

Stafford County Irrigated 228

227.88 Acres | Stafford County, KS | \$1,260,000



HAYDEN  OUTDOORS®

Stafford County Irrigated 228

TOTAL ACRES:

227.88

PRICE:

\$1,260,000

COUNTY:

Stafford County

CLOSEST TOWN:

Stafford, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game
Hunting - Upland Birds
Mineral Rights
Water Rights

Land Details:

Address: TBD SE 90 Ave, Stafford,
Kansas 67578, USA
Closest Town: Stafford
Total Acres: 227.88
Zoning: Agricultural
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$5,187 - 2022
Source of lot size: Assessor/Tax Data

Property Summary

This property is located 1/2 mile east of the Stafford, KS and the Stafford grain elevator, along US Highway 50.

Legal Description: +/-227.88 ACRES IN S19, T24, R11

Land

Here is an excellent agricultural offering, encompassing +/-227.88 acres of fertile, very flat, and highly productive combination of dryland tillable and pivot irrigated farmland. This superb property is expressed by its rich soils and level terrain.

The +/- 128 irrigated acres are all currently planted to soybeans that will be harvested this fall. Additionally, a portion of the +/- 100 acres of dryland acreage is planted to milo and will be harvested this fall. The open dryland ground will be planted to winter wheat. Crop rotations in the past have included corn, milo, soybeans, and wheat. The soil quality on this property is exceptional, consisting of all Class 2 soils. Access to this farmland is convenient, with a county road running along the west side and US Highway 50 along the north. Electricity lines also border the western boundary, simplifying any potential development or utility requirements. Currently operated under a 1/3-2/3 share crop agreement with the farm tenant, this property offers a reliable source of income for landowners.

The water rights pertaining to this tract come out the Ninnescah Subbasin, allowing for 183-acre feet at an authorized flow rate of 840 GPM.





Land

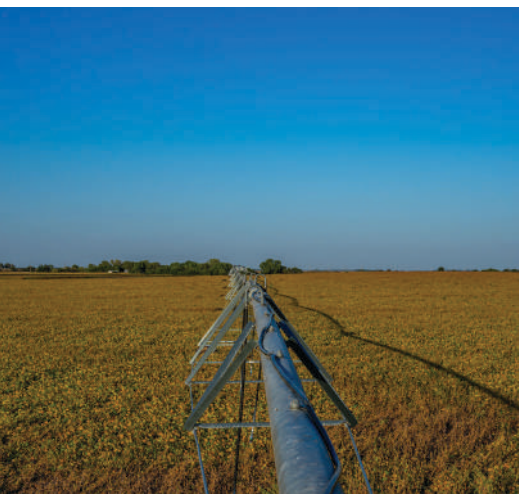
With its flat and fertile terrain, crop diversity, and favorable location to grain markets, this is an asset that promises both productivity and convenience. Whether you're an established farmer or an investor seeking an addition to your portfolio, this is one farm you won't want to miss! This property is one of ten parcels being offered. Contact the listing agent for information on additional acreage for sale in the immediate area.

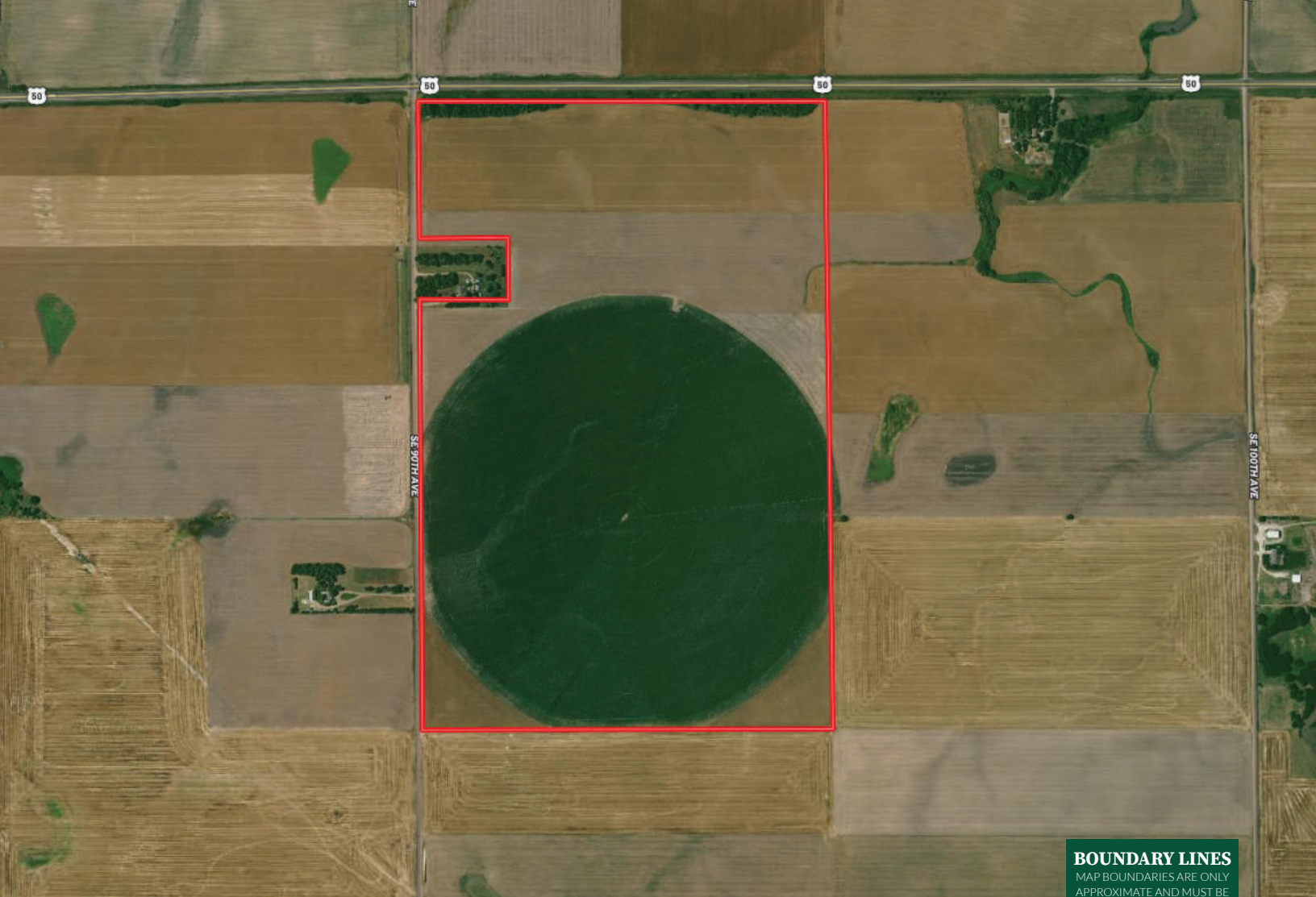
Property Features:

- +/- 227.88 tillable acres
- 8 Tower Reinke Center Pivot powered by electricity
- Excellent access
- 2 miles from blacktop
- Class 2 soils with level slope throughout
- Annual Rainfall Averages: 27-28"
- 2 miles north 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**).

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BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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