

# Stafford County Tillable Tract 2

155.56 Acres

Stafford County, KS

\$415,000



HAYDEN  OUTDOORS®

# Stafford County Tillable Tract 2

TOTAL ACRES:

155.56

PRICE:

\$415,000

COUNTY:

Stafford County

CLOSEST TOWN:

Stafford, KS

## Activities & Amenities:

Farm/Crops/Ag

## Land Details:

**Address:** NE 20th St, Stafford,  
Kansas 67578, USA

**Closest Town:** Stafford

**Total Acres:** 155.56

**Zoning:** Agricultural

**Mineral Rights:** Yes

**Estimated Taxes:** \$2,632.18 - 2022

**Source of lot size:** Assessor/Tax Data

## Property Summary

This property is located 2 miles east of the Stafford blacktop, 2 miles north of Hwy 50, and 2.5 miles north of Stafford, KS and the Stafford grain elevator. Located along NE 20th Street and NE 100th Avenue in Stafford County.

Legal Description: SW4 S5, T24, R11, ACRES 155.56

## Land

Here is an excellent agricultural opportunity, encompassing +/-155.56 acres of fertile, very flat, and highly productive tillable farmland. This superb property is expressed by its rich soils and level terrain.

All of this acreage is designated for a winter wheat crop. Crop rotations in the past have included corn, milo, 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 south and west sides. Additionally, electricity lines border the southern 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.







## 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.

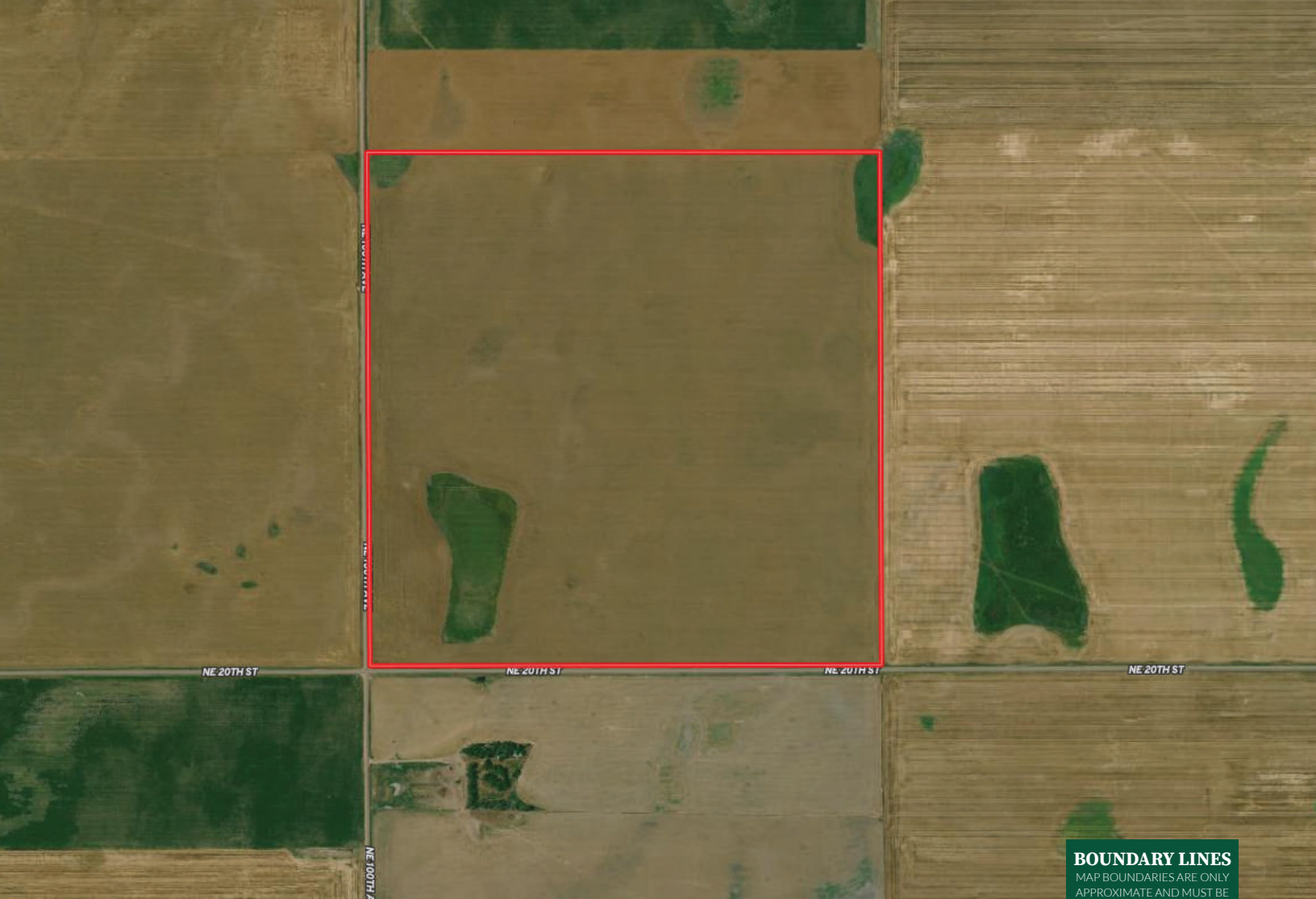
### Property Features:

- +/- 155.56 tillable acres
- 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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