

**1/5 Undivided Interest (Surface Rights Only) | CRP
Income Property with Excellent Hunting Opportunities
TBD D Blvd
Rolla, KS 67954**

\$29,000
156.200± Acres
Morton County



1/5 Undivided Interest (Surface Rights Only) | CRP Income Property with Excellent Hunting Opportunities
Rolla, KS / Morton County

SUMMARY

Address

TBD D Blvd

City, State Zip

Rolla, KS 67954

County

Morton County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.04 / -101.6641

Acreage

156.200

Price

\$29,000

Property Website

<https://greatplainslandcompany.com/detail/1-5-undivided-interest-surface-rights-only-crp-income-property-with-excellent-hunting-opportunities-morton-kansas/114259/>



1/5 Undivided Interest (Surface Rights Only) | CRP Income Property with Excellent Hunting Opportunities Rolla, KS / Morton County

PROPERTY DESCRIPTION

1/5 Undivided Interest (Surface Rights Only) | CRP Income Property with Excellent Hunting Opportunities

This versatile property offers a unique combination of dependable CRP income, outstanding recreational opportunities, and long-term agricultural potential. The established Conservation Reserve Program (CRP) acreage provides exceptional wildlife habitat while generating **\$1,095 in annual income through 2038** under the current CRP contract.

The property consists primarily of level **Class III soils**, offering the potential to return the enrolled acreage to productive cropland once the existing CRP contract expires.

Located in an area known for excellent upland bird and deer hunting, this tract provides outstanding recreational value. Several neighboring farms feature irrigation pivots that help support strong local wildlife populations, and multiple pheasants were observed on the property while listing photos were being taken.

With both paved and gravel county road frontage on multiple sides, the property offers convenient year-round access and flexibility for future use.

Whether you're looking for an income-producing investment, a recreational retreat, or a property with future farming potential, this tract delivers an attractive combination of annual income, quality wildlife habitat, and long-term value.

For more information or to schedule a private showing, contact the Listing Land Professional today.

Property Details:

- 1/5 Undivided Interest
- Surface Rights Only
- Annual CRP Income: **\$1,095** (through 2038)
- Hunting Opportunities
- Showings by appointment only

Buyer's Broker Notice:

