

Turon Camp CRP

113.60 Acres

Reno County, KS

\$399,000



HAYDEN  OUTDOORS.

Turon Camp CRP

TOTAL ACRES:

113.60

PRICE:

\$399,000

COUNTY:

Reno County

CLOSEST TOWN:

Turon, KS

Activities & Amenities:

ATV/Off Road
Campground
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds
Income Producing
Mineral Rights
Outbuilding/Barn/Shed/Shop
Water Rights
State Hunting Unit: Kansas Whitetail Unit #15

Land Details:

Address: 35116 W Fountain Green Road, Turon, Kansas 67583, USA

Closest Town: Turon, Kansas

Total Acres: 113.60

Deeded Acres: 113.60

Zoning: Agricultural

Pasture Acres: 78.6

Water Rights: Yes, Seller's portion of water rights shall transfer to buyer upon closing.

Mineral Rights: Yes, Seller's portion of mineral rights (believed to be 50%) shall transfer upon closing.

Include Business: Yes

Estimated Income: 4598

Income Type: CRP

Estimated Taxes: \$767.08 - 2023

Source of lot size: Other

Building Details

Basement: None

Parking Types: Carport

Outbuildings: 2

Types of Outbuildings:

- Covered RV Storage
- Storage Shed

Exterior Features:

- Septic System
- Water Well
- Electric

Property Summary

The Turon Camp CRP boasts an incredible opportunity to hunt a variety of different species, camp with all the needed RV necessities and collect CRP income at an impressive per acre rate. Located in Reno County, KS and in the heart of Kansas' Whitetail unit 15, this property offers endless recreational enjoyment.

Land

The Turon Camp CRP is +/-113 acres of native grass dotted with a number of plum thickets, new growth elm trees and rye food plots. The property is surrounded on two sides by dense timber and large hardwood trees that help further the wonderful habitat for wildlife. Gentle elevations changes throughout the CRP grassland gather varied amounts of moisture and thus tend to grow different variations of native grasses, creating diversity. In wet years, the lowlands have even held shallow water wetlands that could be used to hunt waterfowl.

A number of fruit trees have been planted near the buildings/camp and are expected to grow and produce a nice on-site orchard.

Improvements

The Turon CRP Camp comes complete with a covered, three sided metal building and a storage shed. The metal building is ready to provide shelter for your RV and has all the hookups. There is an on-site well for water, electricity with RV plug and an in-ground septic system. The buildings are also set up with security cameras for added protection. This is a great way to create a secure living space when you are enjoying your property during hunting season.

The metal building measures 24' wide, 30' deep and it has a open doorway that measures 11'2" tall. The entrance to the camp area is secured with a lockable gate.

Recreation

The CRP program was implemented in part to provide excellent habitat for all types of wildlife and this property has accomplished just that. It would be tough to find an area on this property larger than your vehicle that did not actively show deer activity...there are tracks and trails everywhere! There are currently multiple elevated stands overlooking large feeders on the property.

Upland game is also prevalent throughout the property. Multiple, large coveys of bobwhite quail can be found throughout the property. The dense, native grass and plum thickets provide excellent cover for the birds. Pheasant can also be found on the property and large flocks of turkey are often seen meandering across the property.



Agriculture

The current CRP contract pays a total of \$4598 per year on 78.6 acres and the current contract runs through September of 2026. There are currently food plots planted to rye on the property. The property is fenced and could potentially be grazed once the CRP contract is completed.

Water/Mineral Rights & Natural Resources

Seller’s portion of the water rights shall transfer upon closing. Seller’s portion of the mineral rights (believed to be 50%) shall transfer upon closing.

