

CRP Parcel located near Ulysses, KS with Paved Road Frontage
TBD South Road H
Ulysses, KS 67880

\$139,000
138.400± Acres
Grant County



**CRP Parcel located near Ulysses, KS with Paved Road Frontage
Ulysses, KS / Grant County**

SUMMARY

Address

TBD South Road H

City, State Zip

Ulysses, KS 67880

County

Grant County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.5645 / -101.3998

Acreage

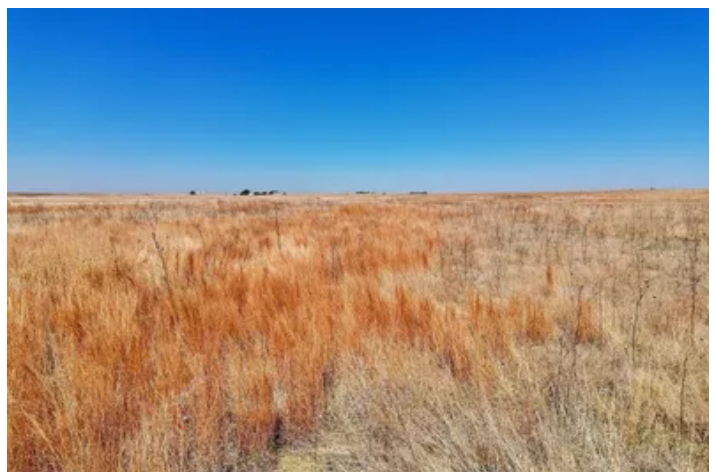
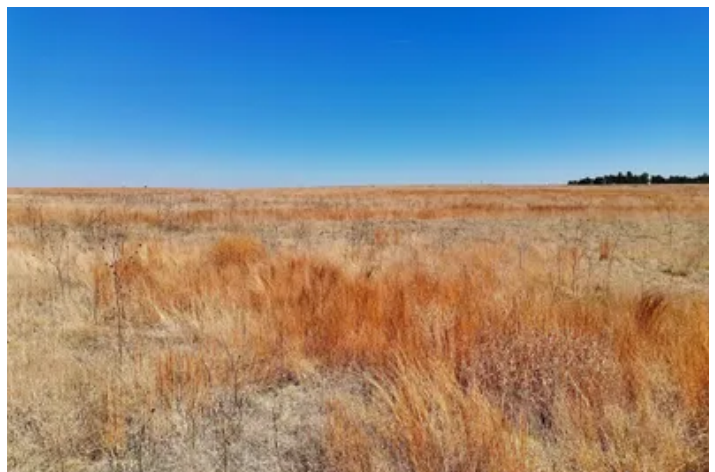
138.400

Price

\$139,000

Property Website

<https://greatplainslandcompany.com/detail/crp-parcel-located-near-ulysses-ks-with-paved-road-frontage-grant-kansas/112088/>



CRP Parcel located near Ulysses, KS with Paved Road Frontage Ulysses, KS / Grant County

PROPERTY DESCRIPTION

Grant County, Kansas - 138.4 Acres | CRP Income, Recreational, & Investment/Development Opportunity

This 138.4-acre property in Grant County, Kansas offers an outstanding combination of dependable CRP income, Recreational potential, and long-term investment value. Enrolled in the Conservation Reserve Program (CRP) through 2031, the property generates approximately **\$5,450 in annual income**, providing a near **4%+ annual return on investment** for investor-minded buyers.

Surrounding the property and in the area are productive fields of wheat, milo, corn, and millet, creating an ideal blend of food sources and habitat for local wildlife. The parcel features mostly level **Class IV soils**, offering the potential to return the acreage to cropland production after the current CRP contract expires in 2031.

Located near North Fork Cimmaron River, the property offers recreational opportunities. The established CRP grasses, combined with nearby irrigated cropland, provide exceptional cover and forage, helping hold wildlife throughout the area. The property qualifies for non-resident over the counter hunt-own-land deer permits with the size of the property (see the Kansas Department of Wildlife and Parks for details).

The property features excellent paved county road frontage for convenient year-round access and is located just a short distance from paved Highway 160. Whether you're seeking a steady income-producing investment, recreational getaway, or a property with future farming potential, this tract offers exceptional versatility.

Contact the Land Professional today for additional information or to schedule a private showing.

Showings by appointment only.

