

Stafford County Tillable Tract 4

132.24 Acres

Stafford County, KS

\$340,000



HAYDEN  OUTDOORS®

Stafford County Tillable Tract 4

TOTAL ACRES:

132.24

PRICE:

\$340,000

COUNTY:

Stafford County

CLOSEST TOWN:

Stafford, KS

Activities & Amenities:

Farm/Crops/Ag

Land Details:

Address: SE US Highway 50,
Stafford, Kansas 67578, USA

Closest Town: Stafford

Total Acres: 132.24

Zoning: Agricultural

Estimated Taxes: \$2,173.61 - 2022

Source of lot size: Assessor/Tax Data

Property Summary

This property is located along Hwy 50, 1 mile east of Stafford, KS and the Stafford grain elevator.

Legal Description: +/-132 ACRES LYING NE4 S19, T24, R11

Land

Here is an excellent agricultural opportunity, encompassing +/- 132 acres of fertile and highly productive tillable farmland. This superb property is expressed by its rich soils and generally level terrain. There is a small waterway creek that cuts the center of the property.

Currently, a portion of the acreage is planted to milo and will be harvested this fall. The open ground will be planted to winter wheat. 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 as it borders US Highway 50 and encompasses a county road along the east side. Additionally, electricity lines border the eastern 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.

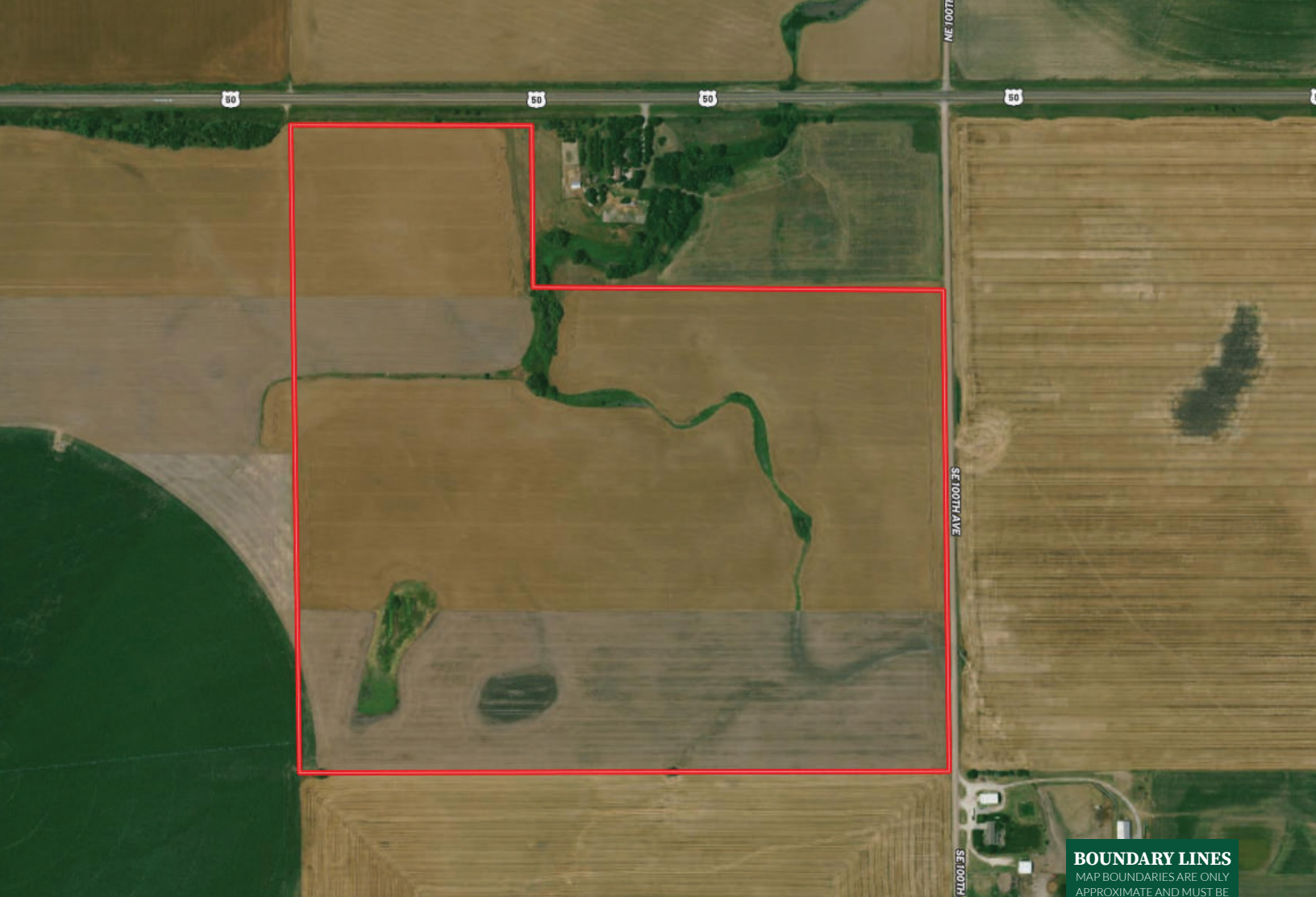
Property Features:

- +/- 132 tillable acres
- Excellent access
- Adjacent to US HWY 50
- Class 2 soils with mostly level slope throughout
- Annual Rainfall Averages: 27-28"
- 1 mile east of Stafford, KS

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

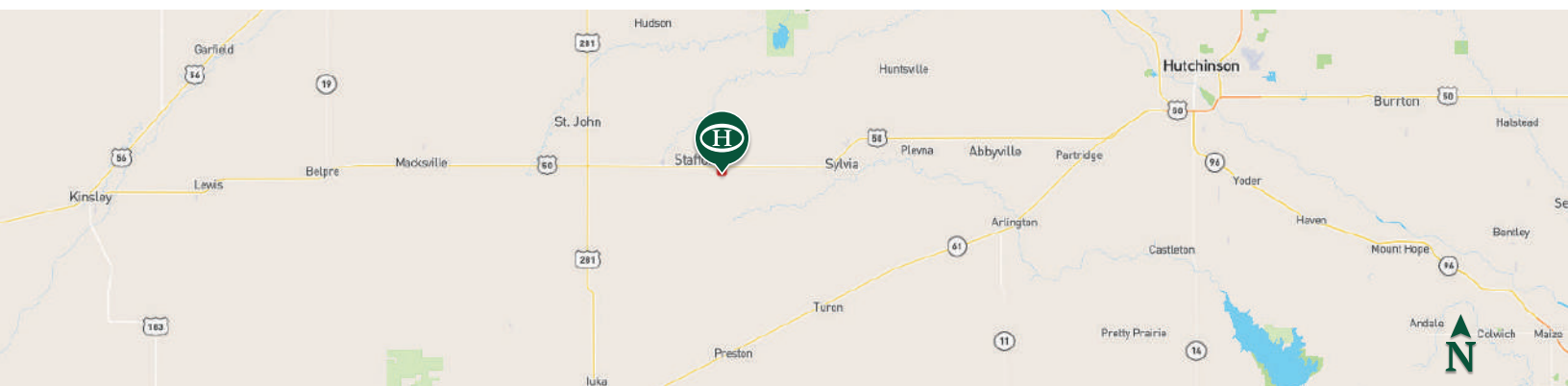
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 Boundary

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



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