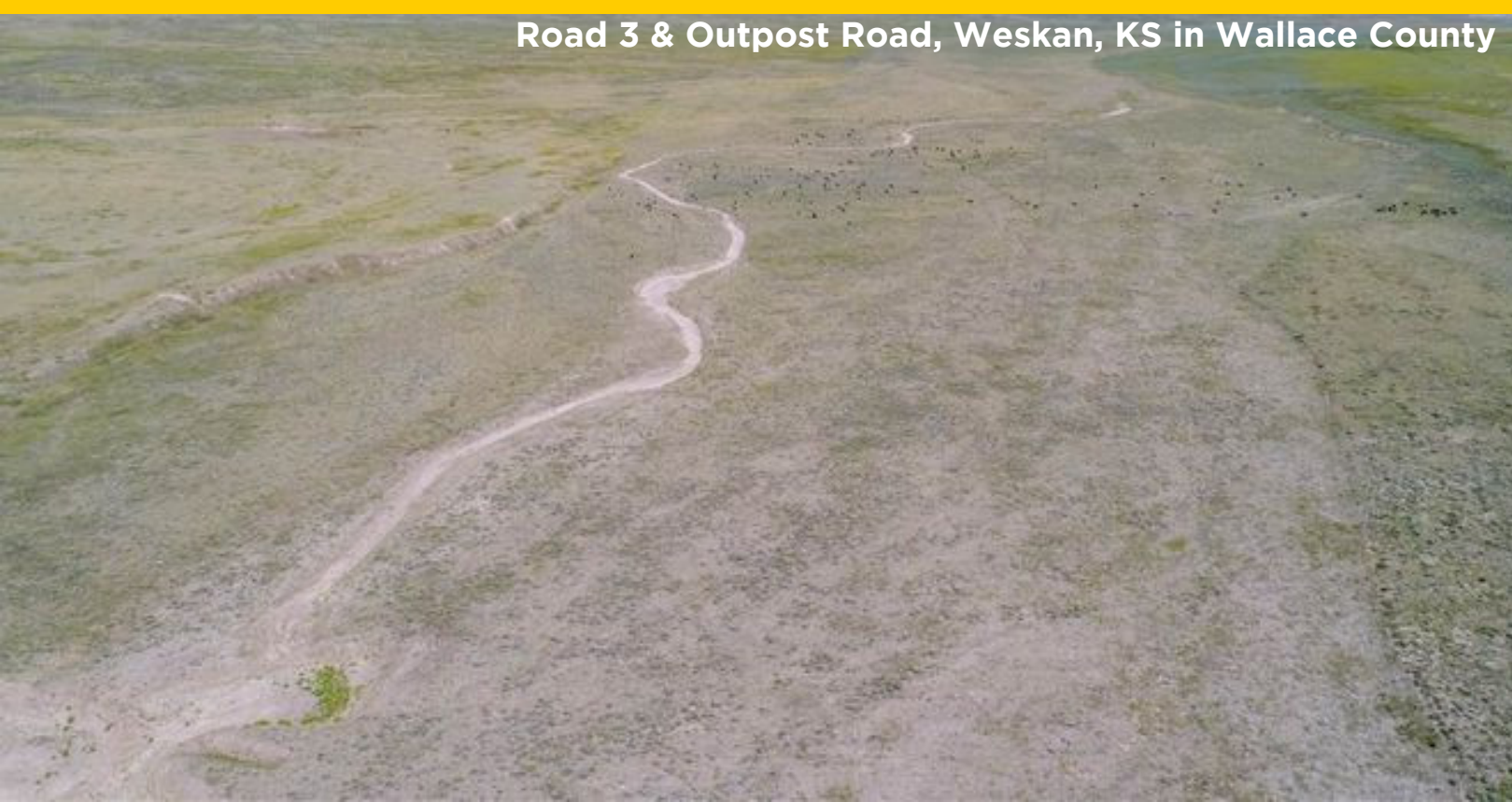


3,320 ± Acres For Sale

Pristine Western Kansas Cattle

Road 3 & Outpost Road, Weskan, KS in Wallace County



Features:

- Quality Pasture Land
- Ample Water Supply
- Above Average Fence
- Good Roads
- Easy Access
- Great Location
- Newer Corrals





View Property Video:
<https://youtu.be/idB4vp0KPco>



LEGAL DESCRIPTION:

Long Legal. Located in Sections 8, 17, 16, 15, 10, 20, & 21 in Township 13 South, Range 42 West, Wallace County, Kansas

TOTAL ACRES:

3,320 ± Acres

PRICE:

\$2,739,000.00 (\$825.00 per acre)

LAND BREAKDOWN:

CRP – 69.7 ± Acres; Pasture – 3,250 ± Acres 2018

TAXES: \$5,292.20

CRP CONTRACT:

The CRP contract covers approximately 69.7 ± acres with a rental rate of \$31.00 per acre. The contract is valid through 2021.

