

**GRANT COUNTY KS 314 ACRES WITH WATER RIGHTS AND
CRP INCOME**
County RD 21
Ulysses, KS 67880

\$502,400
314± Acres
Grant County



GRANT COUNTY KS 314 ACRES WITH WATER RIGHTS AND CRP INCOME

Ulysses, KS / Grant County

SUMMARY

Address

County RD 21

City, State Zip

Ulysses, KS 67880

County

Grant County

Type

Farms, Ranches

Latitude / Longitude

37.449748 / -101.48035

Acreage

314

Price

\$502,400

Property Website

greatplainslandcompany.com



GRANT COUNTY KS 314 ACRES WITH WATER RIGHTS AND CRP INCOME

Ulysses, KS / Grant County

PROPERTY DESCRIPTION

An excellent opportunity to own 314 acres in Grant County, Kansas, offering a combination of agricultural potential, existing Conservation Reserve Program (CRP) acreage, and valuable water rights. Consisting of two quarter sections, this property presents an opportunity for agricultural producers, land investors, and buyers looking to expand their current land holdings in southwest Kansas.

One of the notable features of this property is the water rights associated with the land. The property includes water rights totaling **347 acre-feet with 272 authorized acres**. Water rights can be an important consideration when evaluating agricultural land in southwest Kansas, and buyers are encouraged to contact the listing agent for additional information regarding the water rights, including further details on the authorization and terms.

The east quarter is currently enrolled in a Conservation Reserve Program (CRP) contract that runs through **October 30, 2027**. This existing contract provides an established conservation component for a portion of the property through the remainder of the contract term. Interested buyers should contact the listing agent for additional information regarding the contract and its terms.

There are no current crops on the property, giving prospective buyers the opportunity to evaluate the land and its future use based on their individual goals, subject to any existing contractual obligations and applicable requirements.

According to the accompanying soil report, the property contains a variety of soil types, with Satanta fine sandy loam representing the largest portion of the acreage at approximately 131.9 acres, or 42% of the total. Otero-Manter fine sandy loams account for approximately 77.7 acres, while Manter fine sandy loam makes up approximately 45.4 acres. Additional soil types include Atchison loam, Satanta loam, and a small amount of Richfield silt loam. These soils have varying land capability classifications, providing buyers with useful information when evaluating the property's agricultural characteristics and potential uses.

The property carries an overall National Commodity Crop Productivity Index (NCCPI) rating of **47.9 out of 100**, according to the attached soil report. Prospective buyers are encouraged to review the complete soil information and evaluate the property in relation to their intended agricultural use, management practices, and investment objectives.

Please note that **mineral rights will not transfer with the sale**.

Whether you are looking to add acreage to an existing operation, invest in Kansas land, or explore the opportunities offered by a property with both CRP acreage and water rights, this 314-acre Grant County property deserves consideration.

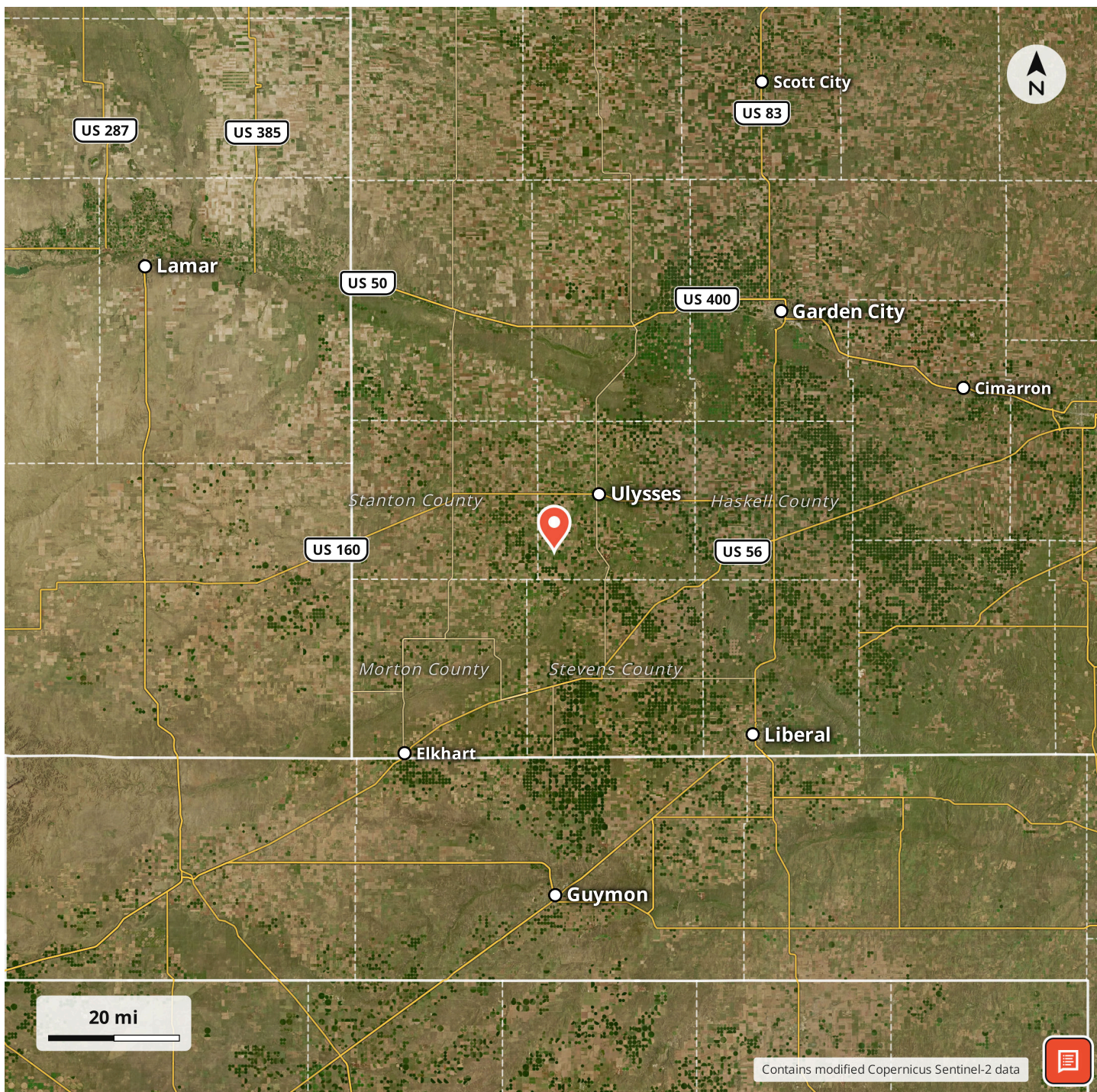
For additional information regarding the CRP contract, water rights, or other property details, contact the listing agent.



