

Half Section of Expired CRP with a Newly Accepted 10
Year CRP Contract
TBD Road 10
Sharon Springs, KS 67758

\$446,440
320± Acres
Wallace County



Half Section of Expired CRP with a Newly Accepted 10 Year CRP Contract

Sharon Springs, KS / Wallace County

SUMMARY

Address

TBD Road 10

City, State Zip

Sharon Springs, KS 67758

County

Wallace County

Type

Farms, Hunting Land, Recreational Land, Ranches, Undeveloped Land

Latitude / Longitude

39.0495 / -101.9972

Acreage

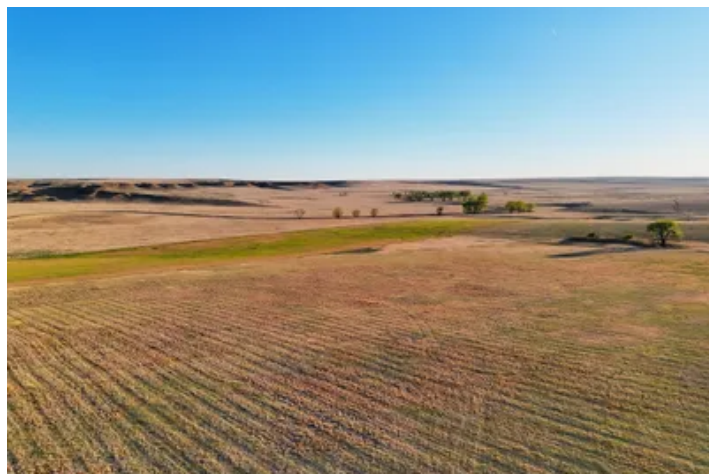
320

Price

\$446,440

Property Website

<https://greatplainslandcompany.com/detail/half-section-of-expired-crp-with-a-newly-accepted-10-year-crp-contract/wallace/kansas/104756/>



Half Section of Expired CRP with a Newly Accepted 10 Year CRP Contract Sharon Springs, KS / Wallace County

PROPERTY DESCRIPTION

Wallace County, KS 320

Here is an opportunity to purchase a half section of expired CRP that has recently been accepted into a brand new 10-year CRP contract by the Farm Service Agency. The new contract would pay \$41.00 per acre on 316.72 acres for a total annual income of \$12,986.00 annually until 2036. A benefit to a potential buyer would be to have the ability to move forward with the new contract or possibility to terminate the recent sign-up and turn the tillable acres back into cropland production if desired. Soils on the property consist of mostly level to slightly rolling Buffalo Park silt loam 3 to 6 percent slopes Class 4e, Colby silt loam 3 to 6 percent slopes Class 4e, and Bridgeport silt loam 2 to 5 percent slopes Class 3e. Sitting just a short distance from Goose Creek the hunting opportunities included deer, antelope, upland birds, and small game. Several deer were seen on the property and in the surrounding area while taking pictures.

With the large amount of acreage, the parcel would qualify for multiple over-the-counter non-resident landowner deer tags per Kansas Department of Wildlife and Parks regulations. County maintained road frontage along the eastern boundary provides easy year around access. Contact the listing agent for more information or to schedule a showing. ***Showings by appointment only***

Property Details:

Legal Description – S2 SEC32 T11S R41W

Located Northwest of Sharon Springs, KS

Newly Accepted CRP Contract Paying \$12,986 annually until 2036

Good Productive Soils

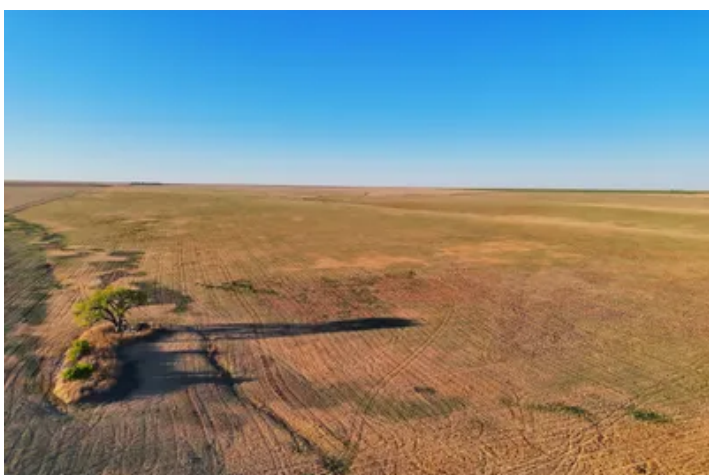
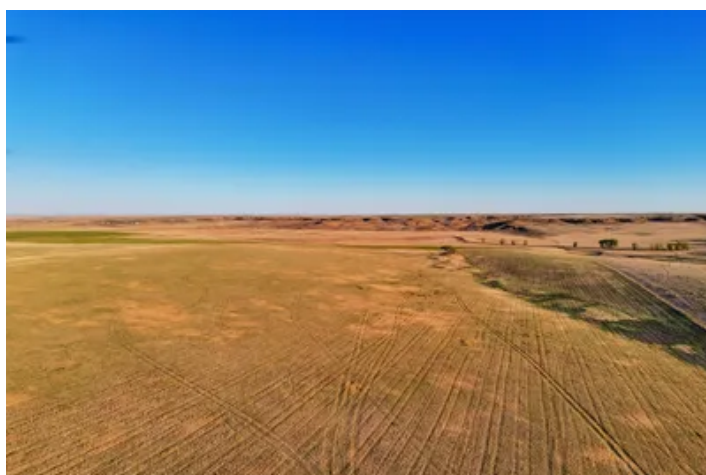
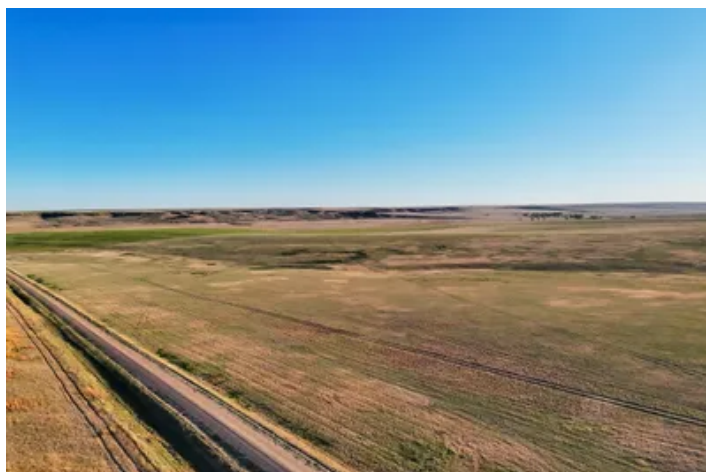
Hunting Opportunities