MINERAL RIGHTS:

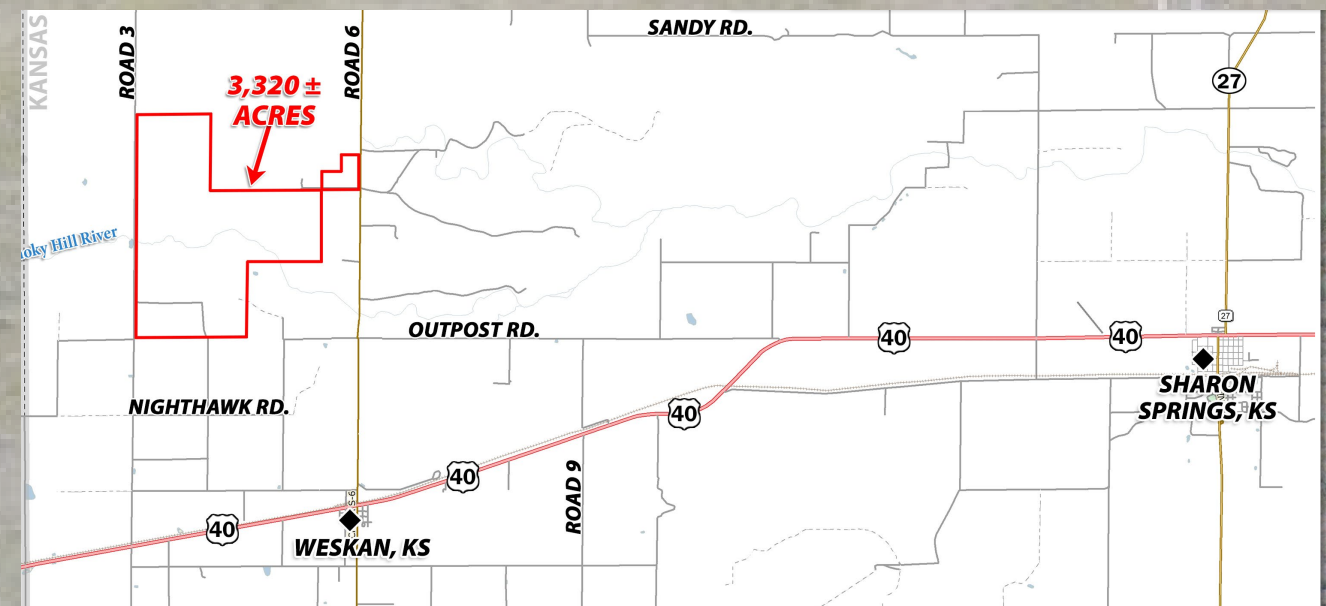
The seller's mineral interest transfer with the sale of the land. Contact agent for more details.

POSSESSION:

Subject to current tenant rights. Said tenant is on a one-year written lease that expires every October and may be renewed each spring.

COMMENTS:

Extraordinary offering! Large Western Kansas ranch all contiguous acres that includes quality native pasture land. The property is located approximately three miles west and two miles north of Weskan, Kansas. Although the land is used predominately as pasture land for livestock production there is also hunting opportunities with antelope, mule deer and whitetail deer all present on the ranch. The property is spread across seven sections which are fenced into various pastures. Above average barb wire fences surround each unit. There are very good gravel roads that take you to the ranch for easy access. The ranch roads have also been well maintained. There is approximately 69.7 acres of CRP with a rental rate of \$31.00 per acre and is valid through 2021. Water is supplied from windmills and water wells located on the ranch. The Smoky Hill River cuts through the ranch. This is typically a dry river, but is a major drainage basin for the area. A cinder block barn and catch pens are located on the southeast side of the ranch. Corrals have been rebuilt. This is an exceptional, must-see ranch! Great investment!



ReeceNichols
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