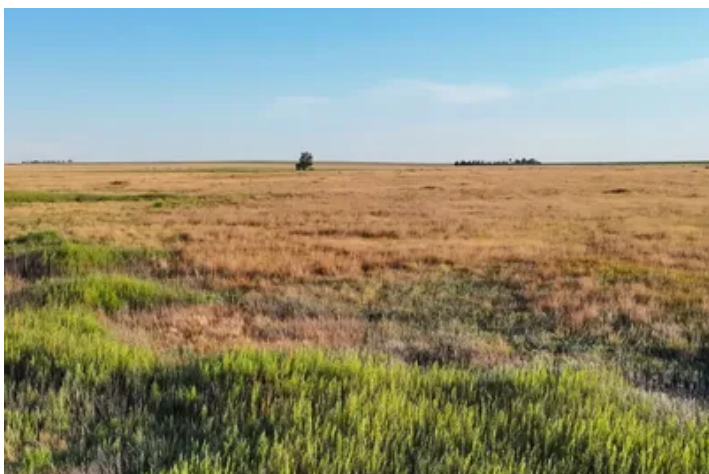


**Quarter Section of CRP with Mineral Income & Wind
Development Lease**
TBD County Road 16
Deerfield, KS 67838

\$275,000
159.720± Acres
Kearny County



Quarter Section of CRP with Mineral Income & Wind Development Lease
Deerfield, KS / Kearny County

SUMMARY

Address

TBD County Road 16

City, State Zip

Deerfield, KS 67838

County

Kearny County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.0536 / -101.2309

Acreage

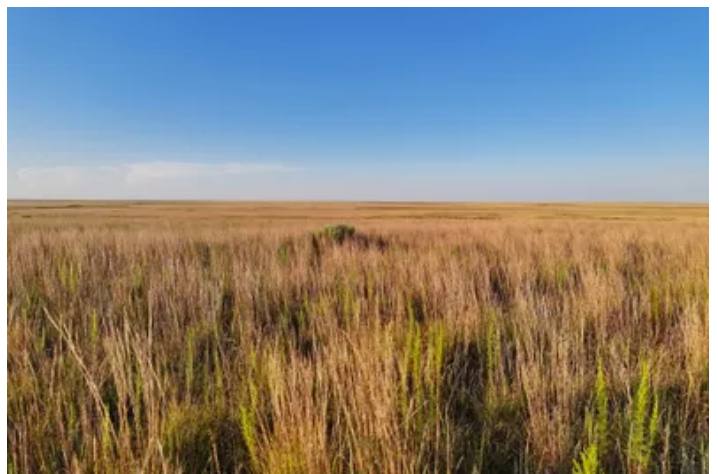
159.720

Price

\$275,000

Property Website

<https://greatplainslandcompany.com/detail/quarter-section-of-crp-with-mineral-income-wind-development-lease-kearny-kansas/115554/>



Quarter Section of CRP with Mineral Income & Wind Development Lease Deerfield, KS / Kearny County

PROPERTY DESCRIPTION

Kearny County, KS 159.72 Acres | Diversified Income Investment

Located north of Lakin, Kansas, this parcel presents an exceptional investment opportunity featuring multiple established and potential income streams. The property combines a **brand-new 10-year CRP contract, wind development lease, and income-producing mineral rights**, making it an attractive, diversified addition to an agricultural or land investment portfolio.

The property was recently accepted into a **new 10-year CRP contract paying \$5,047 annually through 2036**. The land is predominantly **Class 3c soils**, providing the potential for a return to agricultural production when the current CRP contract expires, subject to applicable program requirements and land-use considerations. Crops commonly grown in the area include wheat, milo, corn, and millet. CRP and FSA information is available upon request.

Adding further income potential, the property has been enrolled in a **Wind Development Lease with Invenergy as part of the Anemos Project**. Buyers are encouraged to contact the listing agent for specific lease terms, development provisions, and potential compensation details.

The property also includes **income-producing mineral rights**, with documented historical income ranging from approximately **\$2,000 to \$2,700 annually**. Combined with the CRP income and potential wind development revenue, these diverse income sources provide an attractive opportunity for investors seeking a property with multiple avenues for annual returns.

Beyond its income-producing characteristics, the property offers recreational appeal. Hunting opportunities in the area include **deer, pheasants, and small game**. A fenced lane road extending from a well-maintained county road provides secluded access to the property, enhancing its recreational appeal while maintaining convenient access to **paved State Highway 25**.

Whether you're looking to diversify an existing land portfolio, acquire a property with established annual income, or position yourself for future agricultural and renewable-energy opportunities, **Kearny County, KS 159.72** offers a compelling combination of income, recreational value, and long-term potential.