Close Proximity to Goose Creek

Low Taxes

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on 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.

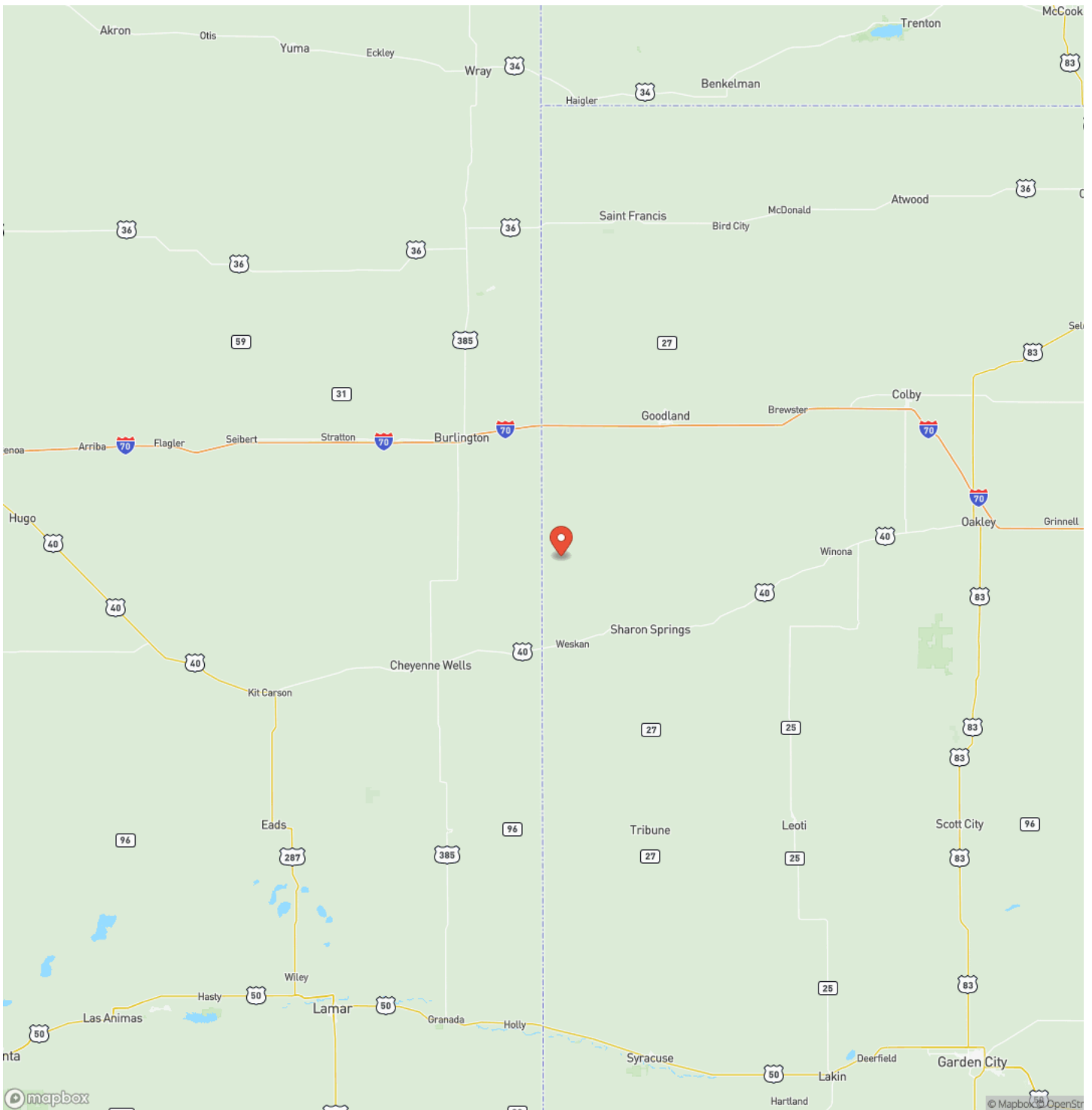
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Locator Map



Locator Map



Satellite Map



Half Section of Expired CRP with a Newly Accepted 10 Year CRP Contract
Sharon Springs, KS / Wallace County

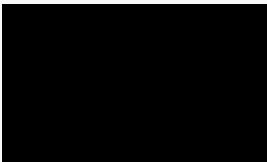
LISTING REPRESENTATIVE
For more information contact:



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Daniel Hunning
Mobile
(970) 227-1230
Office
(308) 524-9320
Email
daniel@greatplains.land
Address
City / State / Zip
Merino, CO 80741

NOTES

Notes section with 14 horizontal lines for text entry.



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.



<https://greatplainslandcompany.com/>

DISCLAIMERS

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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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