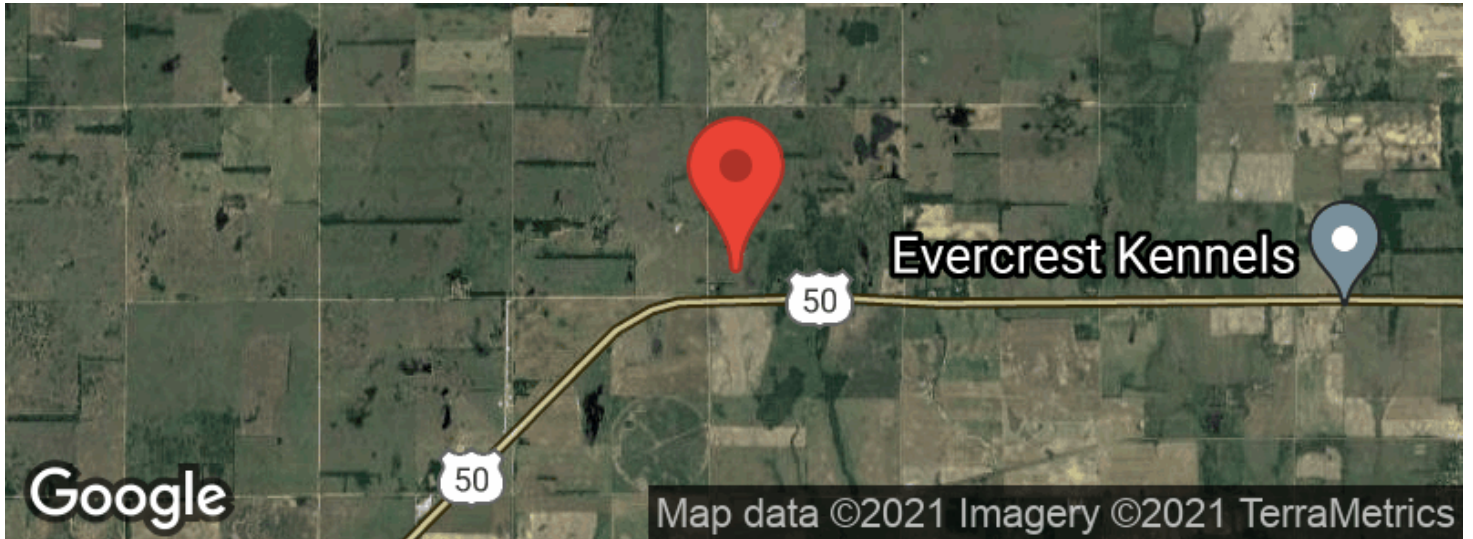




40+/- acres on Hwy 50 in Reno County, Kansas  
Sylvia, KS / Reno County

---

## Aerial Maps



40+/- acres on Hwy 50 in Reno County, Kansas  
Sylvia, 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**

---

---

---

---

---

---

---





## 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.





---

**Red Cedar Land Co.**  
2 NE 10th ave  
St john, KS 67576  
(620) 546-3746  
[www.redcedarland.com](http://www.redcedarland.com)

---

