



FOR SALE

COUNTY LINE COMBINATION RECREATION FARM

Norton, KS

276 +/- Acres

OFFERED AT:

\$625,000

ABOUT THIS PROPERTY:

Located near Lenora in Norton County, Kansas, this 276± acre property offers a well-balanced combination of productive dryland cropland, livestock pasture, and quality recreational habitat. With approximately 117± acres of dryland cropland and 159± acres of pasture and grassland habitat, the property provides agricultural income potential alongside excellent hunting and outdoor opportunities.

The approximately 117± acres of dryland cropland provide productive farm ground and an established agricultural component. In addition to generating potential farm income, these cultivated acres provide an important seasonal food source for upland birds, wild turkey, and deer.





More About this Property:

The remaining approximately 159± acres consist primarily of pasture and grassland habitat, together with established stock ponds and other associated acreage. The pasture provides livestock grazing potential and a mixture of native grass, natural cover, and varied terrain. One of the stock ponds is currently used as a livestock water source, while both ponds contribute additional value for cattle and wildlife.

Electricity is available on the property at the site of a retired oil well. This existing electrical service is a valuable feature that could support future recreational improvements.

From a recreational standpoint, the property's mixture of cropland, grass, water, and natural cover creates excellent habitat diversity. The cropland offers a dependable food source, while the pasture and heavier cover provide nesting areas, bedding habitat, and travel corridors. These features support strong upland bird hunting along with opportunities for wild turkey and both whitetail and the occasional mule deer. With this property's size, the new owner will also be able to qualify for Kansas landowner tags for both deer and turkey.

Whether purchased as an agricultural investment, an expansion to an existing farming or livestock operation, or a private hunting property, this Norton County offering provides a versatile combination of production, grazing, water, electricity, and recreation. Contact Nick Wells with American Legacy Land Company at 308-991-9544 for more information or to schedule your private tour.

Directions: From Lenora, Kansas, travel west on Highway 9 for 3.5 miles to West 1600 Rd. Turn north and travel 1 mile. The property is on the west side of West 1600 Rd.

Legal Description: RURAL PARCEL:NON-PLATTED , ACRES 276.0 , NW4 NE4 & S2 NE4 & SE4 LESS RD R/W 76 204 SECTION 24 TOWNSHIP 04 RANGE 21 Norton County, KS

Taxes: 2025 - \$1361.16

Income Potential: Cash rent from crops and pasture

FEATURES:

- 276± total acres
- Approximately 117± acres of dryland cropland
- Approximately 159± acres of pasture, grassland, ponds, and associated acreage
- Established stock ponds
- Electricity located on property
- Livestock grazing and agricultural income potential



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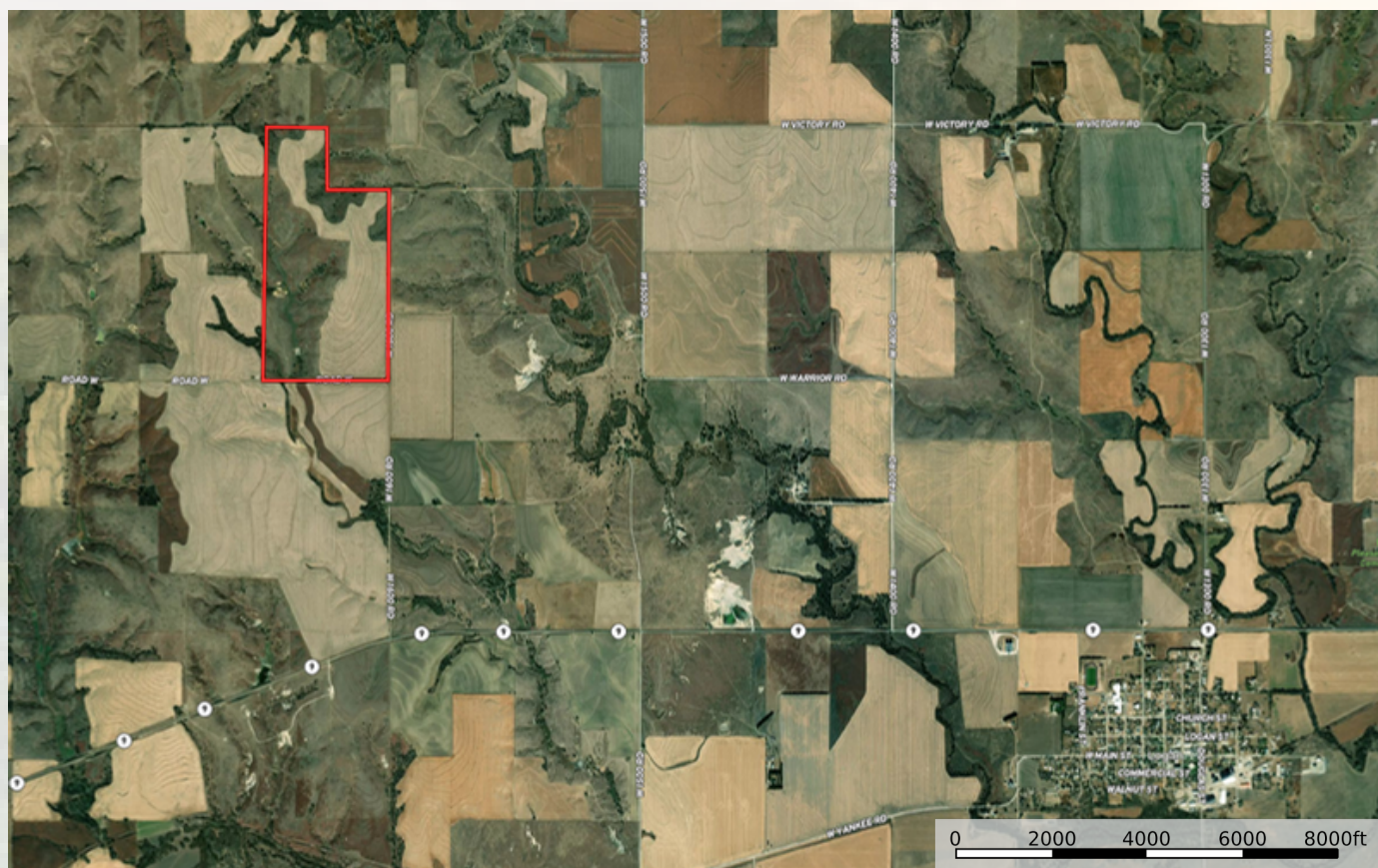


