

An aerial photograph of a large, open grassy field with scattered trees and a dirt path. The field is mostly green with some brown patches, and the trees are mostly bare, suggesting a late autumn or winter setting. The path winds through the field, and there are some small structures or fences visible in the distance.

Jewell Co Grass & Hunt

155.69 Acres | Jewell County, KS | \$465,000

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Jewell Co Grass & Hunt

TOTAL ACRES:

155.69

PRICE:

\$465,000

COUNTY:

Jewell County

CLOSEST TOWN:

Mankato, KS

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Income Producing
Pond/Lake
State Hunting Unit: Deer Unit 7, Turkey Unit 2

Land Details:

Address: TBD, TBD, Kansas 66956, USA
Closest Town: Mankato
Total Acres: 155.69
Zoning: Agricultural
Estimated Taxes: \$478 - 2024
Source of lot size: Assessor/Tax Data

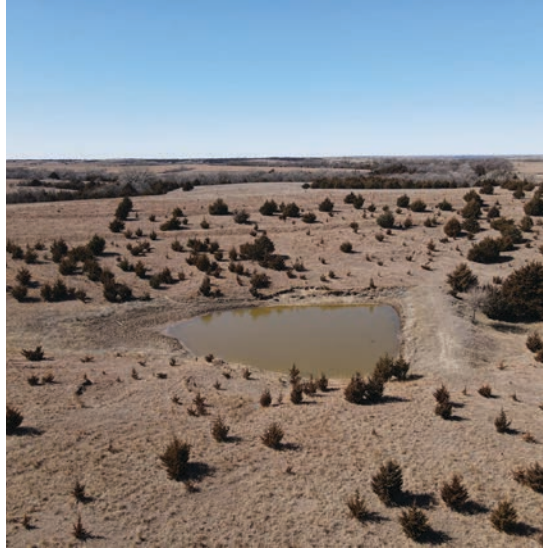
About This Property

A rolling pasture with a timbered draw and several fingers; this pasture offers ample recreational opportunities for white-tailed deer, turkeys, and small game. Its undulating terrain allows game to travel about in stealth and great vantage points for those in their pursuit of their quarry. This property has good access with an all-weather road along the South side and a dirt road on its West side.

Recreation

Along the West edge of the property, the main timbered draw extends from North to South and is host to several small secluded springs and wet-weather pockets. Extending to the East, from roughly the middle of the main draw, is a large finger that is host to a small pond with several game trails leading to it. Throughout the bottom, the tree species range from cottonwood, ash, and elm, with a layer of cedars around the outside that lends a feeling of protection and seclusion. The many fingers provide deer and turkeys secure travel and escape routes; as well as, feeding and crucial thermal bedding opportunities in the furthest North draw. Over the rise from this cedar draw, a small pond lies in a pocket surrounded by a scattered stand of cedars and native grasses. This location appears that it could be a great water source for animals from neighboring properties and a stop along a well-used travel corridor.





Agriculture

This pasture is predominately hard land grass with some formations in the waterway of the draw. Several native species like big bluestem, little bluestem, and Indiangrass are some of the native grasses along with the brome that will give cattle plenty to feed on throughout the summer months. The owners have made efforts to not let cedars take over the pasture and have done some tree removal in the past. This pasture features 2 small ponds, several wet-weather pockets, and a rural water meter to keep animals watered throughout the summer.

General Operations

This property is currently being offered for immediate possession for 2025. The previous owners had been renting the grazing rights on this pasture and the tenant would like to stay in place if the new owners would need a tenant.

Location

This property is located:

- N of Mankato, KS on 160 RD 4 miles, then W 1.5 miles Road T.
- S of Burr Oak, KS on HWY 128 1.5 miles, then E 3 miles on Road T. (NOT an all weather access route)

If traveling from Superior, NE:

- Head South on HWY 14 approximately 8.25 mile to W Road (South side of Lovewell Bridge)
- Turn West on W Road and take curve to the North at the split to continue 5 miles to 160 Road
- Turn South on 160 and go 4 miles to T Road
- Turn West on T and travel 1.5 miles to SE corner of property

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 Boundary
  Water Storage
  Gate

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



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