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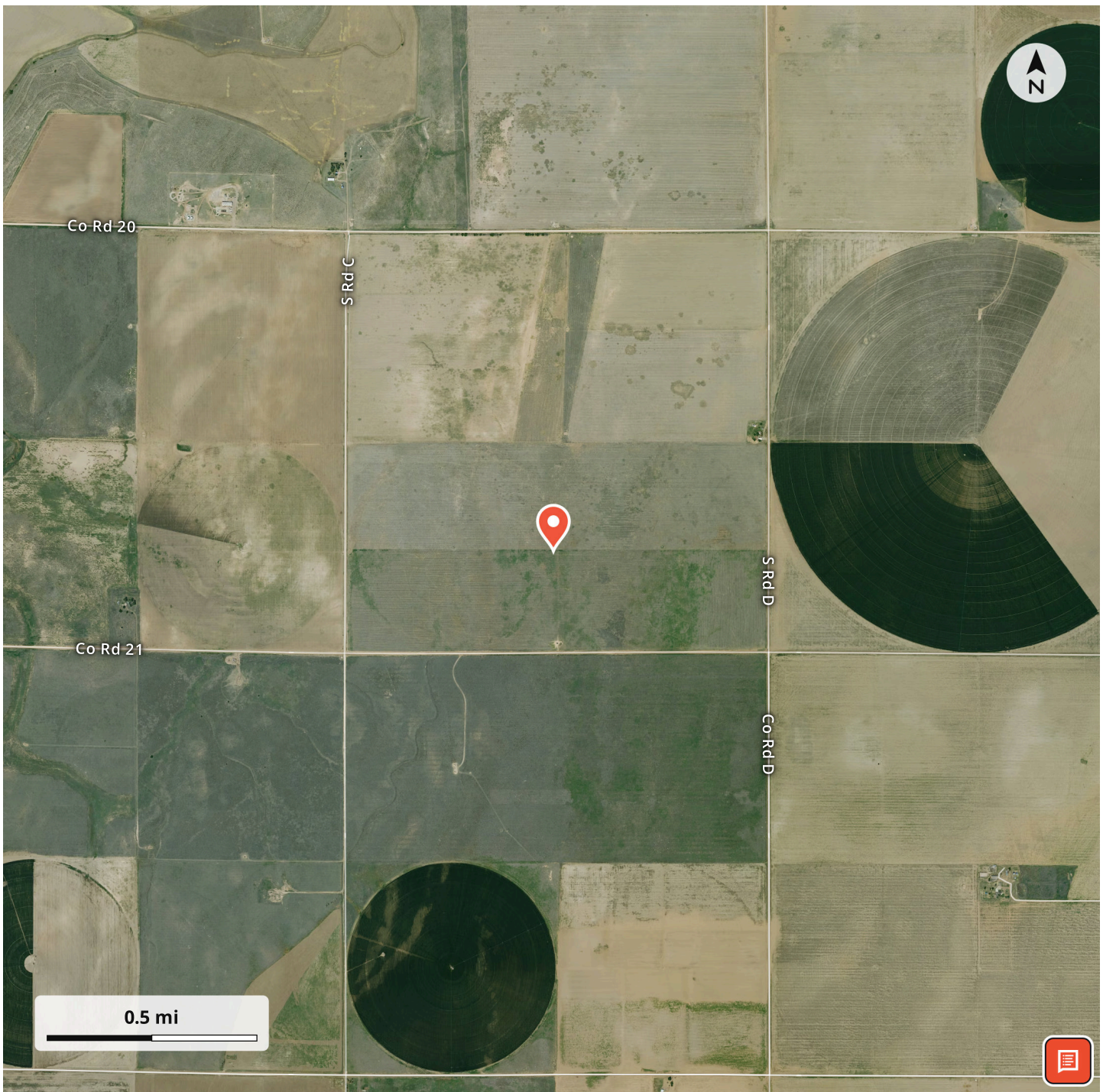
Regional Map



