

Stafford County Tillable Tract 5

34.69 Acres

Stafford County, KS

\$96,000



HAYDEN  OUTDOORS®

Stafford County Tillable Tract 5

TOTAL ACRES:

34.69

PRICE:

\$96,000

COUNTY:

Stafford County

CLOSEST TOWN:

Stafford, KS

Activities & Amenities:

Farm/Crops/Ag

Land Details:

Address: SE 90th Ave, Stafford, Kansas 67578, USA

Closest Town: Stafford

Total Acres: 34.69

Zoning: Agricultural

Estimated Taxes: \$473.42 - 2022

Property Summary

This property is located 1/2 mile south of US HWY 50 and Stafford, KS. Located along NE 90th Avenue in Stafford County.

Legal Description: +/-34.69 ACRES in SE4 S24,T24, R12

Land

Here is an excellent agricultural opportunity, encompassing +/-34.69 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 currently planted to milo and will be harvested this fall. 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 east side. 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:

- +/- 34.69 tillable acres
- Excellent access
- 1/2 mile from US Hwy 50
- Class 2 soils with level slope throughout
- Annual Rainfall Averages: 27-28"
- 1/2 mile 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.

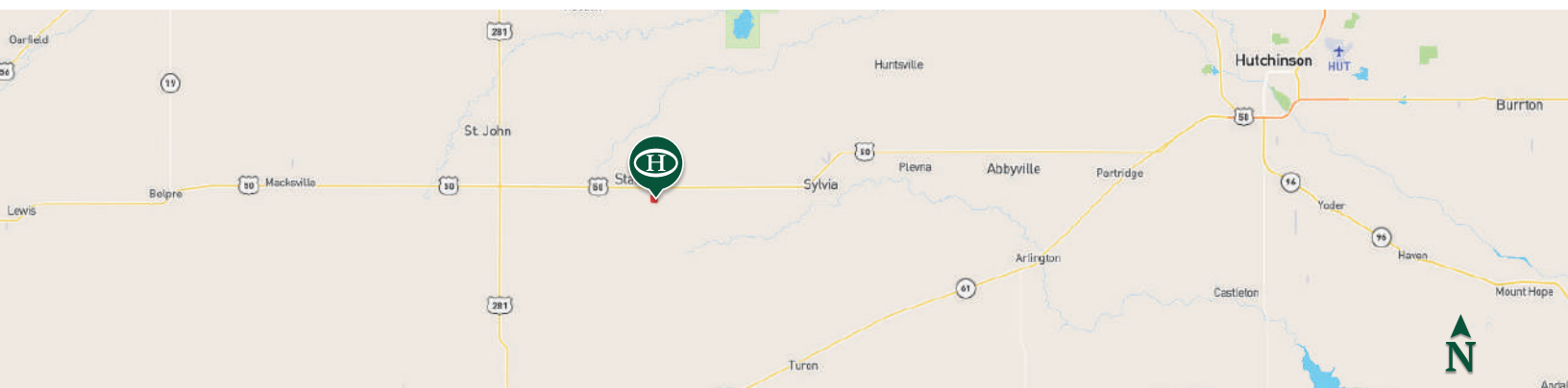







 Boundary

BOUNDARY LINES

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



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