

Skyline Pasture & Ponds

224.00 Acres | Lincoln County, KS | \$515,000



HAYDEN  OUTDOORS.

Skyline Pasture & Ponds

TOTAL ACRES:

224.00

PRICE:

\$515,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Lucas, KS

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Mineral Rights
Pond/Lake
Water View

Land Details:

Address: 1 N 20TH RD, Sylvan Grove, Kansas 67481, USA
Closest Town: Lucas
Total Acres: 224.00
Deeded Acres: 0.00
Leased Acres: 0.00
Water Rights: Yes
Mineral Rights: Yes
Source of lot size: Other

Property Summary:

Property Location: Located in Lincoln County along East Milo Drive, just a 1 mile north of Highway 18 and 3 miles east of Lucas, KS.

Legal Description: +/- 224 Acres located in S32, T11, R10, TBD by Legal Survey

Land

This property spans approximately +/-224 acres of well maintained, fenced pastureland. The owner has taken great care in maintaining the pasture by removing any cedar and yucca plants. Currently leased under an annual cash rent agreement generating \$5,600, it also includes a Walk-In Hunting Access (WIHA) lease that brings in an additional \$980 annually.

The land features three ponds, each recently re-dug, which have held sufficient water even during recent drought conditions, ensuring a reliable water source for both livestock and wildlife. The property is bordered by well-kept barbed wire fencing and includes a catch pen on the southern end. Two drilled and cased water wells are in place, with one currently operational via a solar pump to fill the livestock tank. On-site electricity enhances utility convenience.





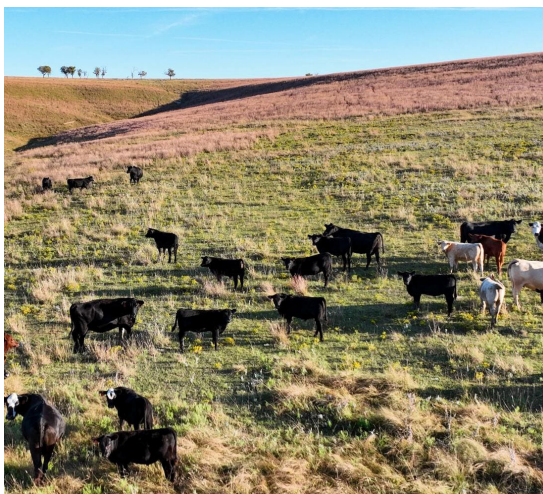
The landscape offers remarkable hilltop vista views, presenting deep ravines and valleys that serve as ideal travel routes for the area's impressive White-tailed deer population. The property is also a thriving habitat for prairie chickens, pheasants, and quail, with a favorable blend of habitat, grasses, crops, food sources, and bedding areas that support local wildlife on the property and/or in the immediate area. This property is located in the Central Flyway, just north of Wilson Lake Reservoir. There are thousands of migratory birds that fly over this area, and many of them utilize the ponds to loaf, helping make this property an ideal destination for waterfowl hunting.

