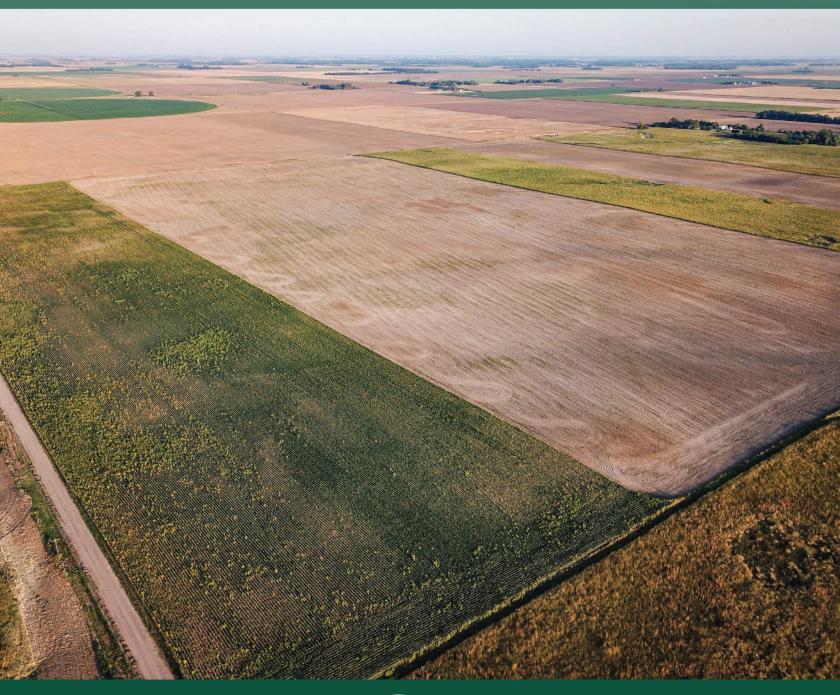
Stafford Cropland Quarter

160.00 Acres Stafford County, KS \$432,000





Stafford Cropland Quarter TOTAL ACRES: 160.00 \$432,000 Stafford County Stafford, KS

Activities & Amenities:

Farm/Crops/Ag Hunting - Upland Birds Mineral Rights

Land Details:

Address: SE 60th Ave, Stafford, Kansas 67578, USA Closest Town: Stafford Total Acres: 160.00 Zoning: Agriculture Mineral Rights: Yes

Property Summary

This property is located 1.5 miles west of the Stafford blacktop, 3 miles south of Hwy 50, and 3 miles south of Stafford, KS and the Stafford grain elevator. Located along SE 60th Avenue on the northeast corner of SE 60th Ave. and SE 30th St in Stafford County.

Legal Description: Southwest Quarter (SW4) of section Thirty-four (34), Township Twenty-four (24), Range Twelve (12), Stafford County, Kansas.

Land

Welcome to this expansive +/- 160-acre parcel of prime, flat, and highly productive tillable farmland, a true agricultural treasure that promises endless potential. This exceptional property showcases a rich blend of features perfectly suited for farming, making it a smart investment for agricultural enthusiasts. Presently, +/-60 acres are planted to milo. Crop rotations in the past have featured corn, milo, and wheat. The soil quality is characterized by mostly Class 2 and a small amount of Class 3 soils that ensure robust and consistent yields throughout the seasons. This soil profile is a testament to the land's productivity, making it an excellent foundation for agricultural endeavors.













Land

Currently, this property operates under a 1/3-2/3 share crop agreement with a knowledgeable farm tenant, providing a reliable and straightforward income stream for landowners that can be continued if such desired. Access to this property is facilitated by a county road that borders both the west and south sides, ensuring convenient entry and exit. Additionally, the property enjoys the benefits of electricity lines running along the western and southern boundaries, simplifying any future development or utility needs. The location of this property is equally advantageous, situated a mere 1.5 miles from Stafford, KS blacktop. This proximity ensures quick and easy access to essential amenities and services, making daily operations and transportation a breeze. Moreover, the Stafford, KS grain elevator is conveniently located only 3 miles north, streamlining the logistics of crop handling and distribution.

While the property is a haven for farming, it also boasts a vibrant natural environment. The flat landscape and fertile soil attract a variety of wildlife, offering potential recreational opportunities and an appreciation of the region's natural beauty. Whether you're an experienced farmer looking to expand your operation or an investor seeking a valuable piece of agricultural land, this property offers excellent opportunity. With its productive farmland, strategic location, and proximity to essential resources, it is a true gem in the heart of Kansas farmland. Don't miss the chance to make this land your canvas for agricultural success.

Property Features:

- 160+/- tillable acres
- Excellent access
- 1.5 miles from blacktop

- Class 2 and 3 Soils mostly flat
- 3 miles south of Highway 50 and Stafford, KS

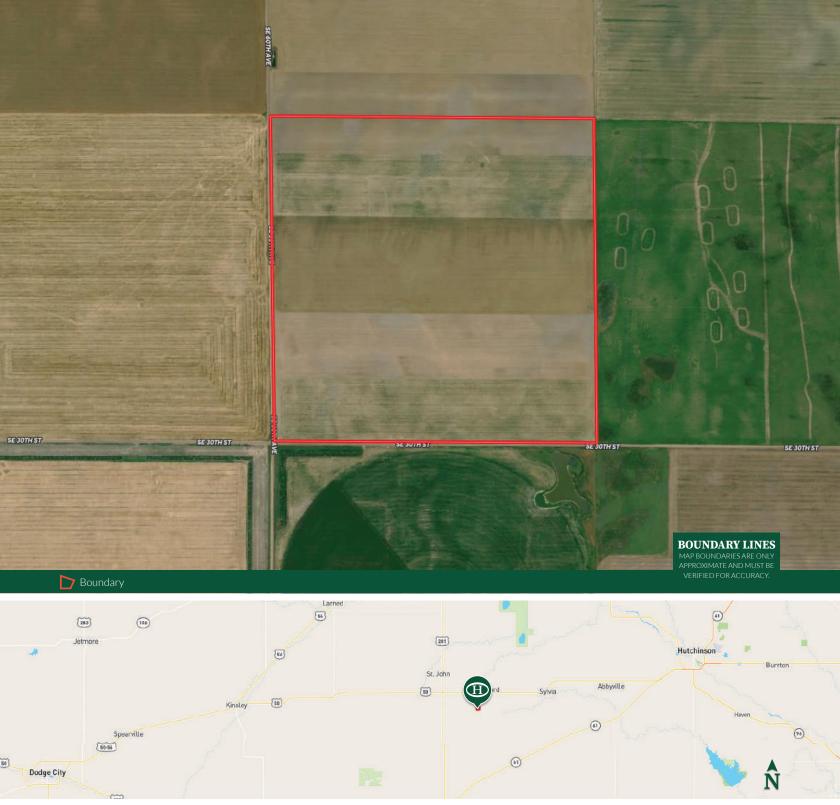
Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.











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