

**Morton County, KS 59.7 - Cropland with North Fork
Cimarron River Frontage**
TBD Z Blvd.
Richfield, KS 67953

\$95,000
59.700± Acres
Morton County



Morton County, KS 59.7 - Cropland with North Fork Cimarron River Frontage
Richfield, KS / Morton County

SUMMARY

Address

TBD Z Blvd.

City, State Zip

Richfield, KS 67953

County

Morton County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.332 / -101.6193

Acreage

59.700

Price

\$95,000

Property Website

<https://greatplainslandcompany.com/detail/morton-county-ks-59-7-cropland-with-north-fork-cimarron-river-frontage-morton-kansas/114113/>



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PROPERTY DESCRIPTION

Income-Producing Hunting & Recreational Property on the North Fork Cimarron River

Discover the perfect blend of income potential and exceptional recreational opportunities with this diverse property featuring productive cropland and scenic North Fork Cimarron River frontage.

Approximately **46± acres of tillable farmland**, consisting primarily of **Class II and Class III soils**, are currently leased to a local farmer, providing **annual income**. Common crops grown in the area include corn, milo, wheat, and millet, creating an excellent food source that helps attract and sustain local wildlife.

The property also features approximately **1/4 mile of heavily wooded North Fork Cimarron River frontage**, offering outstanding habitat for deer, upland birds, and other game. Multiple coveys of quail and pheasants were observed while photographing the property, and the surrounding area is well known for its quality **mule deer and whitetail hunting**. Nearby irrigated crop fields, combined with the thick river-bottom cover, create ideal conditions for wildlife year-round.

Whether you're looking for a productive investment, a hunting retreat, or a recreational getaway, this property offers an outstanding combination of income and outdoor enjoyment.

Property Highlights

- 46± tillable acres with mostly Class II & III soils
- Annual cropland lease income
- Approximately 1/4 mile of North Fork Cimarron River frontage
- Excellent habitat for mule deer, whitetail deer, pheasant, quail, and other small game
- Strong hunting and recreational opportunities
- Productive farmland with level terrain
- Mineral rights have been previously reserved

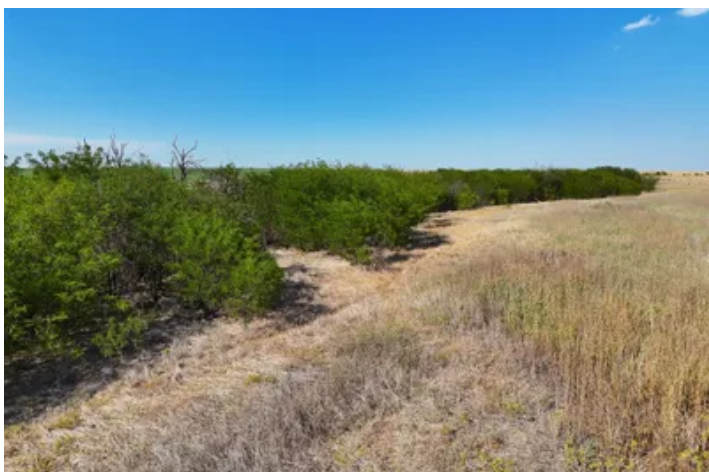
Legal Description: N2S2N2SE4 & N2N2SE4, Section 25, Township 31 South, Range 40 West.

For additional information or to schedule a private showing, contact the listing land specialist.

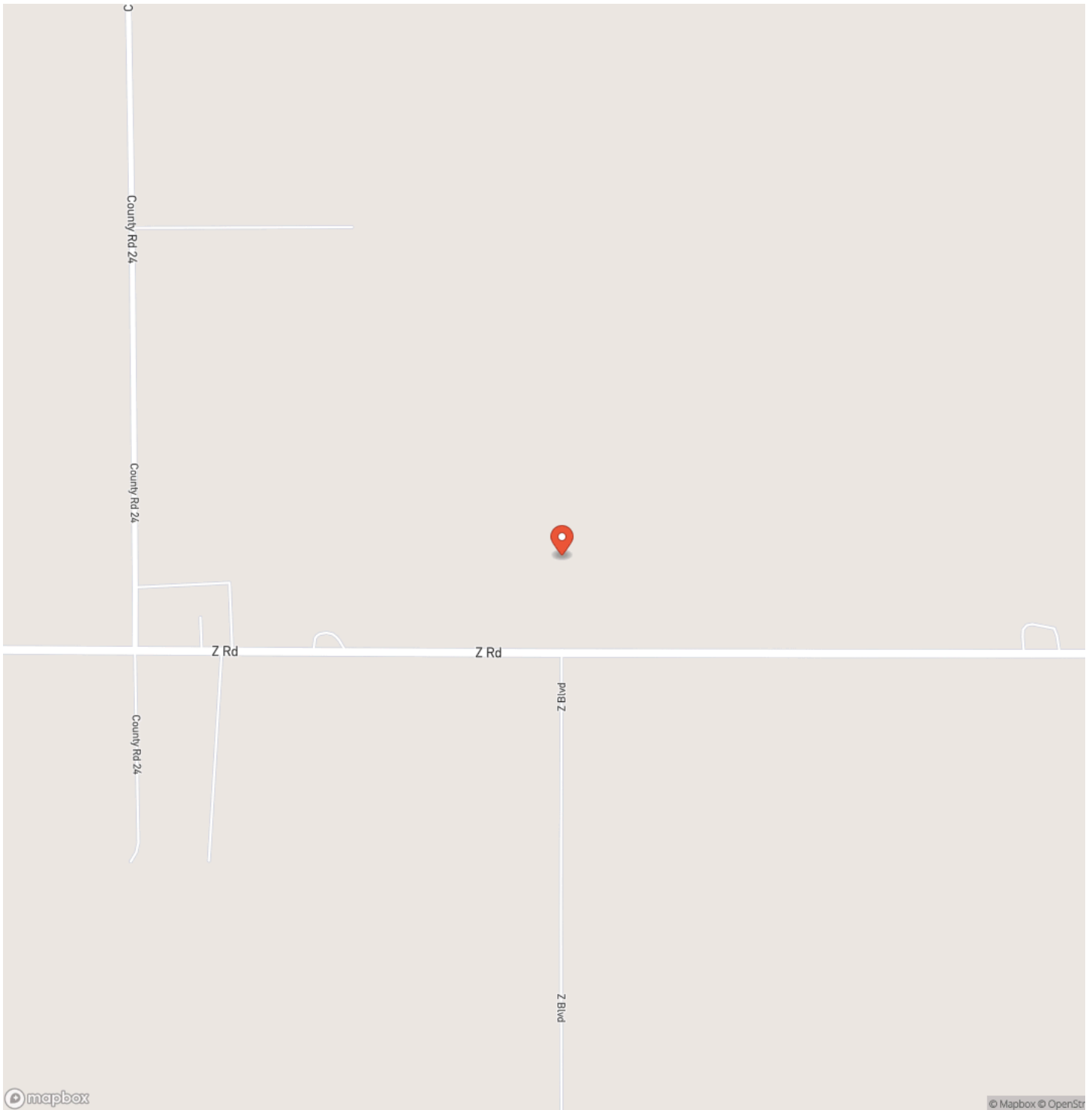
Buyer Broker Notice: To be eligible for buyer's broker compensation, if applicable, the buyer's broker must be identified during the initial contact and be present at the property's first showing. If these requirements are not met, any compensation will be at the sole discretion of Great Plains Land Company.