NORTON COUNTY, KANSAS

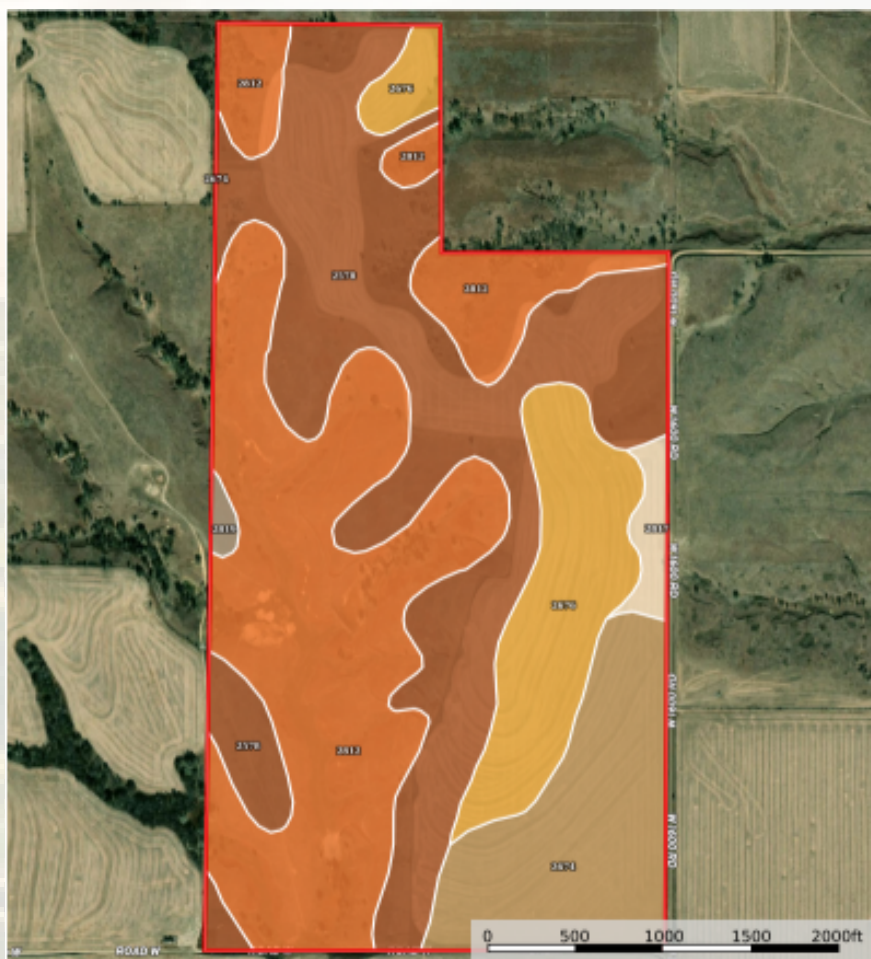
Boundary Map:



Location Map:



Soil Map:

