

Arkansas River CRP, Investment and Hunting

317.00 Acres | Gray County, KS | \$1,260,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Income Producing
State Hunting Unit: 18

Land Details

Address: 00000 County Road 4,
Ingalls, Kansas 67853, USA
Total Acres: 317.00
Zoning: Ag
Pasture Acres: 317
Water Rights: Yes
Mineral Rights: Yes
Estimated Income: 35339
Income Type: CRP
Estimated Taxes: \$1,429.56
Source of lot size: Unknown



Property Summary

Don't miss 317 +/- acres in Gray County Kansas. This property is a great investment opportunity with guaranteed income, with most of the property being enrolled in the Conservation Reserve Program (CRP). Featuring established habitat and surrounded by irrigation this land is prime habitat for upland birds.





Land

Located in Gray County, Kansas, this land sits just 1 mile South of the Arkansas River and offers a great opportunity for investors, conservationists and hunters. This farmland has been enrolled in the Conservation Reserve Program (CRP) with a two different contracts providing guaranteed income of more than \$35,000 annually. This expansive, 317 acre, contiguous parcel, features gently rolling hills, established grasses and abundant wildlife habit.

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

Improvements

There are two center pivots, a 2016 Reinke 7 tower and a 1998 Valley 7 tower that has been underslung with PVC. On the East side between the quarters there is a set of pipe corrals. The corrals have a loading chute, large water tank, well and electricity. There is two wire fence throughout the property. There are two 3-phase power drops for the irrigation pivots installed. The pivots and gearheads for the wells will pass with the sale. The frequency drives and electric motors are owned by the tenant and shall be retained by the tenant.





Agriculture

CRP Data:

- 38.79 acres enrolled in CRP program at \$24.89/acre. Expires September 30, 2033.
- 204.61 acres enrolled in CRP program at \$168/acre. Expires September 30, 2038.
- Total annual CRP payment of \$35,339
- The CRP payment will be pro-rated for the year at the time of closing.
- FSA Data attached at the bottom.



Soil Data:

- Primarily Valent Fine Sand, 5-20% slopes
- Valent Fine Sand- 0-5% slopes
- Valent Fine Sand- 5-15% slopes
- Pratt-Tivoli Loamy Fine Sands-5-15% slopes





Water/Mineral Rights & Natural Resources

The water rights have been retired through the CREP program. The sprinklers may be used in 2025 to establish the grass that is under pivot.

The mineral rights owned by the seller will transfer to the buyer.

There is an option lease on the property with Invenergy to develop a wind farm.

Region & Climate

- Summer High: the July high is around 92 degrees
- Winter Low: the January low is 18
- Rain: averages 21 inches of rain a year
- Snow: averages 21 inches of snow a year

Location

Located between Pierceville, KS and Ingalls, KS 2.5 miles South of Highway 50.

Directions: From Ingalls go west on Highway 50 9.4miles turn South on to County Road 4 go South for 2.5 miles, the property is on the East side of the road.

Nearby:

- Ingalls, KS (pop. 252)- 12.4 miles
- Garden City, KS (pop. 27,152)- 20.5 miles
- Garden City Regional Airport- 10.4 miles
- Dodge City Regional Airport- 39.2 miles

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





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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 regards 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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

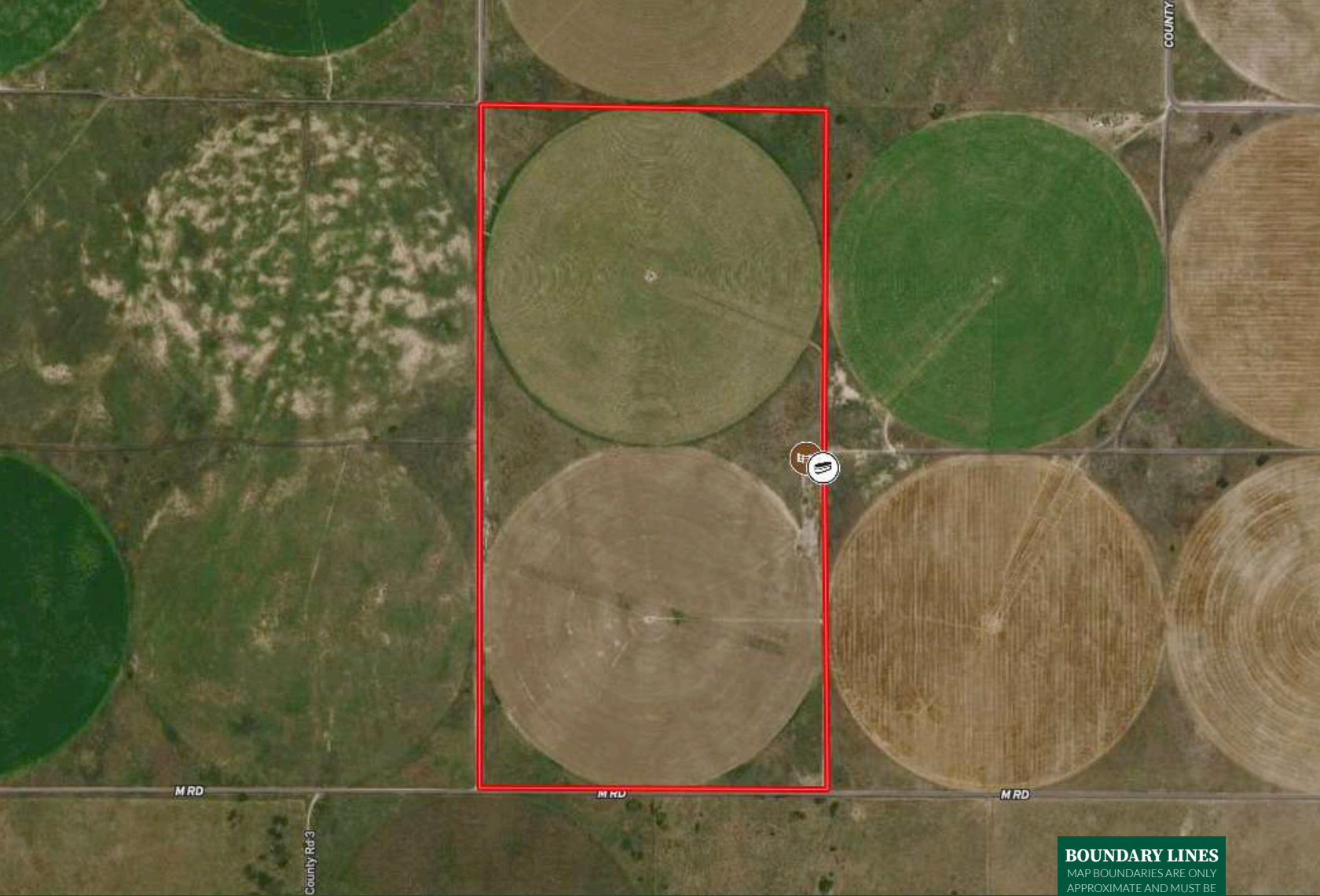


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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

 Boundary



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