

Cheyenne County Dryland Quarter

154.81 Acres | Cheyenne County, KS | \$371,544



HAYDEN  OUTDOORS.

Cheyenne County Dryland Quarter

TOTAL ACRES:

154.81

PRICE:

\$371,544

COUNTY:

Cheyenne County

CLOSEST TOWN:

Saint Francis, KS

Activities & Amenities:

Farm/Crops/Ag
Income Producing
Mineral Rights
State Hunting Unit: Unit 1

Land Details:

Address: Co. Rd. 14 and Co. Rd. H,
Saint Francis, Kansas 67756, USA
Closest Town: St. Francis
Total Acres: 154.81
Zoning: agriculture
Tillable/Crop/Orchard Acres: 154.81
Water Rights: Yes
goes to the buyer
Mineral Rights: Yes
Transfers to the buyer
Include Business?: Yes
Income Type: agriculture
Estimated Taxes: \$615.14 - 2022
Source of lot size: Unknown

About This Property

154.81 acres of tillable acres with terraces.

Land

This property has some terrain variation, but it is terraced to control the erosion. In the past it's been primarily planted in Wheat and Corn rotations. Many farmers in this area use no-till or reduced-till farming practices to reduce soil erosion, improve water retention, and preserve soil structure.

Recreation

This area is known for its abundant Pheasant and Mule deer populations as well as several other small game species.

Agriculture

This property is a very good dryland quarter ready to be planted in this upcoming spring.

Water/Mineral Rights & Natural Resources

All mineral rights transfer with the property to the buyer.

Region & Climate

This property is located in a good location and the area grows good crops with 15 to 18" of annual rainfall. It sits on a well-maintained County Road making access for equipment manageable.





History

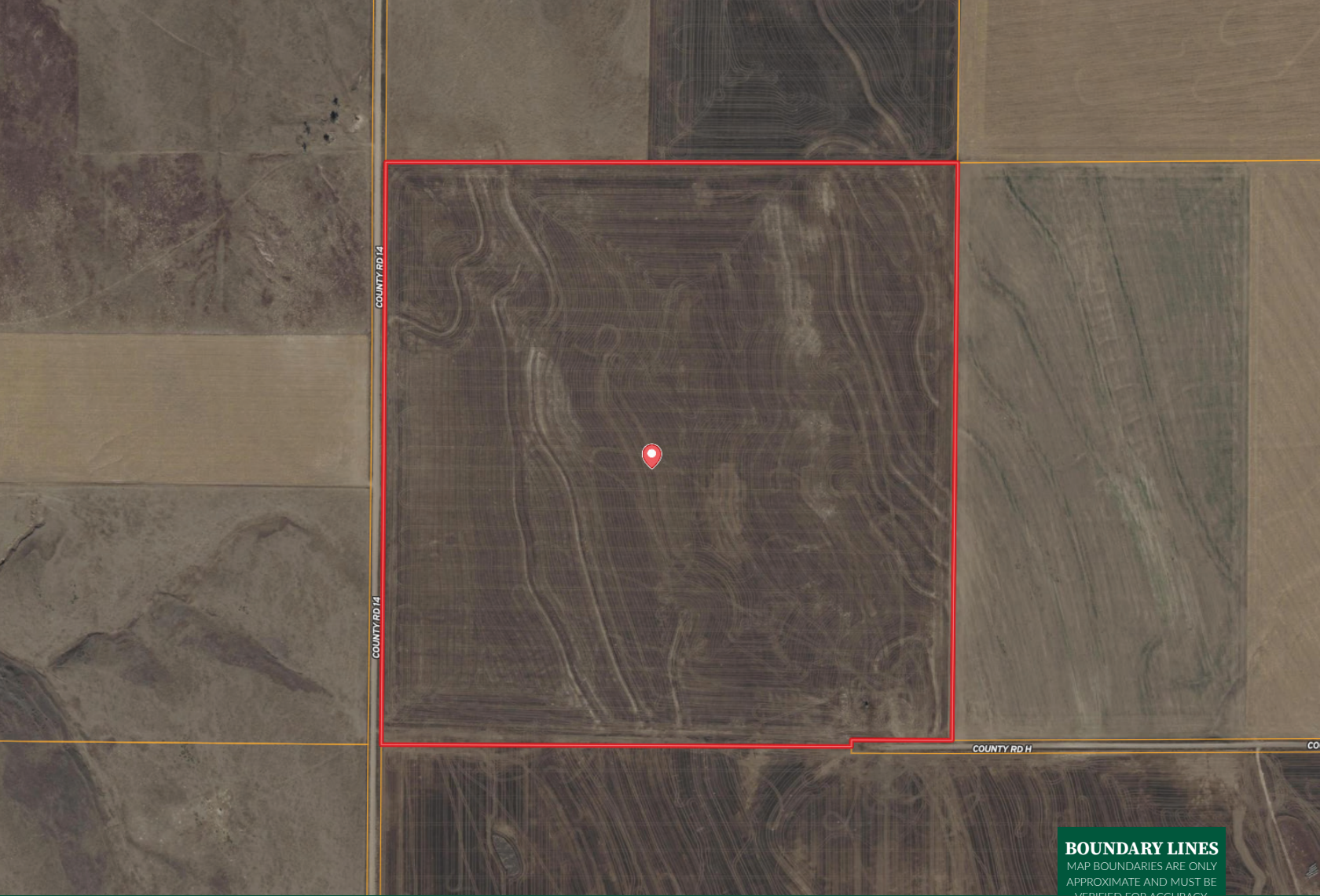
- Late 1800s: Early settlers attempt farming, primarily wheat and corn, alongside cattle ranching.
- Early 1900s: Dryland farming techniques developed, with wheat as the primary crop.
- 1930s: The Dust Bowl devastates the region, leading to mass abandonment of farms and a shift toward soil conservation.
- 1940s – 1970s: Recovery, with the introduction of new farming technologies, crop diversification, and an emphasis on soil conservation practices.
- 1980s – Present: Adoption of precision agriculture, sustainability, and more resilient farming practices in response to climate challenges.

