

Bathurst Farm

157.20 Acres

Dickinson County, KS

\$1,300,000



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Activities & Amenities

Cattle/Ranch
Farm/Crops/Ag
Fishing
Hunting - Big Game & Predator/Varmint
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Rights
State Hunting Unit: Unit 8

Land Details

Address: 535 2900 Ave, Abilene,
Kansas 67410, USA
Closest Town: Abilene
Total Acres: 157.20
Zoning: Agriculture
Tillable/Crop/Orchard Acres: 111
Pasture Acres: 33
Water Rights: Yes
Mineral Rights: Yes
Include Business? Yes
Income Type: Crops
Estimated Taxes: \$7,807 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 3512
Bedrooms: 5
Full Bathrooms: 2
Basement: Full finished
Parking Types: Attached Garage & Driveway
Total # of Spaces: 4
Outbuildings: 5
Other Improvements: Grain Storage
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Foundations: Concrete



Property Summary

This homestead has been the base of operations for Bathurst Farms for over 39 years. It has seen several different iterations over time, all the while being meticulously maintained and well-stewarded. This is a unique and diverse opportunity for someone looking to transplant their base of operations, or with plenty of space for a growing farm family wanting to set up new roots and begin their own farming legacy.





Land

The total of the property equals 157.2 acres. The balance of the land minus the 9.13 farmstead breaks down into 142 terraced acres of tillable dryland, and 4.5 acres of timber with a 1.5-acre spring-fed pond.

Soils:

- 78 Acres create clay loam 1 to 3 percent slope
- 75.5 Acres geary silt loam 3 to 7 percent slope
- 2 Acres Muir silt loam
- 1.5 Acres Hobbs silt loam

Improvements

The Home:

This 5 bed/2 bath ranch-style home has had several seamless additions and remodels throughout the years. Built in 1964 the Sellers purchased it in 1985 and got to work making it a home for their family. The main floor has an open living room, sitting room, kitchen, and dining area with tons of natural light that makes for a spacious feel. The highlights would be the work put into the finishes in the kitchen and both bathrooms. The large kitchen boasts of a large island for plenty of counter space and room to congregate.

The primary bedroom has a large walk-in closet and bathroom with twin vanity sinks and a walk-in shower. Two more bedrooms round out the main floor. Located off the main living space of the house is the second bathroom that has been newly remodeled and is complete with twin vanity sinks and fully tiled bath/shower.

The downstairs has a large rec room with an egress window and two more bedrooms. No functioning farm home is complete without a sizeable mud/laundry room. This is located off the attached 2-car garage, with plenty of space for laundry and folding this room also has a scrub sink and has doubled as a sewing room. There is additional outdoor living space with a large screened in porch with lights and a ceiling fan. Connecting an outdoor cooking space and garden deck. Perfect for enjoying all the outdoor activities Kansas has to offer.



Improvements

Outbuildings:

- 90 x 40 Machine shop with 2 16ft doors.
- 100 x 40 Storage shed equipped with 50amp electricity for RV hook-up.
- 38 x 34 Barn with 24 x 23 farm utility lean-to barn is fenced and includes corals and could easily be converted back for livestock that could be kept on the pasture.
- 60 x 40 Equipment shop.
- 54 x 28 General utility shed.

Along with numerous grain and feed silos, this property has no shortage of storage for any size farming operation.

Agriculture

Currently in a wheat/milo/soy single crop rotation.

Contingent on owner approval there is an option to rent an additional 575 acres owned by the seller on a 1/3-2/3 crop share or negotiated a cash rent. Adding an additional level of value to this property.

Region & Climate

Abilene, KS is located on the western side of the subtropical to tropical climate zone.

Averaging 32 inches a year rainfall it experiences hot humid summers and dry cold winters.

