

Stafford Farm and Recreation Tract

77.56 Acres

Stafford County, KS

\$196,000



HAYDEN  OUTDOORS®

Stafford Farm and Recreation Tract

TOTAL ACRES:

77.56

PRICE:

\$196,000

COUNTY:

Stafford County

CLOSEST TOWN:

Stafford, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Mineral Rights
Pond/Lake
Wooded

Land Details:

Address: TBD NE 100th Ave,
Stafford, Kansas 67578, USA
Closest Town: Stafford
Total Acres: 77.56
Zoning: Agricultural
Mineral Rights: Yes
Estimated Taxes: \$1,319.58 - 2022
Source of lot size: Assessor/Tax Data

Property Summary

This property is located 2 miles east of the Stafford blacktop, 1/2 mile north of Hwy 50, and 2 miles east of Stafford, KS and the Stafford grain elevator. Located along NE 100th Avenue in Stafford County.

Legal Description: +/-77.56 ACRES in NW4 S17, T24, R11

Land

Presented is an excellent agricultural and recreational opportunity, encompassing a total of +/-77.56 acres. Approximately 57 acres are composed of fertile, flat, and highly productive tillable farmland. The balance is comprised thick native grassland, wooded timber and thickets, as well as +/- 2-acre pond during an average rainfall year. This superb property is highlighted by its rich soils, level terrain, and excellent wildlife habitat. The native grasses and trees are perfect for holding white-tailed deer and upland game including pheasants and quail. When the pond is full, this property is sure to attract multiple species of waterfowl being only a short distance from Quivira National Wildlife Refuge. AThis area of Kansas is well known for its trophy whitetails, outstanding waterfowl hunting, and incredible upland bird hunting.





Land

All of the tillable 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.

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. 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:

- +/- 77.56 acres
- Excellent access
- Class 2 soils with level slope throughout
- Annual Rainfall Averages: 27-28"
- 1/2 mile north of Highway 50 and 2 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.

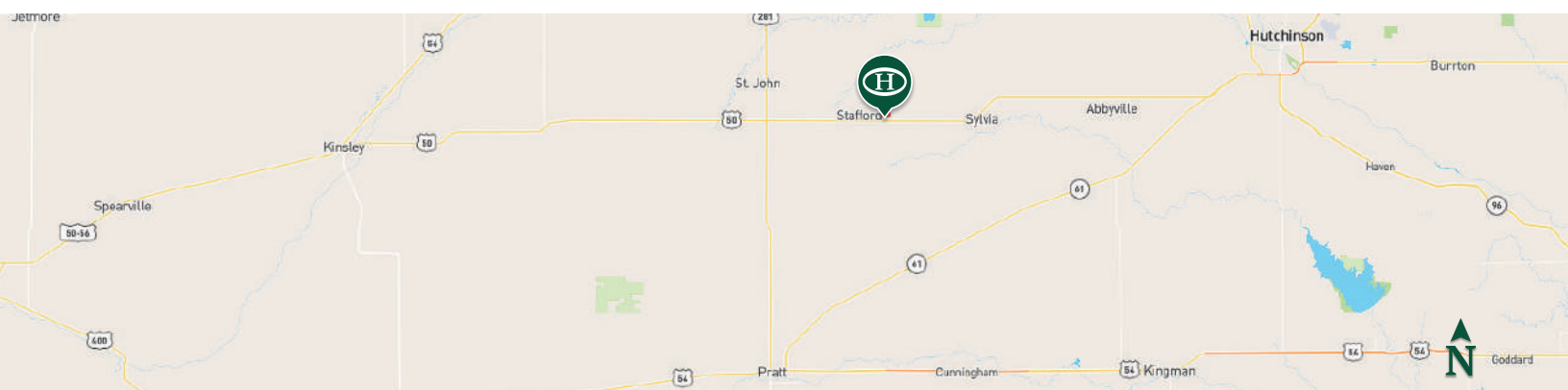







BOUNDARY LINES

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

 Boundary



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