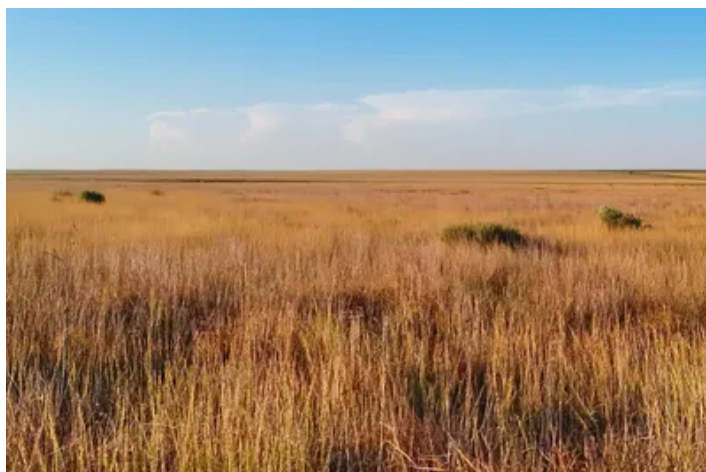
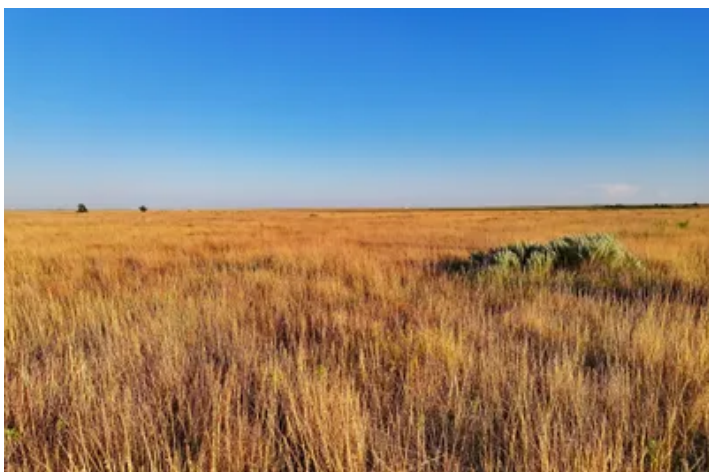
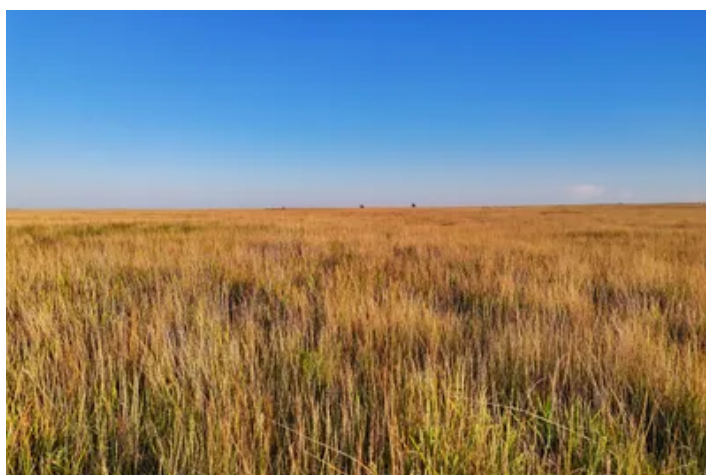
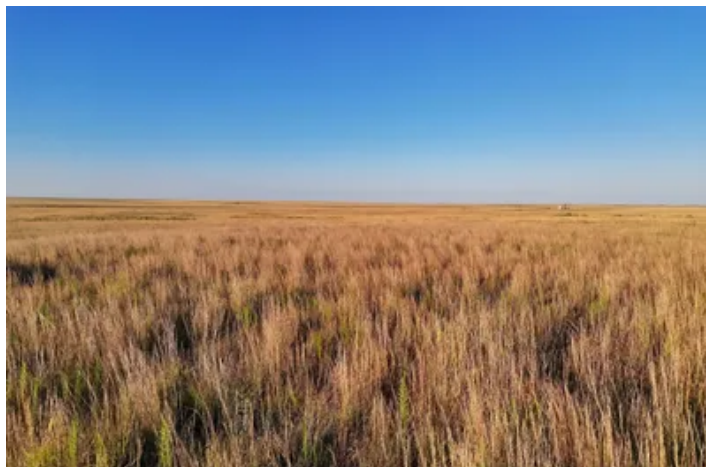
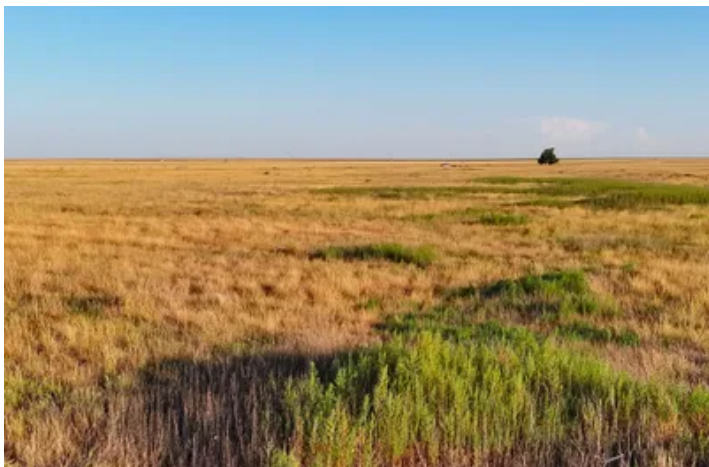
Property Highlights

