

Stevens County Pasture with Income Producing Mineral Rights
TBD Road 10
Hugoton, KS 67951

\$154,000
155± Acres
Stevens County



Stevens County Pasture with Income Producing Mineral Rights Hugoton, KS / Stevens County

SUMMARY

Address

TBD Road 10

City, State Zip

Hugoton, KS 67951

County

Stevens County

Type

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

Latitude / Longitude

37.2177 / -101.3933

Acreage

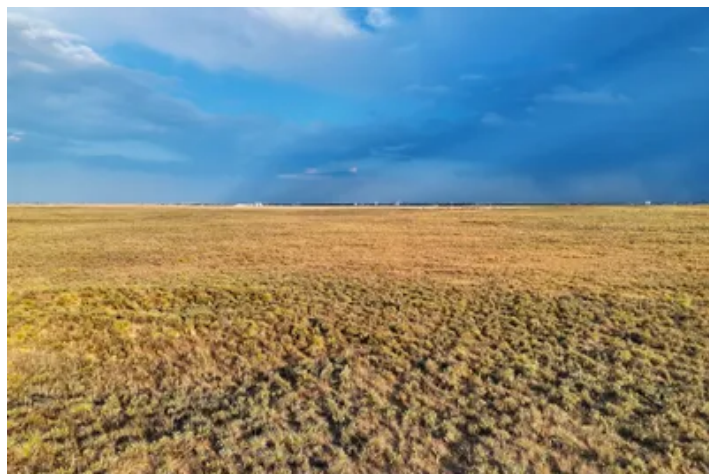
155

Price

\$154,000

Property Website

<https://greatplainslandcompany.com/detail/stevens-county-pasture-with-income-producing-mineral-rights-stevens-kansas/114150/>



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PROPERTY DESCRIPTION

Stevens County, Kansas – 155± Acres Pasture with Income-Producing Mineral Rights

This 155± acre property in Stevens County, Kansas, presents an outstanding opportunity to own an investment property that generates multiple sources of income. With an active pasture lease and producing mineral rights included in the sale, this tract offers immediate returns while providing excellent long-term investment potential.

The pasture is currently leased to a local producer for **\$1,400 annually** and is grazed in conjunction with a neighboring property. The land features well-maintained county road frontage along the western boundary, providing convenient year-round access. Located just a short drive from Hugoton, Kansas, this property is well positioned for both agricultural and recreational use.

A significant value-added feature is the inclusion of the seller's **income-producing mineral rights**, which have averaged approximately **\$3,000–\$5,000 annually** over the past several years. This additional revenue stream enhances the property's investment appeal.

For outdoor enthusiasts, the area is well known for quality **whitetail deer and upland bird hunting**. Nonresident buyers may also qualify for Kansas' **Hunt-Own-Land** deer permits, subject to current Kansas Department of Wildlife and Parks rules and regulations.

With **2025 property taxes of just \$174.05**, this is an attractive opportunity for investors, landowners, and recreational buyers seeking income-producing Kansas land.

Property Highlights

- 155± acres of native pasture
- Legal Description: **N2N2 Sec. 31, T32S, R37W**
- Annual pasture lease income of **\$1,400**
- Producing mineral rights included
- Historical mineral income averaging **\$3,000–\$5,000 annually**
- Well-maintained county road frontage
- Excellent deer and upland bird hunting
- Potential eligibility for Kansas nonresident Hunt-Own-Land permits
- 2025 property taxes: **\$174.05**
- Excellent long-term investment opportunity