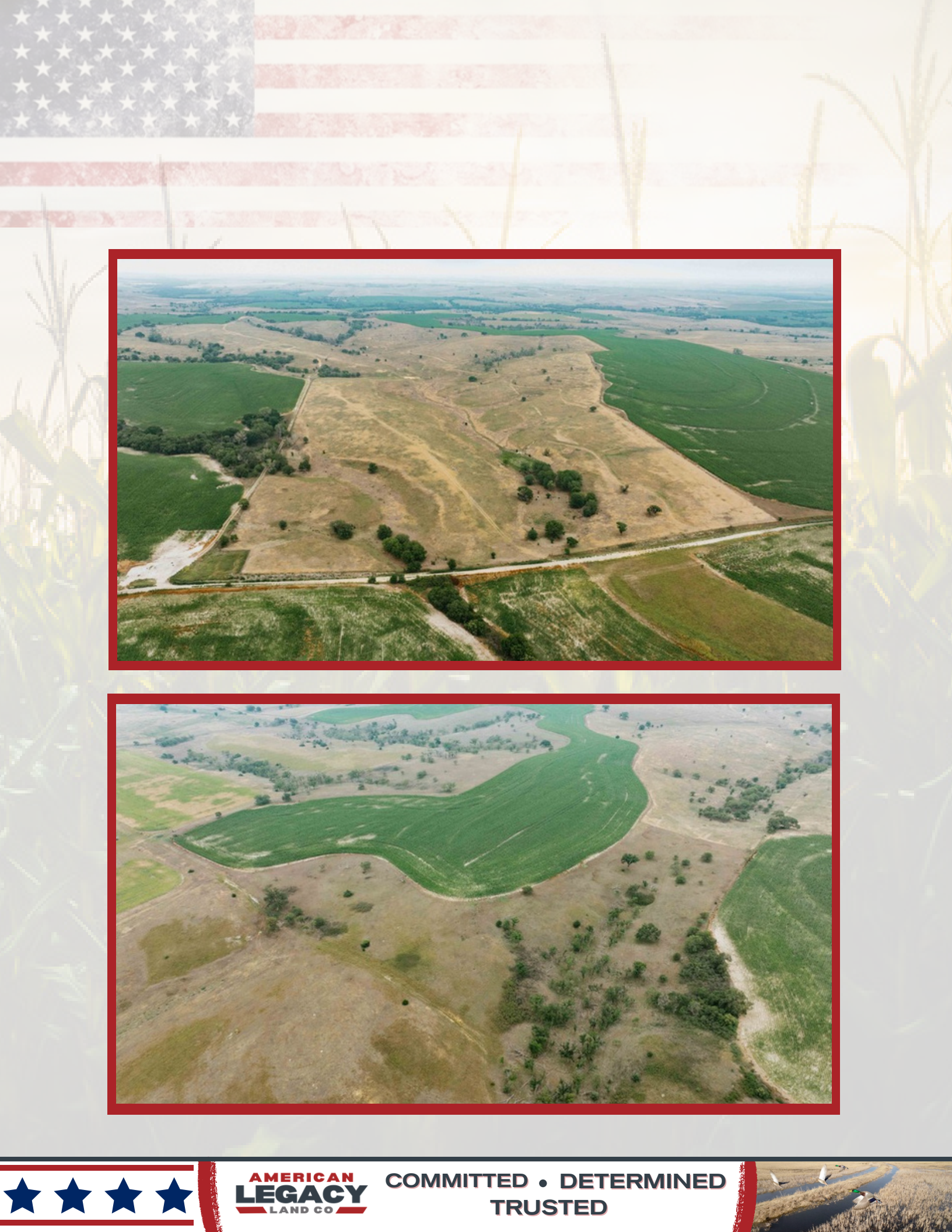


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2812	Uly silt loam, 10 to 20 percent slopes	101.73	36.92	0	66	6e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	98.96	35.91	0	63	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	36.18	13.13	0	76	2e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	33.27	12.07	0	68	3e
2817	Uly silt loam, 3 to 6 percent slopes	4.17	1.51	0	76	3e
2819	Uly silt loam, 6 to 11 percent slopes	1.26	0.46	0	74	4e
TOTALS		275.57(*)	100%	-	66.67	4.34

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

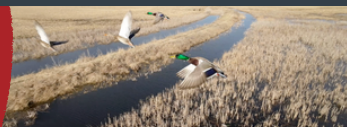






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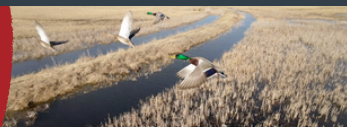






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HUNTING • DEVELOPMENT





About the Agent:

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



NICK WELLS, VICE PRESIDENT



308-991-9544



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