- Located north of Lakin, Kansas
- Brand-new 10-year CRP contract
- CRP payment of \$5,047 annually through 2036
- Potential for future agricultural production after CRP expiration
- Wind Development Lease with Invenergy / Anemos Project
- Historical mineral income of approximately \$2,000-\$2,700 annually
- Multiple potential income streams
- Strong potential annual ROI
- Hunting opportunities for deer, pheasants, and small game
- Fenced lane access from a well-maintained county road

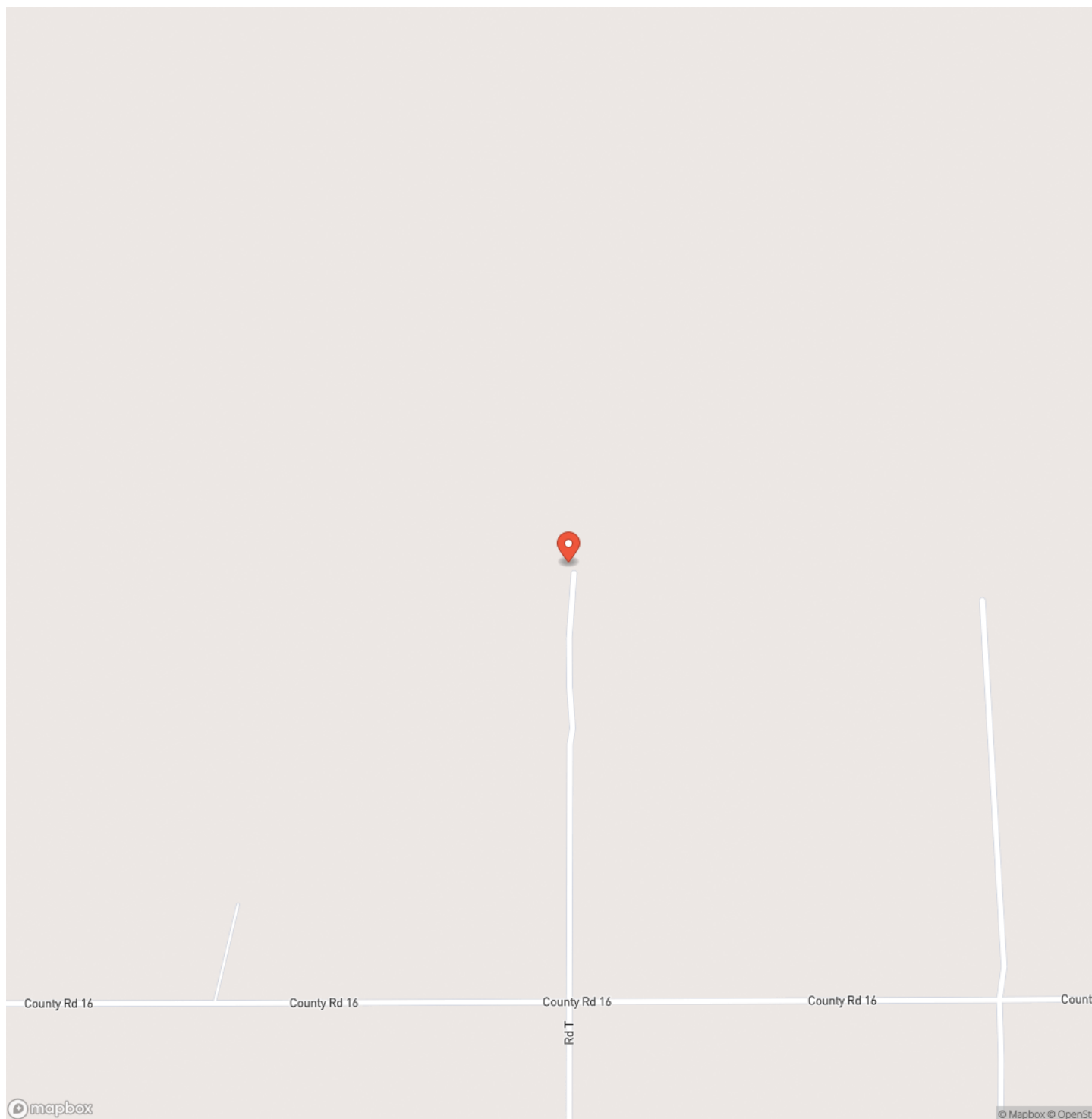
Buyer Broker Notice: When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified upon first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Great Plains Land Company.



