

Mayetta Crop and Grass

78.70 Acres

Jackson County, KS

\$497,950



HAYDEN  OUTDOORS[®]

Mayetta Crop and Grass

TOTAL ACRES:

78.70

PRICE:

\$497,950

COUNTY:

Jackson County

CLOSEST TOWN:

Mayetta, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Predator/Varmint
Income Producing
Mineral Rights
Water Rights
State Hunting Unit: Unit 9

Land Details:

Address: 134th Road, Mayetta,
Kansas 66509, USA
Closest Town: Mayetta
Total Acres: 78.70
Zoning: Agriculture
Tillable/Crop/Orchard Acres: 57.6
Pasture Acres: 21.1
Water Rights: Yes, All water
rights will be passed to Buyer
Mineral Rights: Yes, All mineral rights
owned by Seller will be passed to Buyer.
Income Type: Farming
Estimated Taxes: \$1,411 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

Tucked away in south central Jackson County this productive 78.7-acre farm is the perfect piece for a beginning investor or someone looking to add to their existing portfolio. The tillable/hay combo adds to the diversity of the property and maximizes the use of the land. With a history of good output and a long-term tenant willing to be retained, this property has amazing upside.

Land

This conventional 80 +/- is located on the corner on 134th and M Rd. It is classic rolling field that is terraced and has been well maintained. 56.7 acres are broke ground and the remainder minus the creek bed and timber of 4 +/- acres is in prairie grass.

Soils:

- 64 acres Pawnee clay loam, 4 to 8 percent slopes.
- 7 acres Martin-Vinland silty clay loams, 5 to 10 percent slopes.
- 7 acres Pawnee clay loam, 1 to 4 percent slopes.

Agriculture

The field is currently planted in soybeans and has been for the last 3 years. It also has a strong history of good milo and wheat. The pasture consists of prairie grass, producing 33 large round bales this year.

Water/Mineral Rights & Natural Resources

All water and mineral rights owned by the Seller will convey to the Buyer.





General Operations

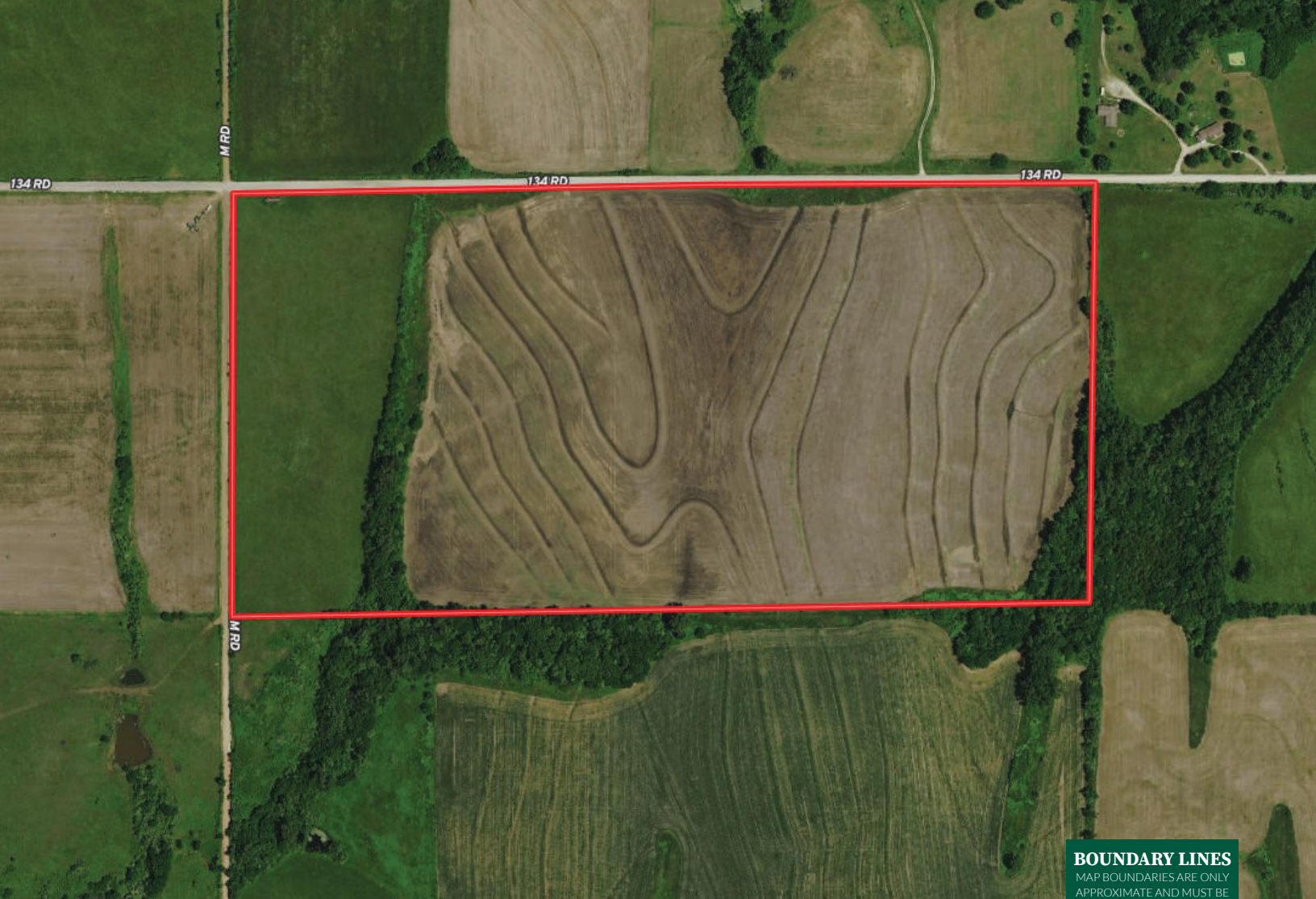
Currently operating on a 50/50 crop-share for the tillable land and a cash rent for the pasture. The long-term tenant is willing to be retained at the buyer's discretion.

