

Cimarron River CRP 320

320.00 Acres

Stevens County, KS

\$400,000



HAYDEN  OUTDOORS

Cimarron River CRP 320

TOTAL ACRES:

320.00

PRICE:

\$400,000

COUNTY:

Stevens County

CLOSEST TOWN:

Hugoton, KS

Activities & Amenities:

Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Mineral Rights

Land Details

Address: 1 Road 4, Rolla, Kansas 67954, USA
Closest Town: Hugoton
Total Acres: 320.00
Zoning: Agricultural
Mineral Rights: Yes
Estimated Taxes: \$98.94 - 2023
Source of lot size: Appraiser

Property Summary

This property offers diverse income opportunities, including the Conservation Reserve Program (CRP) contract and private hunting leases. With two active gas wells generating income and Seller's mineral ownership transferring to Buyer, it presents an attractive investment. Located near Cimarron National Grassland and the Cimarron River, the land is rich in wildlife, including deer, quail, and pheasants.

Land

This 320-acre property offers a unique investment opportunity with multiple income streams and natural features. Of the 320 acres, 112.94 acres consists of pasture land while the additional 207.06 acres were just re-enrolled into CRP and has an annual payment of \$6256.00 and expires September 30, 3034. In addition, the property is well-suited for the Walk-In Hunting Program or private hunting leases, providing the potential for further income.

There are two active gas wells on the property, one in operation since 1990 and the other since 2010. In 2023, the seller earned approximately \$2,900 from gas production. Importantly, the seller's mineral rights will transfer to the buyer, a rare advantage in a region once known as the gas capital of the world. A powerline comes through the middle of the property as well. Located just 3.5 miles north of the Cimarron National Grassland and a quarter-mile west of the Cimarron River, the property boasts excellent wildlife habitat, including mule deer, whitetail deer, antelope, bobwhite quail, pheasants, and various predators.

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





Land

Legal Description: SE4 of S25, T31, R39W and NE4 of S36, T31, R39W in Stevens County

Farm Data:

- 2023 Total Tax: \$98.94
- Average yearly rainfall: 18"
- State Hunt Unit: 18
- Closest Town: Hugoton

Directions:

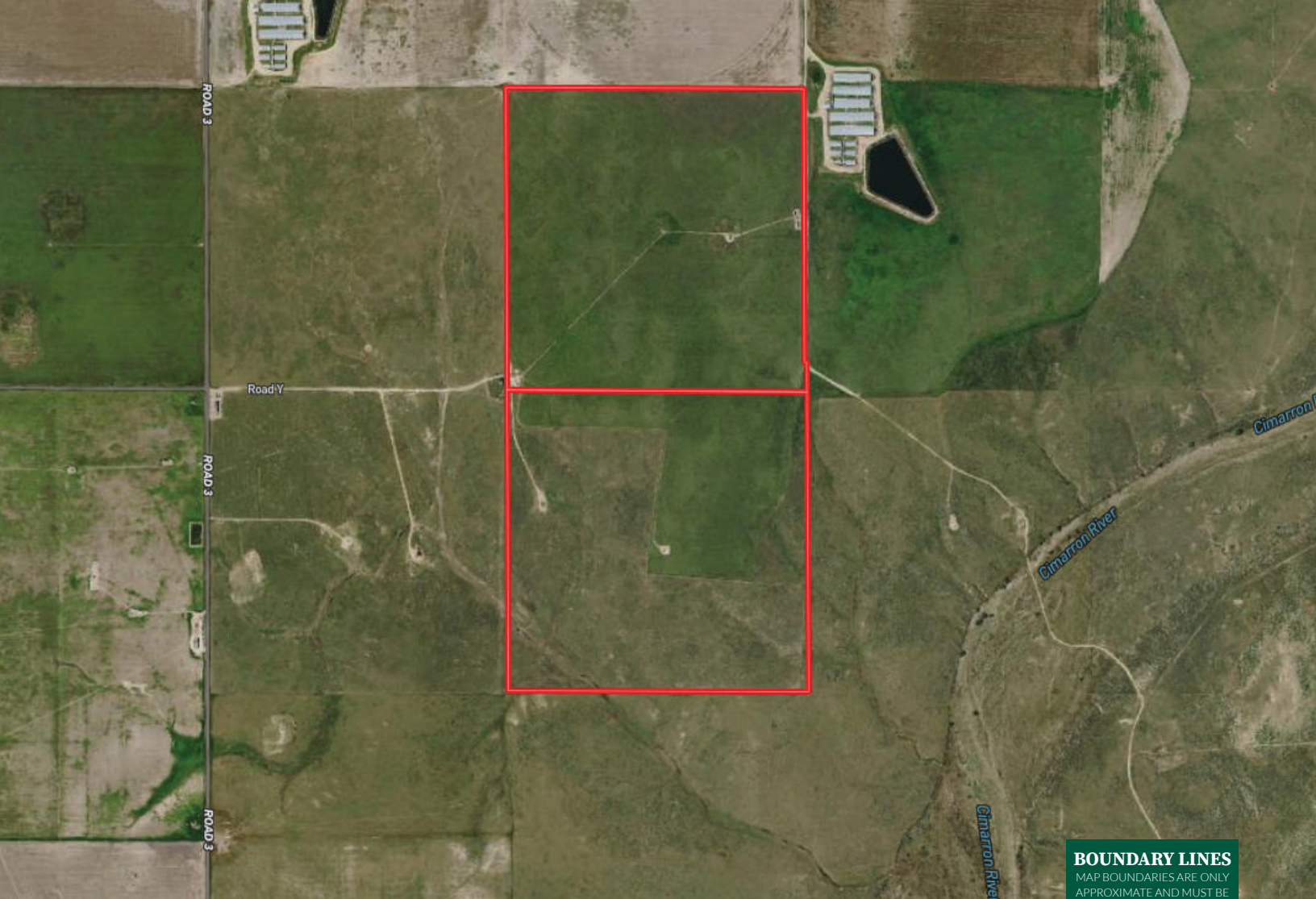
- From Hugoton, head north on Main St to US-56 E. In 1.5 miles turn left onto KS-25 N and continue straight for 8 miles. Turn left onto Rd Y and in 6 miles merge right towards Rd Z and keep left onto Rd Z. In 4.5 miles turn left onto Rd 3 and in 1 mile turn left onto Rd Y and you reach the property in ½ mile.
- From Rolla/US-56, head north on KS-51 to 23 Rd for 10 miles. Then continue onto 23rd for 5 miles then turn right onto Z rd. In 7 miles, turn right onto Rd 3 and then in 1 mile turn left onto Rd Y and you reach the property in ½ mile.

Location/Populations:

- 15.5 miles north of Hugoton, Kansas (Population: 3,764)
- 22 miles northeast of Rolla, Kansas (Population: 380)

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 Boundary

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



JC Bosch

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