

**Recreational Property with Cropland Cash Lease
Income**
TBD W 60th Dr
Alton, KS 67623

\$219,000
120± Acres
Osborne County



Recreational Property with Cropland Cash Lease Income Alton, KS / Osborne County

SUMMARY

Address

TBD W 60th Dr

City, State Zip

Alton, KS 67623

County

Osborne County

Type

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

Latitude / Longitude

39.4807 / -99.0428

Acreage

120

Price

\$219,000

Property Website

<https://greatplainslandcompany.com/detail/recreational-property-with-cropland-cash-lease-income/osborne/kansas/108623/>



Recreational Property with Cropland Cash Lease Income

Alton, KS / Osborne County

PROPERTY DESCRIPTION

Here is a 120± acre mixed-use farm and recreational property in Osborne County near Alton, KS that combines cropland income with hunting and recreational value.

Key Highlights

- **120± total acres**
- **78± tillable acres** with mostly Class II and Class III soils
- Currently under a **verbal cash lease** paying approximately **\$4,680 annually** (\$60 per tillable acre)
- Corn planted for the 2026 season, providing wildlife food and cover
- County road frontage with convenient access to State Highway 24
- Multiple potential building sites with rural views
- Approximately 3 acres of timber providing deer bedding habitat
- Pasture area with wet-weather ponds and scattered trees
- Suitable for grazing livestock or establishing hunting setups
- Strong deer, pheasant, and quail hunting potential

Income Potential

- Current annual lease income: **~\$4,680**
- This property offers immediate agricultural income while maintaining recreational and hunting value.

Recreational Value

The property is attractive for hunters because it combines:

- Crop fields that attract wildlife
- Timber cover for bedding areas
- Water sources from wet weather ponds
- Nearby river and creek-bottom habitat
- Good populations of deer, pheasants, and quail

Potential Buyer Profiles

This property appeals to:

1. **Farm operators** looking to expand acreage.
2. **Investors** seeking land with cash-rent income.
3. **Hunters and recreational buyers** wanting a hunting property with income.
4. **Rural home builders** interested in a country homesite with acreage.

If you're evaluating making an investment in land or expanding an operation you don't want to miss out on this opportunity. Give the listing Land Professional a call today to ask questions about the property or to schedule a showing on this unique opportunity. ***Showings by Appointment Only**

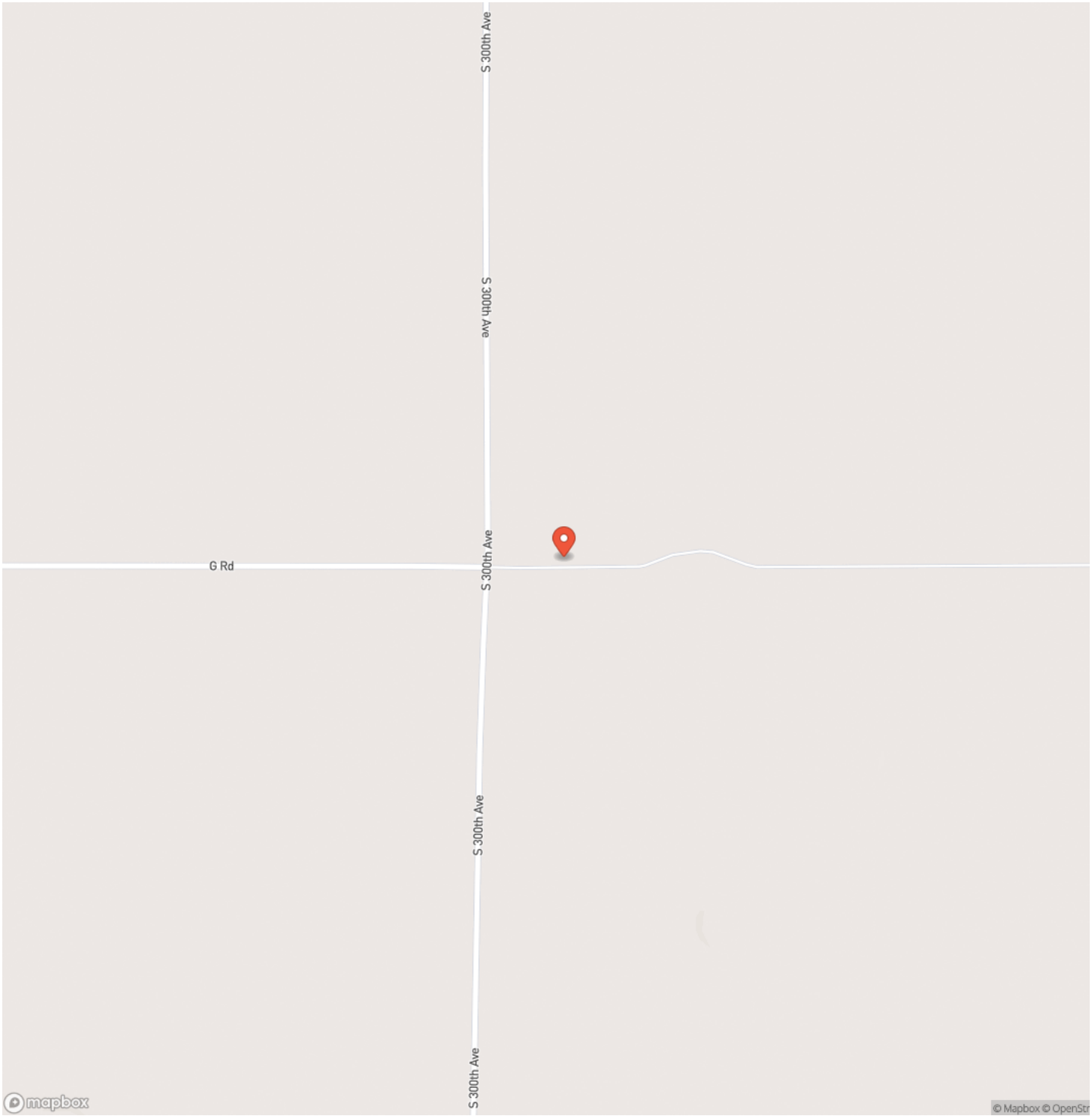
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