Location

- Located 30 mins. from Salina, KS
- Located 45 mins. from Manhattan, KS

Makes for an easy commute to two of the most populated towns in central Kansas with universities offering plenty of entertainment and shopping options.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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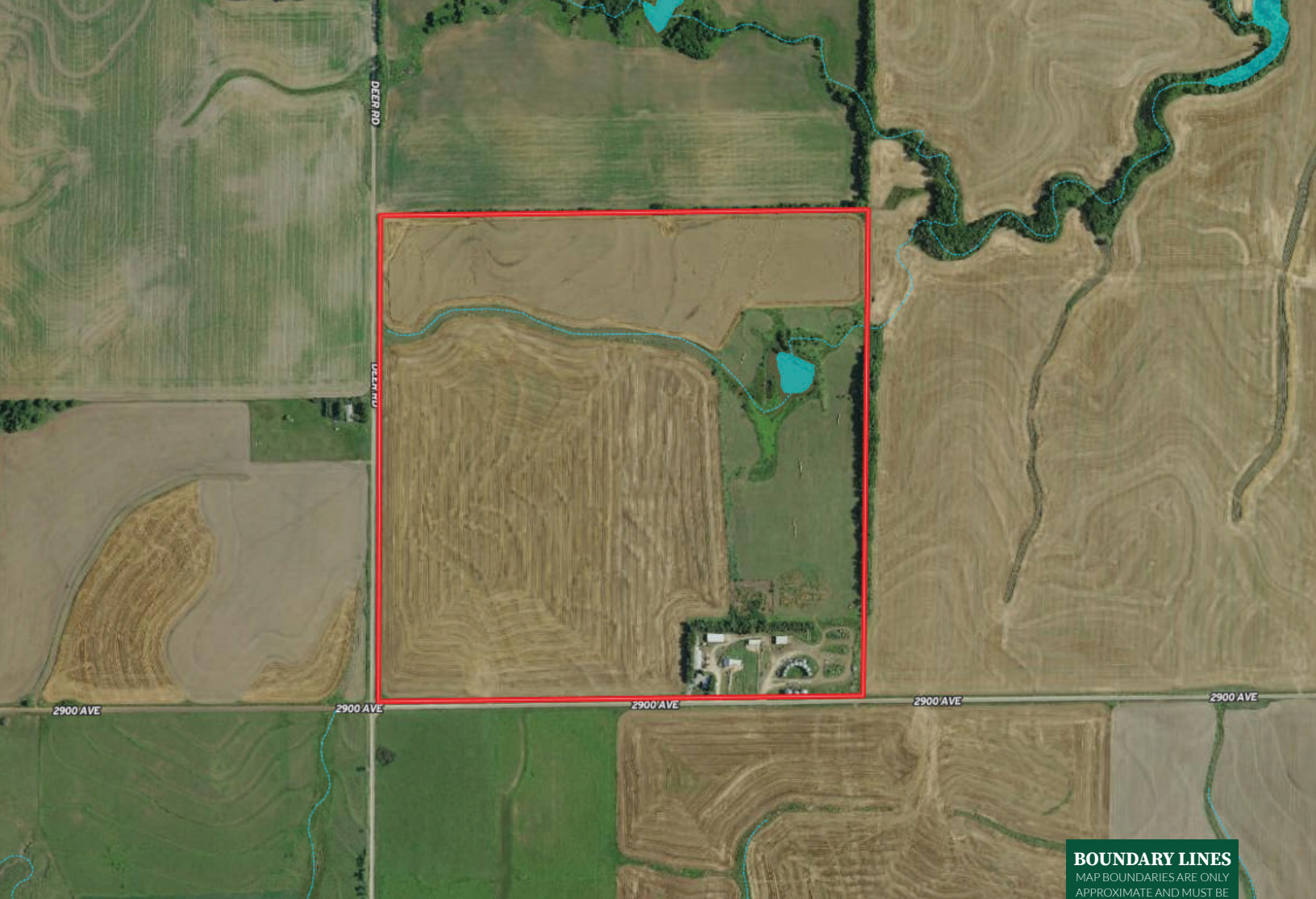



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

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



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