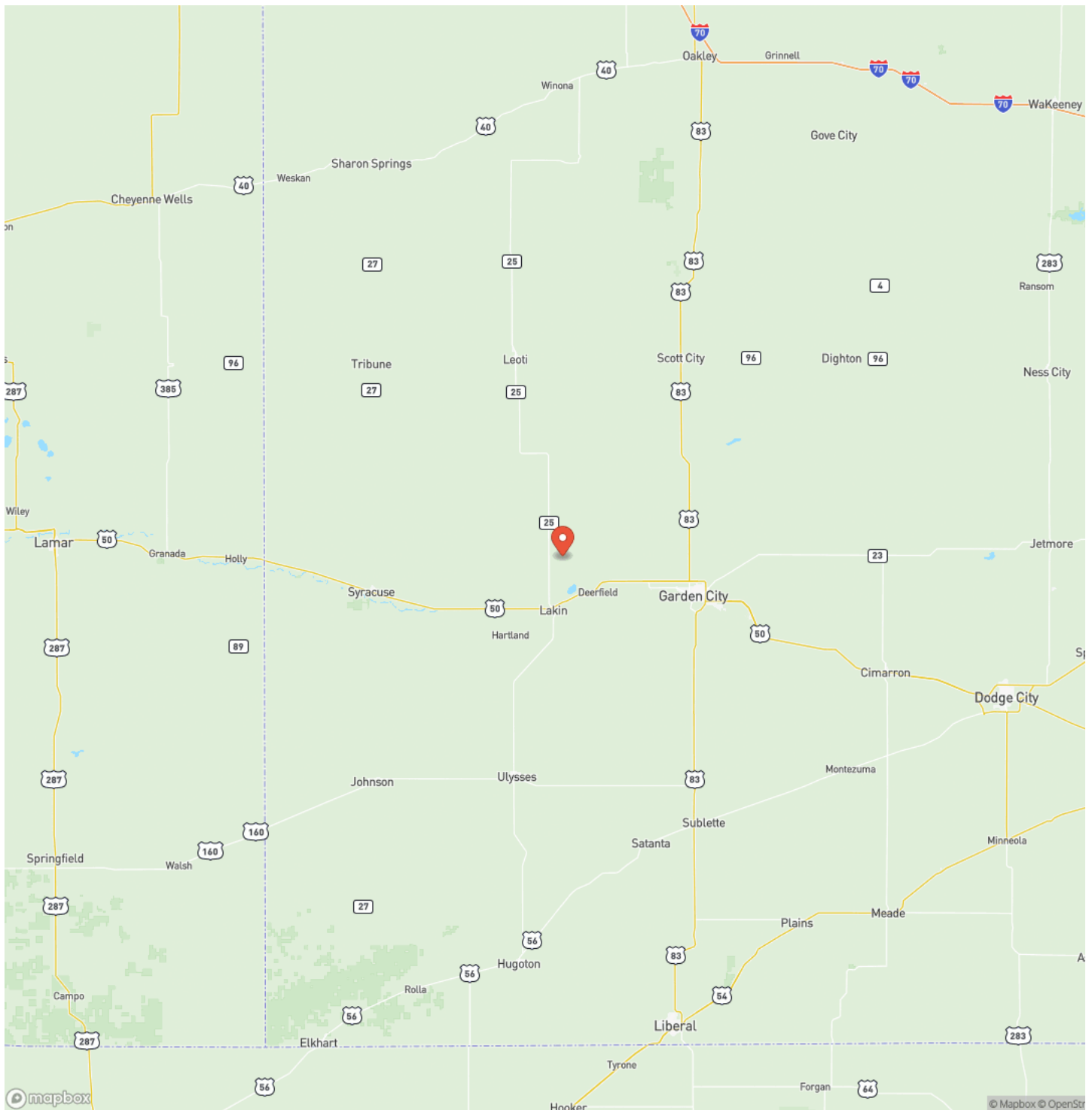
Quarter Section of CRP with Mineral Income & Wind Development Lease
Deerfield, KS / Kearny County