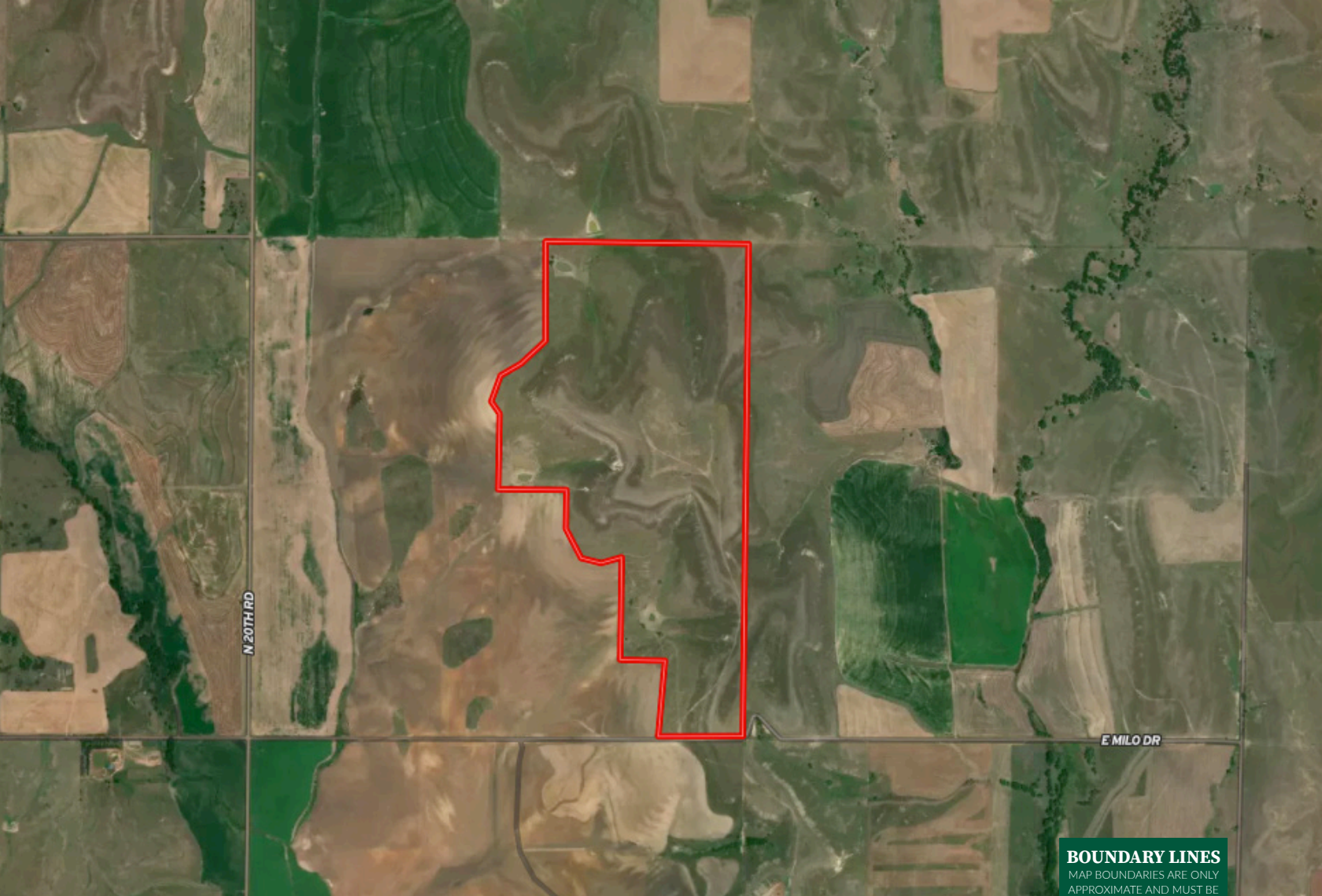
Property Features:

- +/- 224 acres TBD by legal survey
- Seller's Mineral Rights shall convey
- County access road on south side
- 2023 pasture cash rent payment of \$5,600.00
- Estimated Walk in Hunting payment of \$980.00
- 3 pond areas for livestock and wildlife
- Average annual rainfall: 25"
- 3 miles east of the nearest town Lucas, Kansas
- 5 hours from Denver, CO
- 3 hours from Kansas City, MO
- Electricity on site
- 2 drilled/cased water wells
- Highway 18 is only 1 mile south
- Hunting Opportunities: White-Tailed Deer, Pheasants, Quail, Prairie Chickens, Waterfowl, & Predators

*Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)*

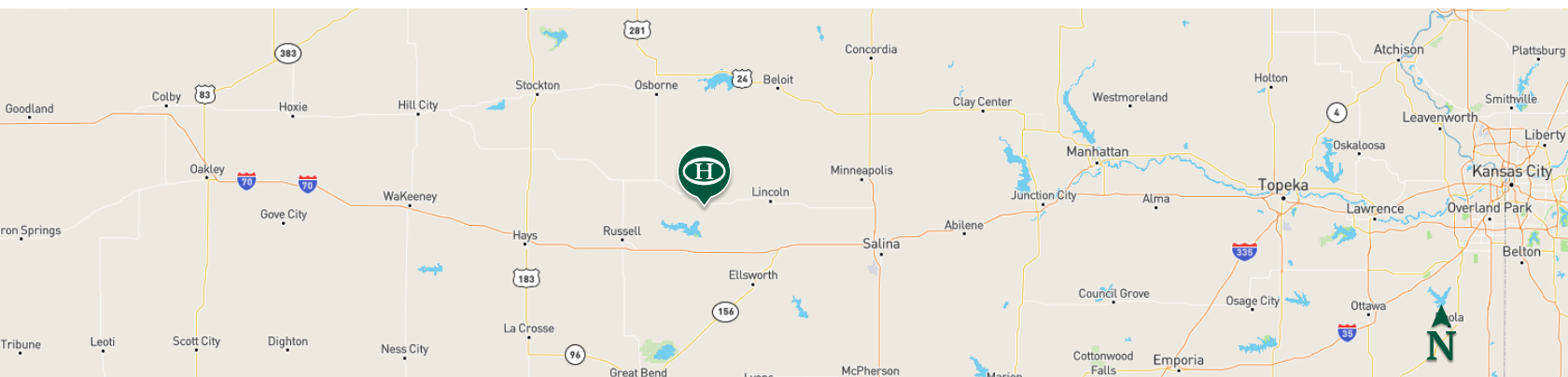
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 Boundary

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



Connor Williams

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