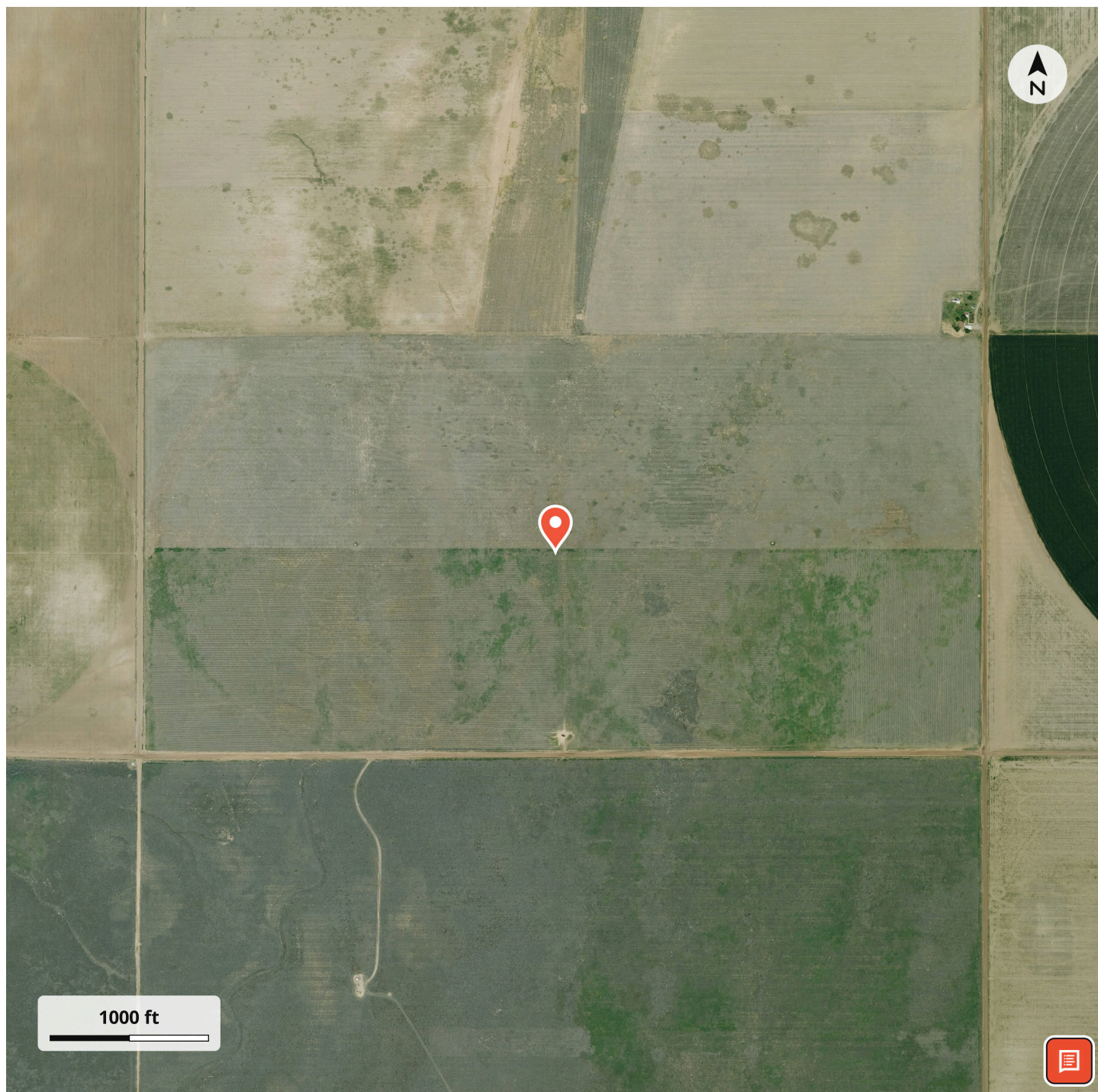
GREAT PLAINS

LAND CO.

Locator Map



Aerial Map



Ulysses, KS / Grant County

For more information contact:



(620) 826-5901

clay@greatplains.land

12750 131 Rd

Bucklin, KS 67834

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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