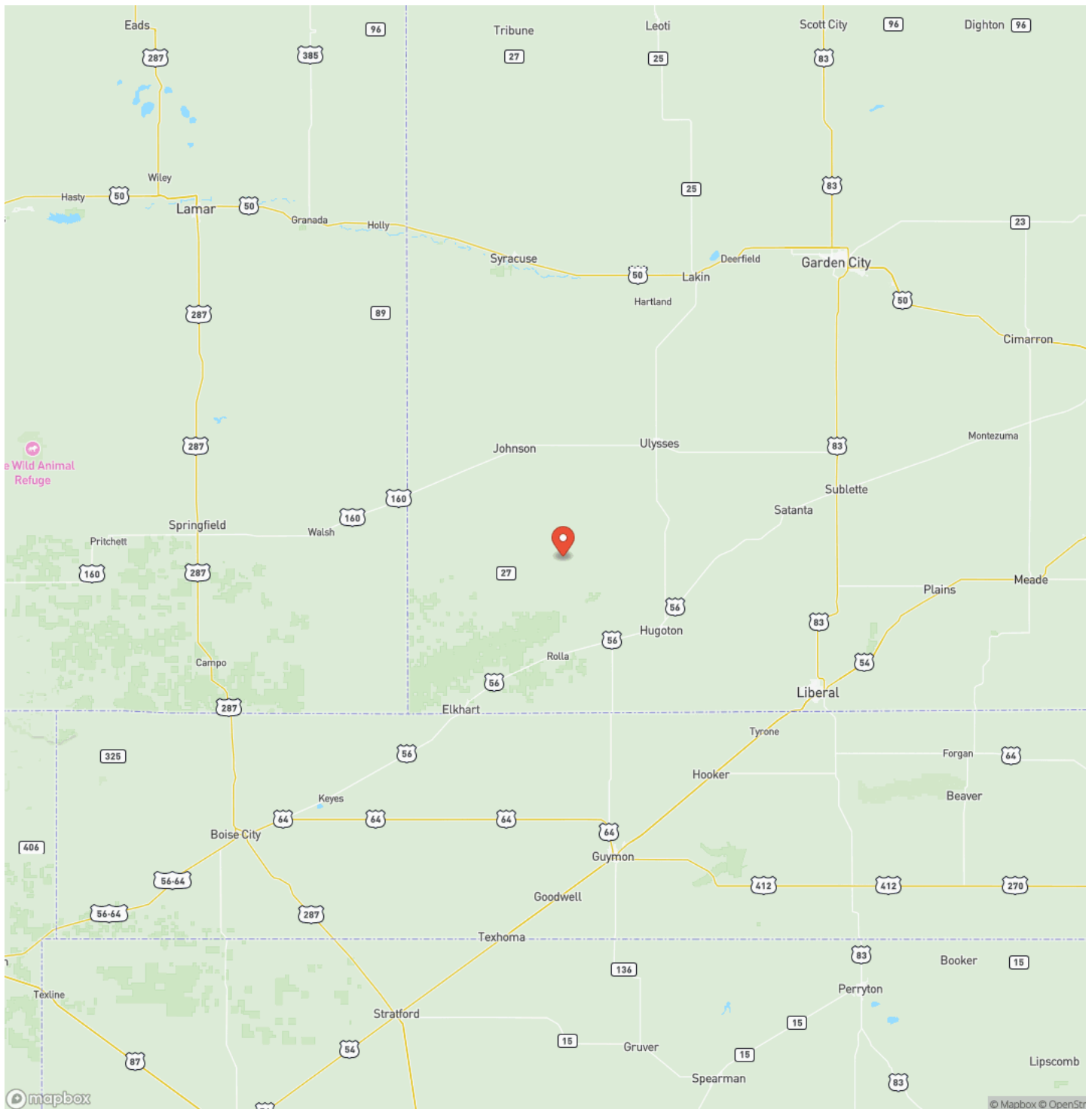
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Locator Map



Locator Map



Satellite Map



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Richfield, KS / Morton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

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(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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