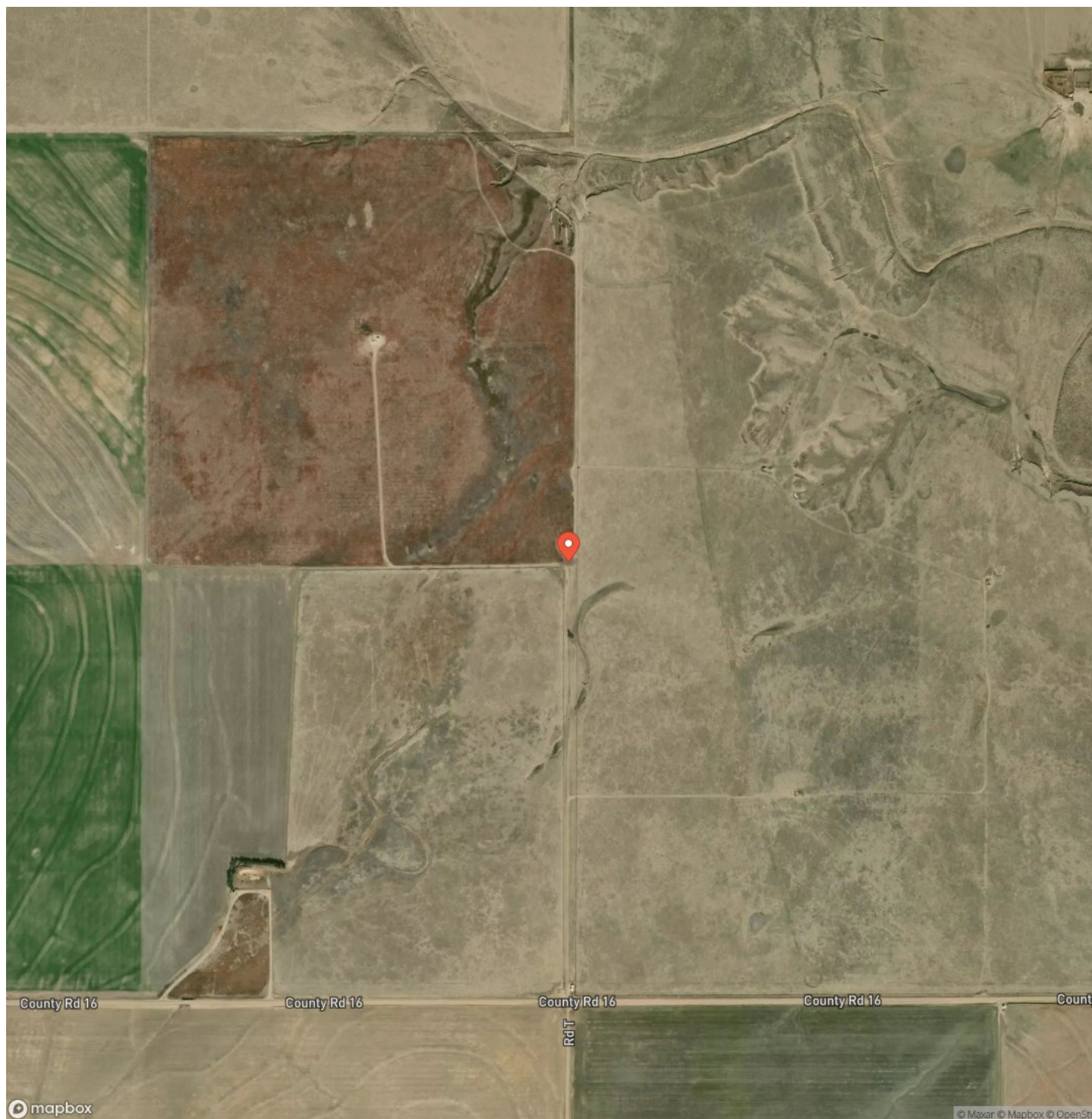
Locator Map



Locator Map



Satellite Map



**Quarter Section of CRP with Mineral Income & Wind Development Lease
Deerfield, KS / Kearny County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

This image shows a blank 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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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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