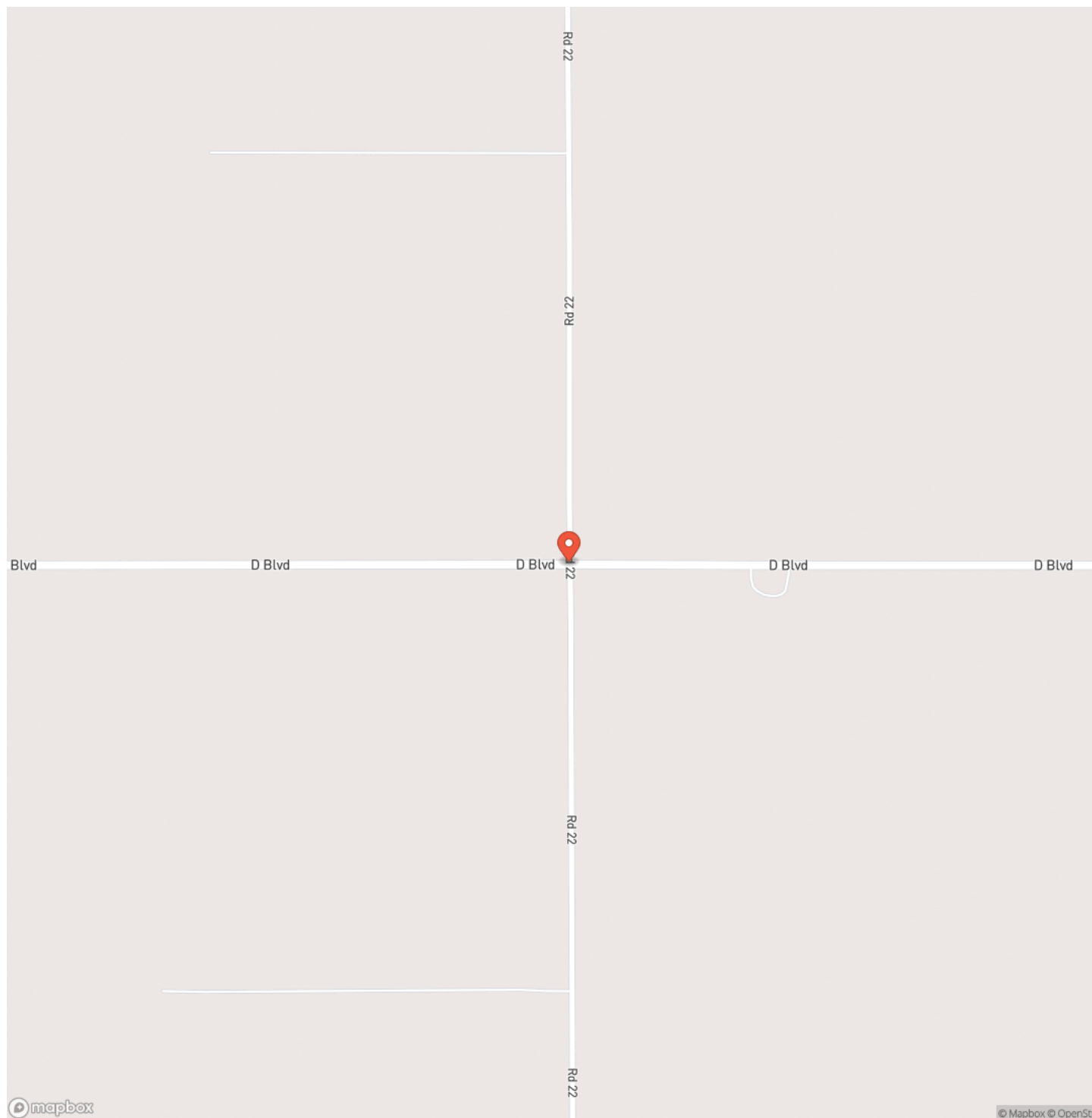
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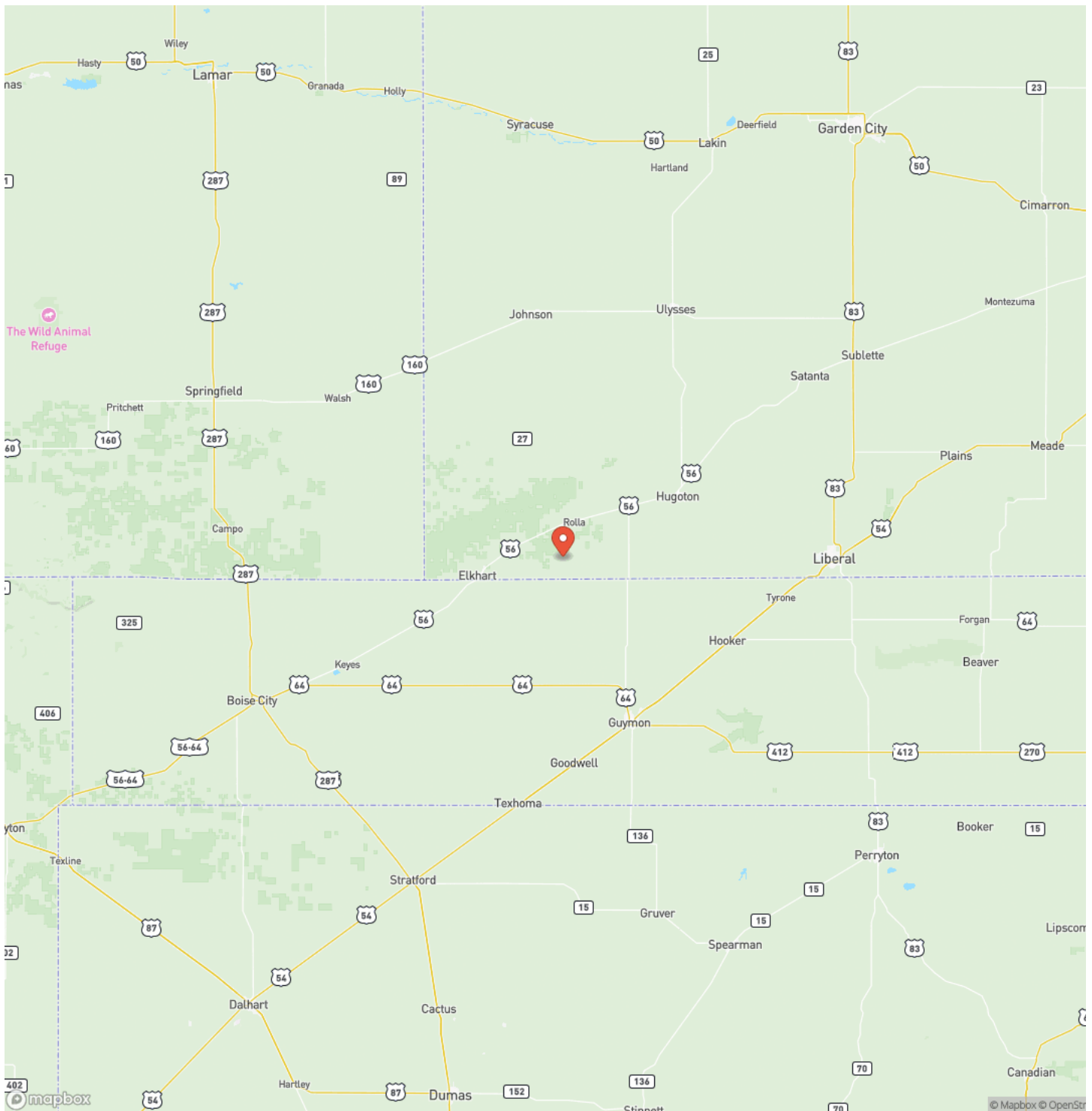
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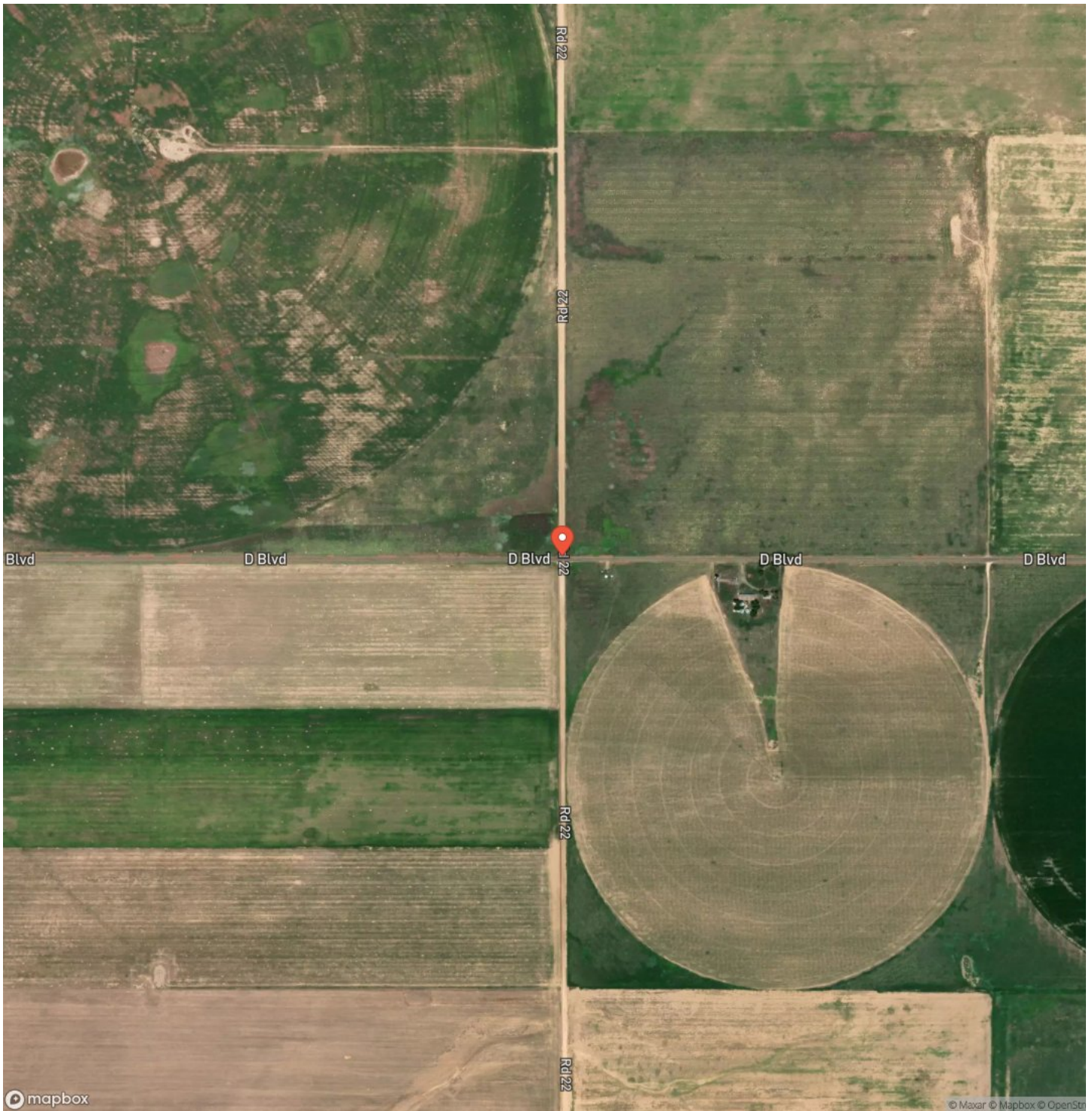
Locator Map



Locator Map



Satellite Map



1/5 Undivided Interest (Surface Rights Only) | CRP Income Property with Excellent Hunting Opportunities

Rolla, KS / Morton 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

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