Region & Climate

Jackson County is located in a humid continental climate with an average rainfall of 37 inches a year.

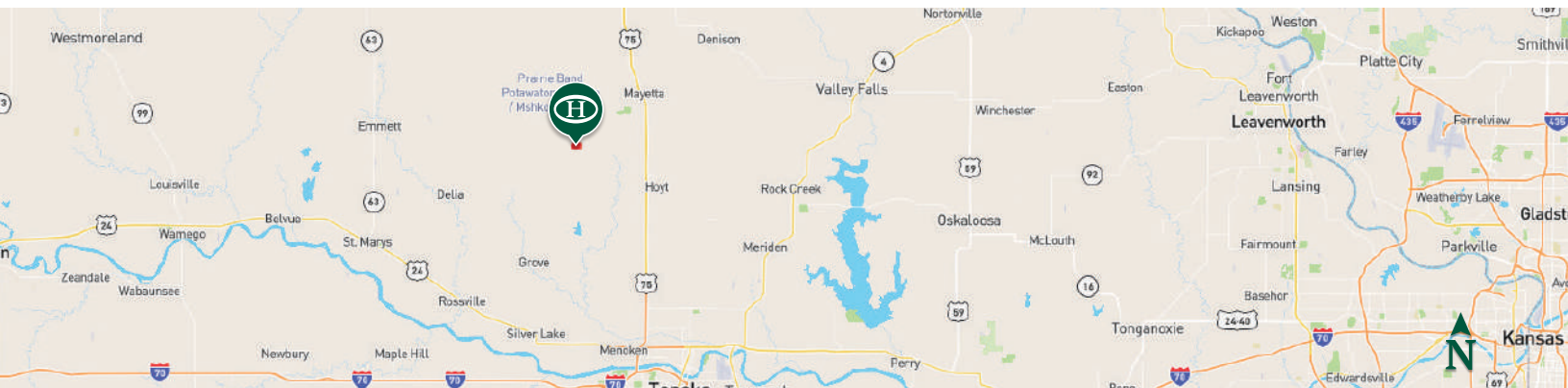
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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