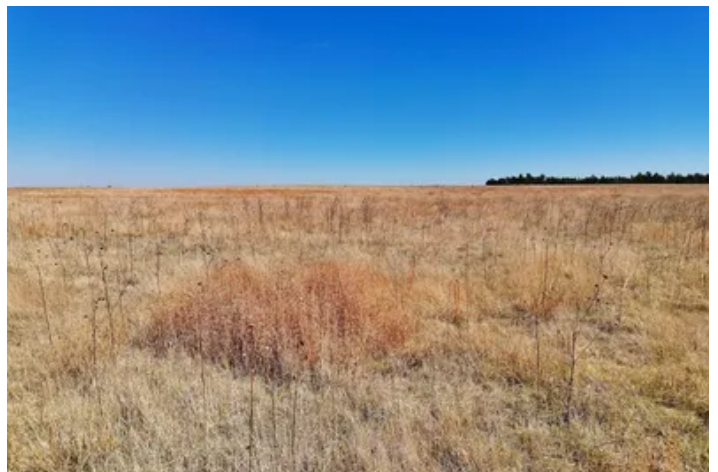
Property Highlights

- 138.4 acres located southwest of Ulysses, KS
- CRP contract generating approximately \$5450 annually through 2031
- Near a 4%+ annual return on investment
- Mostly level Class IV soils
- Future cropland potential after CRP expiration
- Hunting opportunities
- Located in Kansas Deer Management 18
- Strong wildlife habitat with nearby irrigated cropland
- Good paved county road frontage with easy access
- Short Distance from Highway 160
- Low annual property taxes (2025 - \$93.62)

