

LAND FOR SALE

GORGEOUS CLASS 2 GRASS FARM LOADED WITH WILDLIFE

PRICE: **\$263,250**

COUNTY: **STAFFORD**

STATE: **KANSAS**

ACRES: **81**



PROPERTY FEATURES

- 62 +/- tillable acres
- 19 +/- timbered acres
- 37.2% Class II Saltcreek and Naron fine sandy loams
- 28.4% Class II Solvay loamy fine sand
- 18.8% Class VI Natrustolls
- 15.5% Attica fine sandy loam
- NCCPI overall - 47.6
- NCCPI for corn - 39.2, NCCPI for soybeans - 47.3, NCCPI for wheat - 42
- County blacktop within ¼ mile along Southeast 70th Street
- Just 5 miles from the Quivira National Wildlife Refuge
- Just 8 miles northeast of Stafford, KS
- 35 miles due west of Hutchinson, KS

For more information, contact:

TERRY DESHON, Land Agent

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This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AR, IL, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.