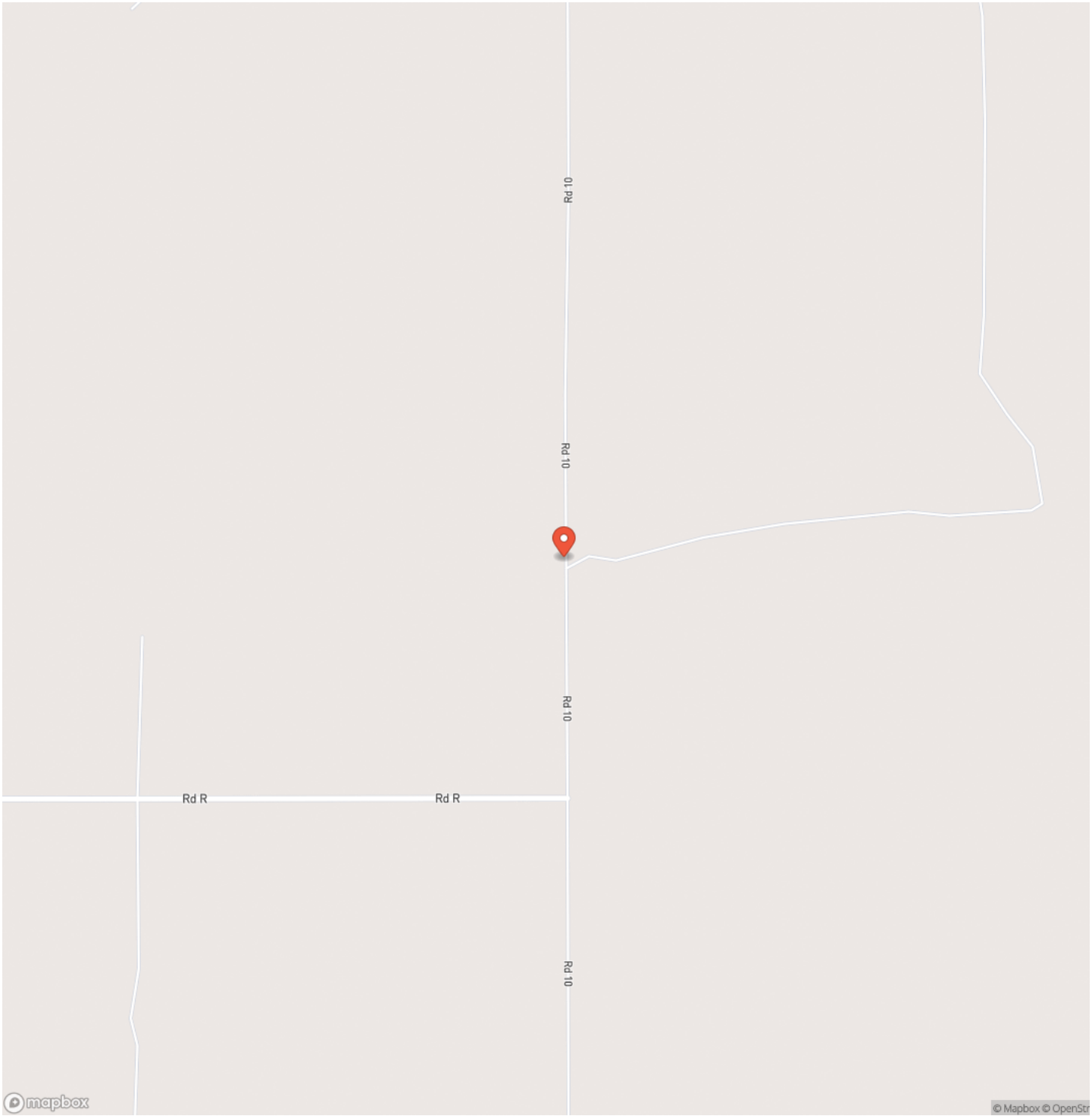
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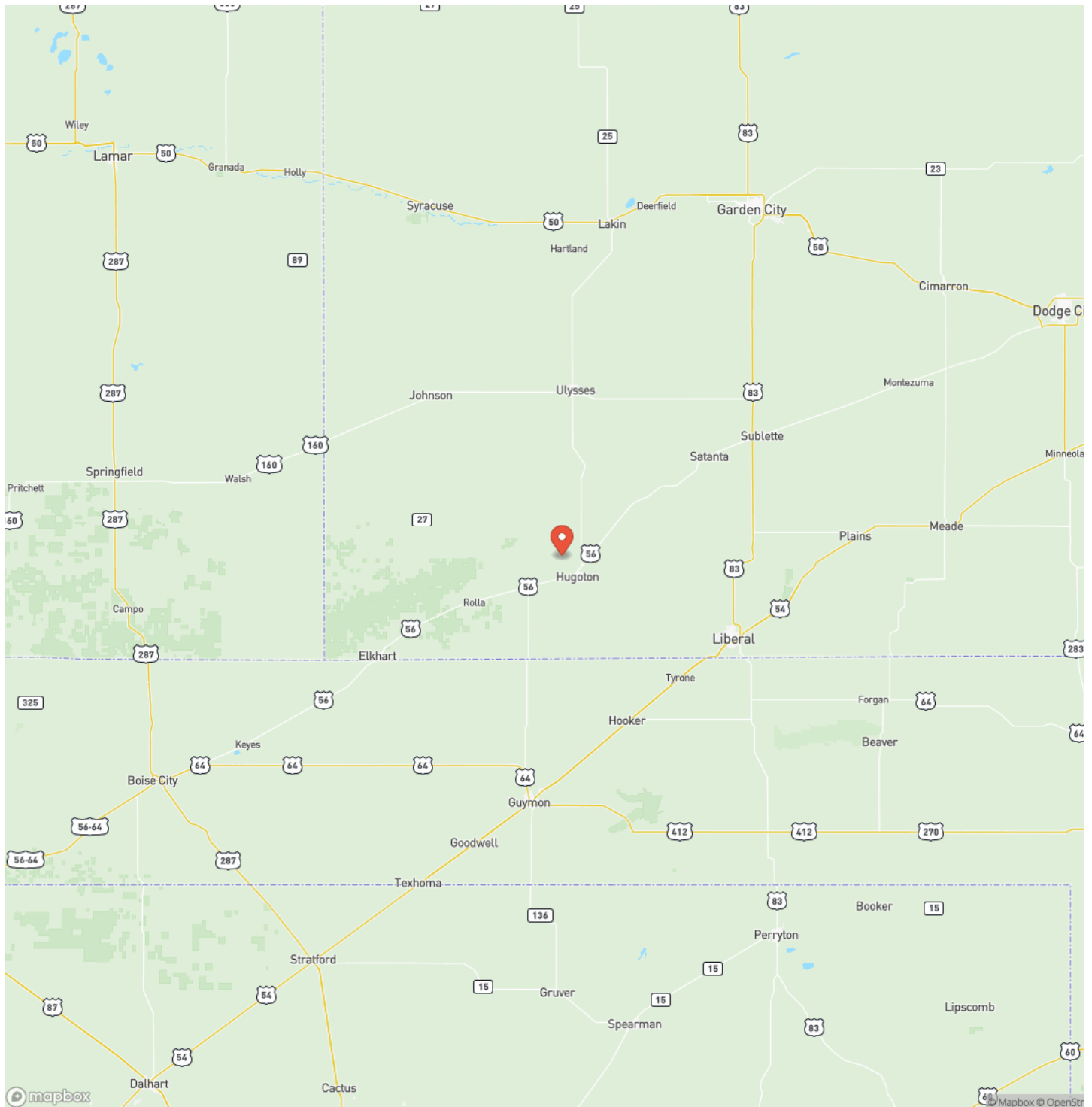
Stevens County Pasture with Income Producing Mineral Rights
Hugoton, KS / Stevens County



Locator Map



Locator Map



Satellite Map



Stevens County Pasture with Income Producing Mineral Rights Hugoton, KS / Stevens County

LISTING REPRESENTATIVE

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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

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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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