

Stafford County Tillable Tract 6

156.23 Acres

Stafford County, KS

\$410,000



HAYDEN  OUTDOORS®

Stafford County Tillable Tract 6

TOTAL ACRES:

156.23

PRICE:

\$410,000

COUNTY:

Stafford County

CLOSEST TOWN:

Stafford, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Upland Birds

Land Details:

Address: NE 40th St, Stafford,
Kansas 67578, USA
Closest Town: Stafford
Total Acres: 156.23
Zoning: Agricultural
Mineral Rights: Yes
Estimated Taxes: \$2,032.87 - 2022

Property Summary

This property is located 2 miles west of the Stafford blacktop, 4 miles north of Hwy 50, and 3 miles northwest of Stafford, KS and the Stafford grain elevator. Located along NE 40th Street and NE 60th Avenue in Stafford County.

Legal Description: NW4 S34, T23, R12, ACRES 156.23

Land

Presented is an excellent agricultural opportunity, encompassing +/-156.23 acres of fertile, very flat, and highly productive tillable farmland. This superb property is highlighted by its rich soils and level terrain. Additionally, the northern border is sheltered with a mature timber shelterbelt, providing some excellent local wildlife habitat for the whitetail deer, pheasant, and quail. This area of Kansas is well known for its trophy whitetails.

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 west side. 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

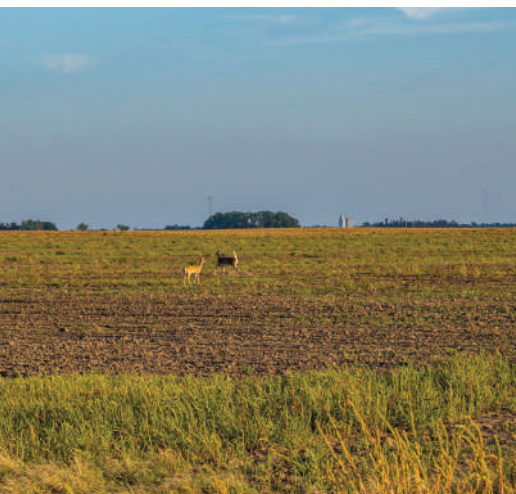
With its flat and fertile terrain, crop diversity, and favorable location to grain markets, and Kansas hunting opportunities, this is an asset that promises both productivity and convenience. Whether you're an established farmer or an investor seeking an addition to your portfolio, this is one farm you 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.

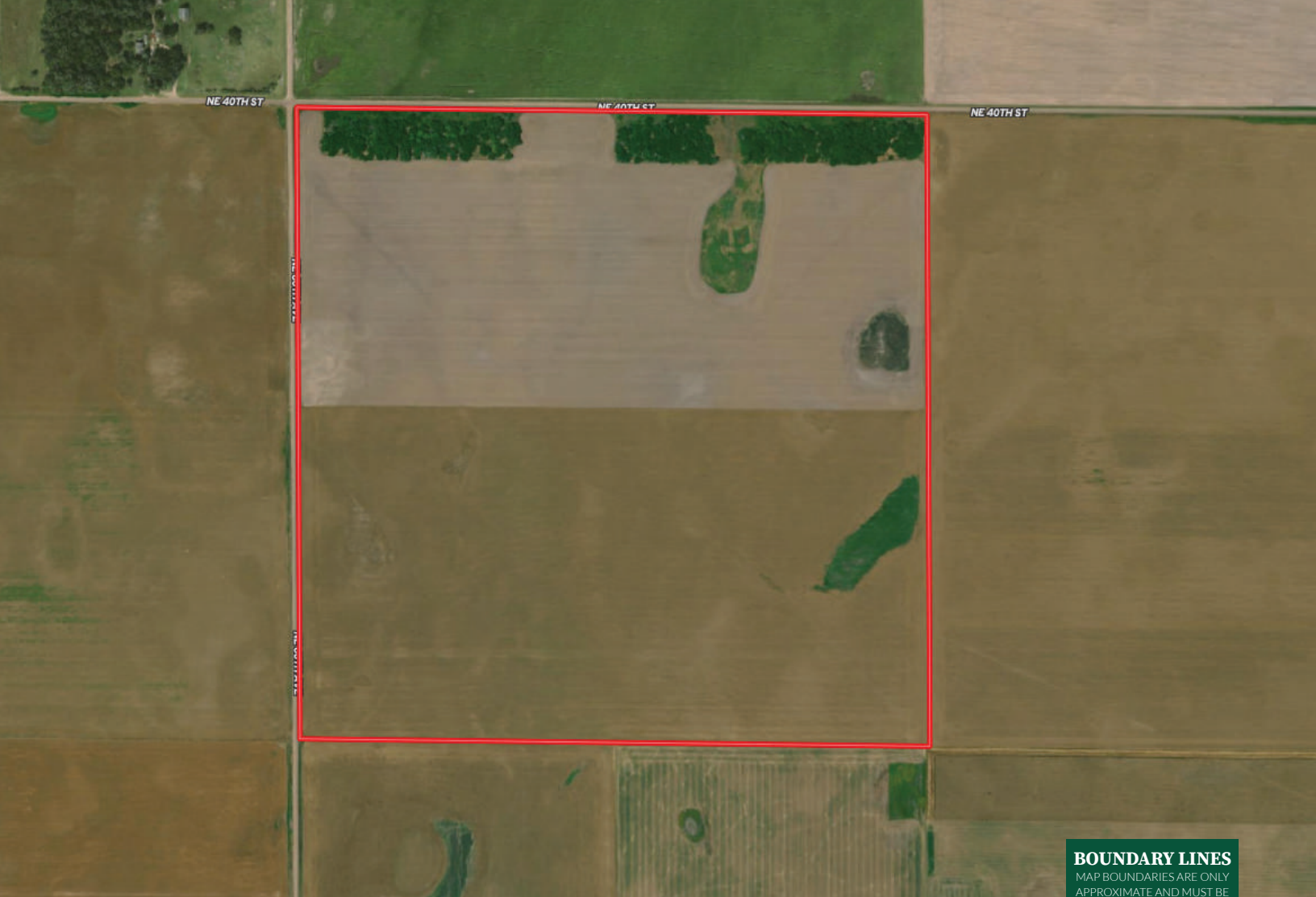
Property Features:

- +/- 156.23 acres
- Excellent access
- 2 miles from blacktop
- Class 2 soils with level slope throughout
- Annual Rainfall Averages: 27-28"
- 4 miles north of Highway 50 and 3 miles to 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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