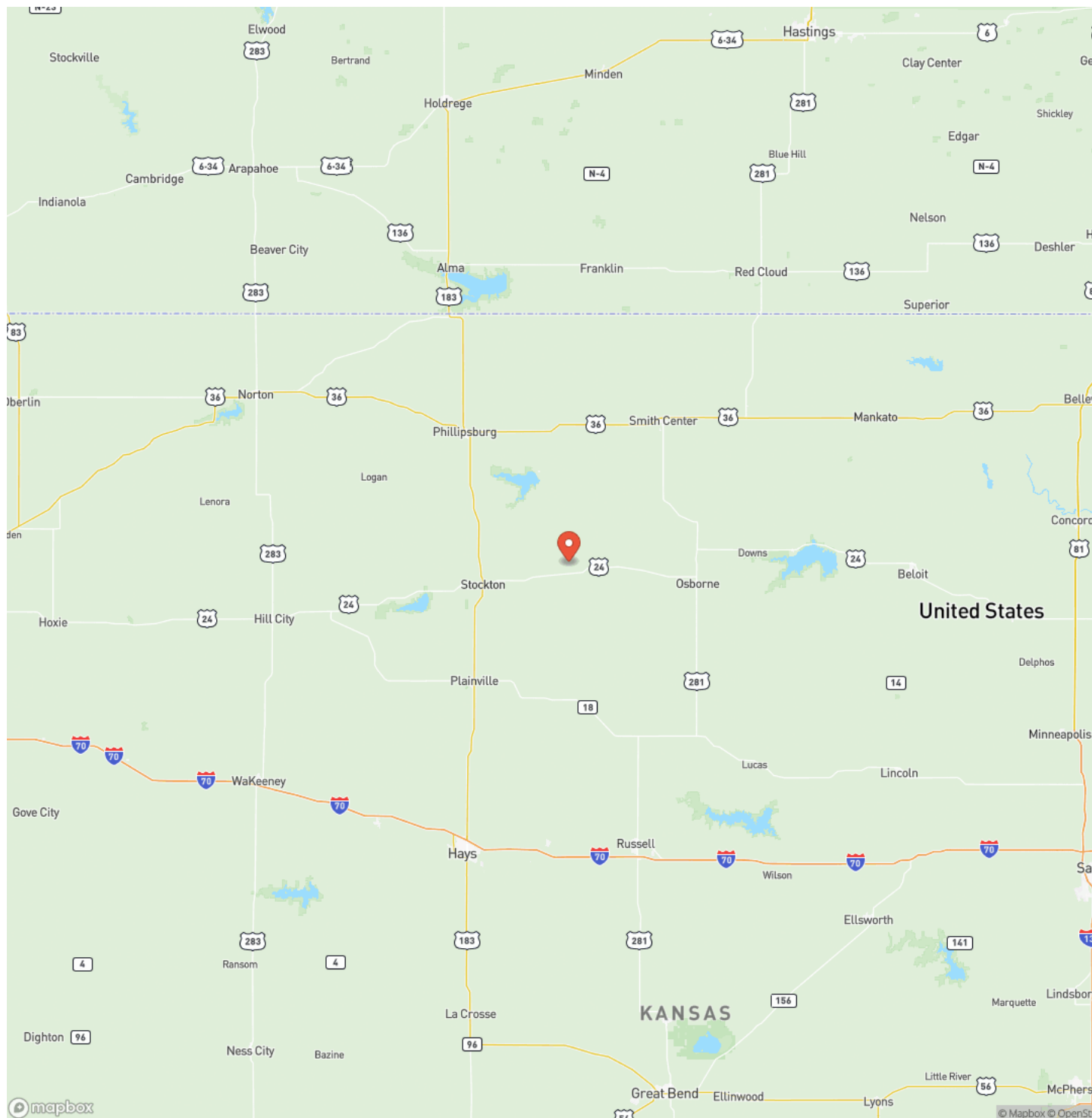
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Locator Map



Locator Map



Satellite Map



Recreational Property with Cropland Cash Lease Income Alton, KS / Osborne County

LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

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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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