

# Pendennis Half Section

320 Acres

Lane County, KS

\$680,000



HAYDEN  OUTDOORS.

# Pendennis Half Section

TOTAL ACRES:

320

PRICE:

\$680,000

COUNTY:

Lane County

CLOSEST TOWN:

Utica, KS

## Activities & Amenities:

Farm/Crops/Ag  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Upland Birds  
Income Producing  
Mineral Rights  
State Hunting Unit: 17

## Land Details:

Address: 1 County Rd 240,  
Utica, Kansas 67584, USA  
Total Acres: 320.00  
Tillable/Crop/Orchard Acres: 249  
Pasture Acres: 71  
Water Rights: Yes  
Mineral Rights: Yes  
Include Business?: Yes  
Source of lot size: Unknown

## Property Summary

Pendennis Half Section offers 320 +/- acres of well-maintained agricultural land, with a mix of tillable land, and CRP (Conservation Reserve Program) acreage. The property is situated in an ideal location, with access to Highway 4 and close to both the Shields and Utica Elevators.

## Land

This 320 +/- acre property offers a well-balanced mix of productive farmland and CRP acreage, making it an attractive investment for agricultural operations. The land consists of just under 71 acres enrolled in the Conservation Reserve Program (CRP) and 249 acres of tillable land. Of the tillable acreage, 80 acres in the northern section are currently planted with milo, 87 acres in the middle section are planted with wheat, and the southern 76 acres are in stubble, ready to be planted. Tillable acres are class II and Class III, with a NCCPI of 60.38.

The property is easily accessible via good roads along both the south and east sides. Its prime location is just 1 mile from Highway 4, providing quick access to nearby elevators. The property is 7 miles from the Shields elevator and 8 miles from the Utica elevator, offering convenient transportation routes for crops.

With a solid yield history, the land has produced quality wheat and milo in the past. This property offers an excellent opportunity for farming operations looking for productive land as well as access to grass for cattle to graze. Income from both the CRP contract as well as additional income with the lease of the grass for cattle grazing.





In addition to its agricultural potential, the property also offers excellent opportunities for hunting. The mix of CRP and crop fields provides a habitat that supports a variety of wildlife, including pheasants, antelope, and both mule and whitetail deer, making it a desirable location for outdoor enthusiasts.

## Agriculture

### Key Features:

- Total Acreage: 320 +/- acres
- CRP Acreage: 71 acres
- Tillable Land: 249 acres
- North Section: 80 acres planted to milo
- Middle Section: 87 acres planted to wheat
- South Section: 76 acres of stubble
- Water Supply: On-site water well
- Road Access: Well-maintained roads on both the south and east sides
- Location: 1 mile from Highway 4
- Proximity to Elevators: 7 miles to Shields elevator, 8 miles to Utica elevator
- Wildlife: Pheasant, Mule Deer, Whitetail Deer, Antelope

*\*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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