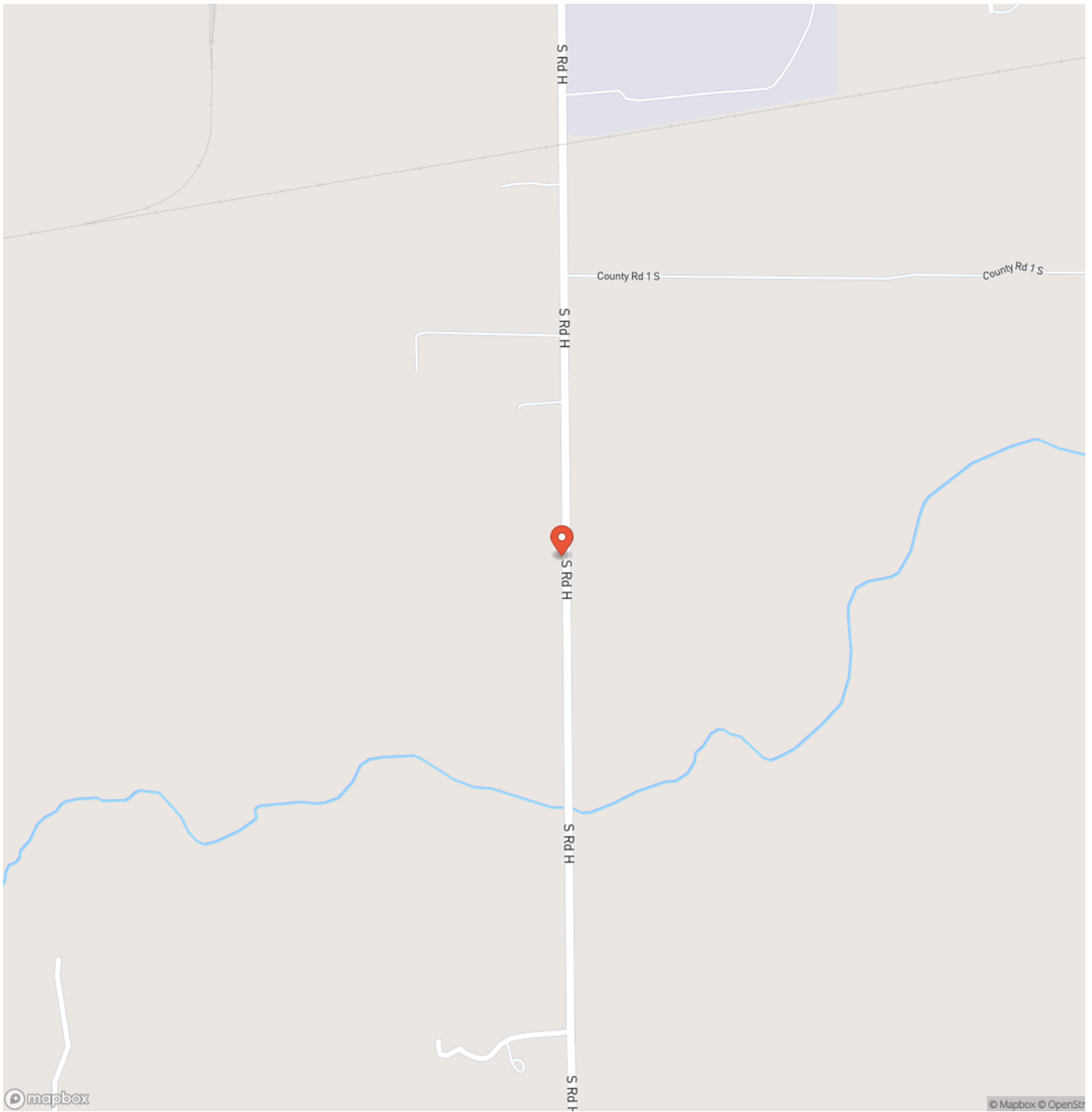
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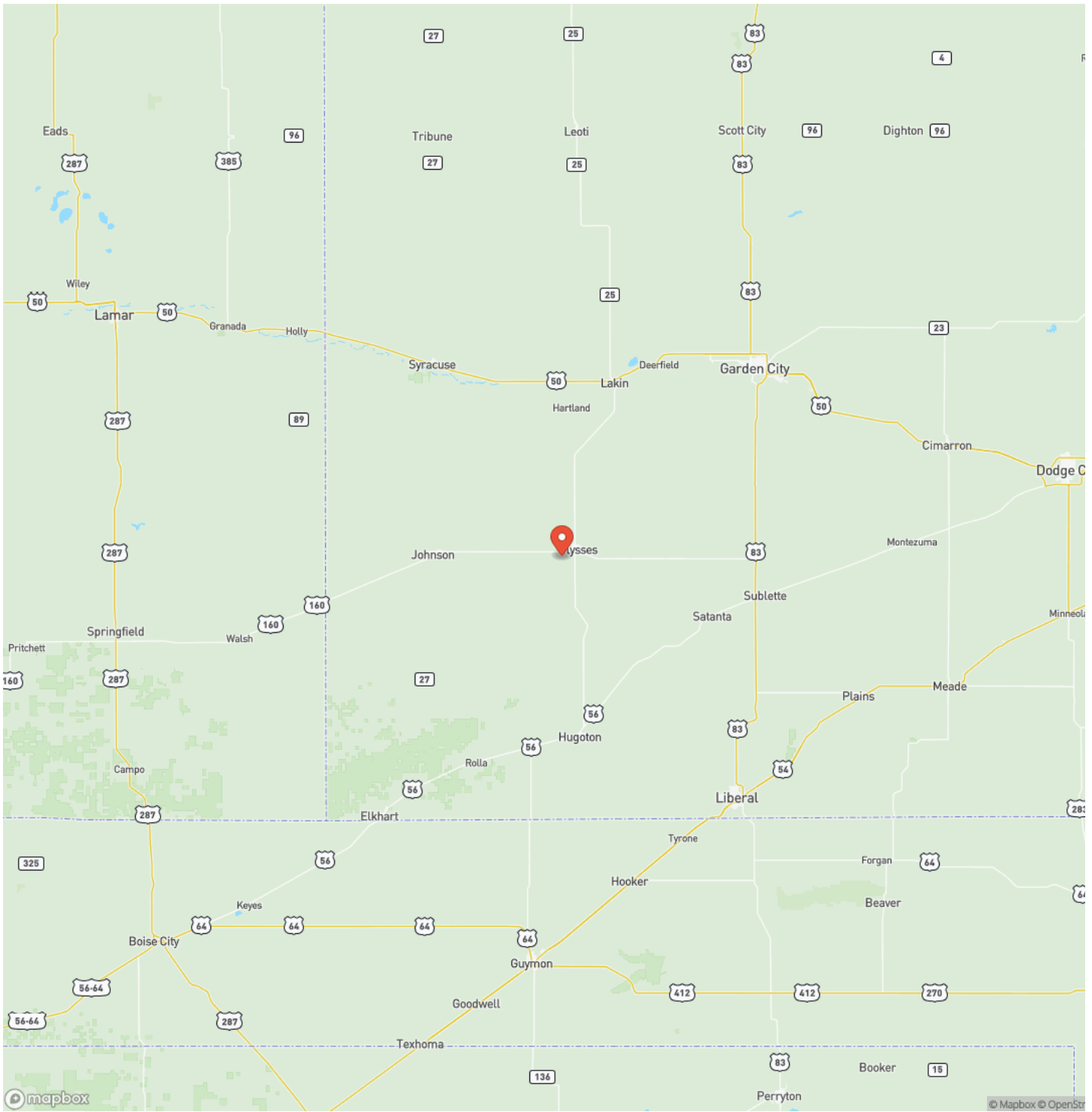
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Ulysses, KS / Grant County



Locator Map



Locator Map



Satellite Map



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GREAT PLAINS

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