Region & Climate

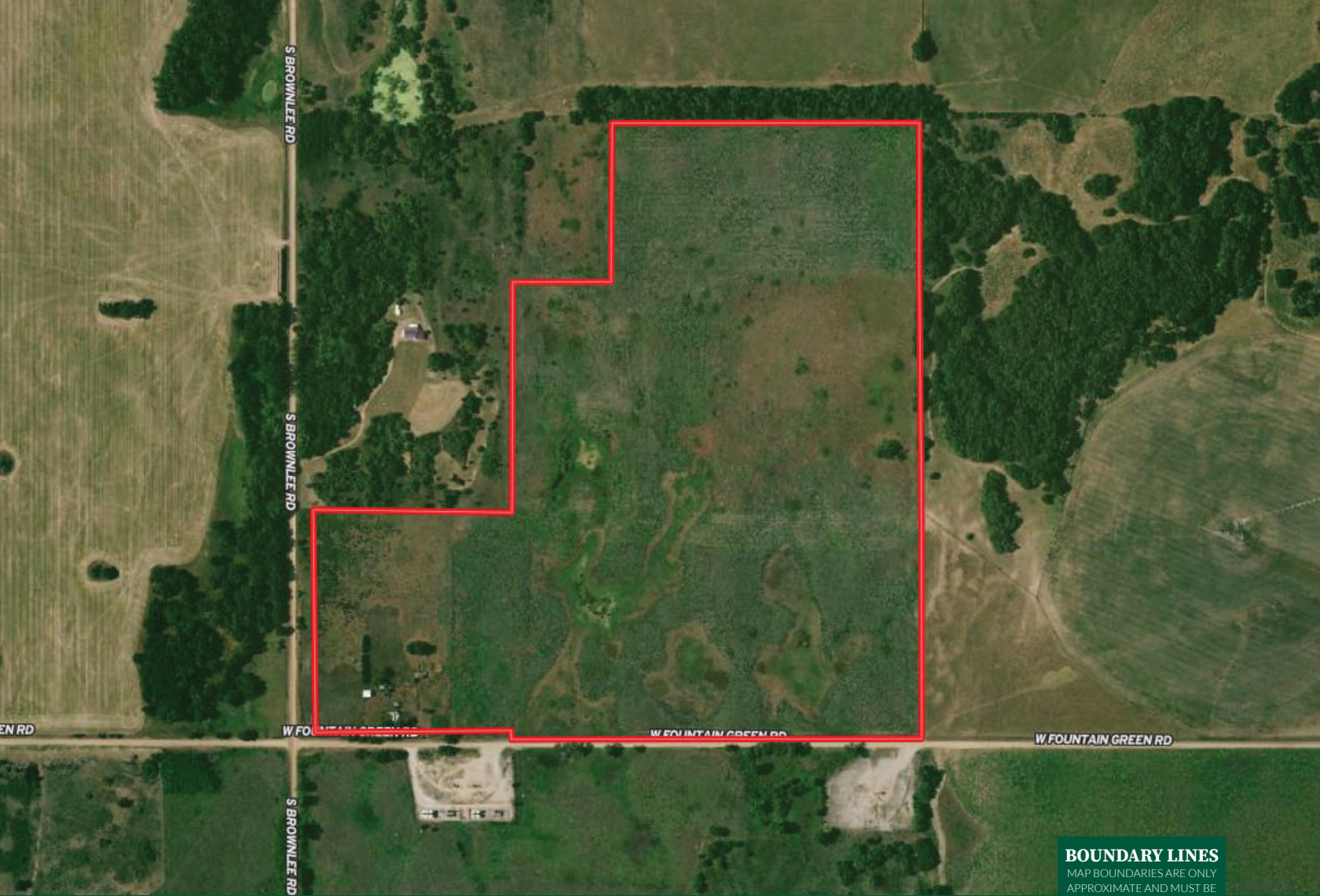
Central Kansas experiences all four seasons with hot temperatures in summer and cold temperatures in the winter. Turon, KS receives an average of 17 inches of rain each year and an additional 18 inches of snow.

Location

This property is located just 2.5 miles from Turon, Kansas in Reno County. The property is located approximately 70 minutes from Eisenhower National Airport in Wichita, KS. The property is a 3 hour and 45 minute drive to Kansas City, KS.

**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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BOUNDARY LINES

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

 Boundary



Jim Elliott

-  Salesperson Licensed in KS & NE
-  Jim@HaydenOutdoors.com
-  316.214.3848


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