Location

This property is located approximately 7 miles straight south of St. Francis, KS. with a good airport and town that has all the amenities needed.

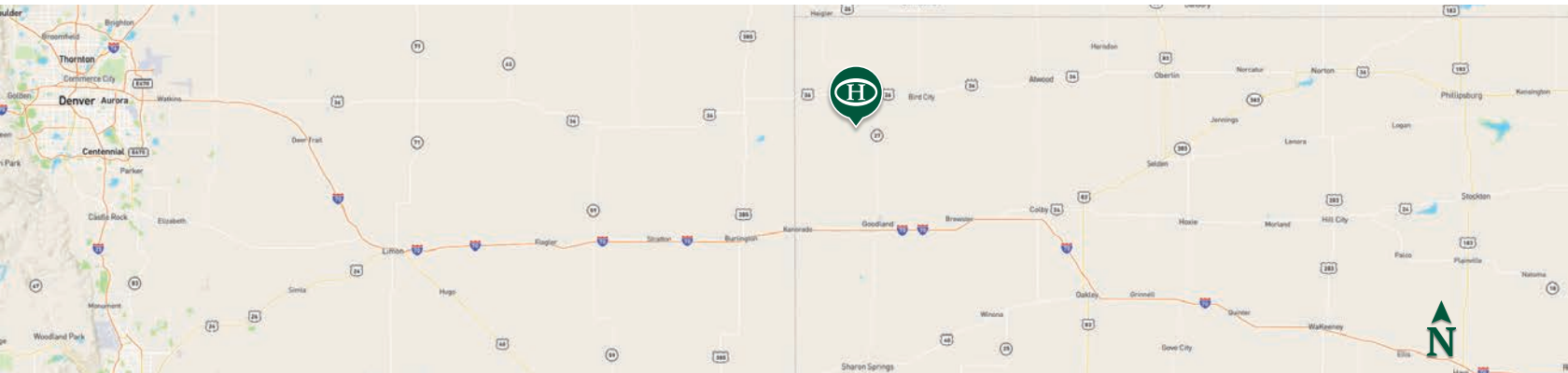
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.

 Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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