

LAND FOR SALE

197 ACRE INCOME-PRODUCING FARM WITH EXCEPTIONAL HUNTING

PRICE: **\$885,515**
COUNTY: **ALLEN**
STATE: **KANSAS**
ACRES: **197**



PROPERTY FEATURES

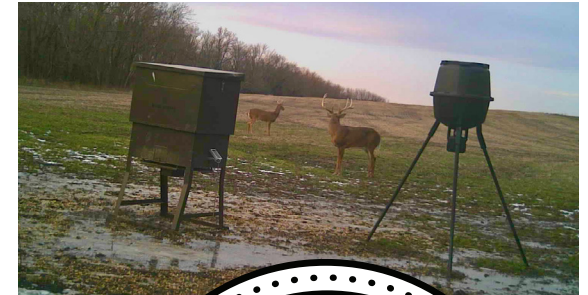
- 197 acres in Allen County south of Kincaid
- Approx. 96% tillable – 190+ acres in corn & soybeans
- Kenoma & Bates silt loams – NCCPI 61.1
- Extensive terrace & drainage improvements for productivity
- 250 lbs. P&K applied to corn and soybean crops
- Hardwood timber & thick brush – prime deer & turkey habitat
- Proven deer history & strong genetics, with trail cam photos documenting quality bucks over multiple years
- Wet-season draw, bedding cover, pond & thickets across farm

For more information, contact:

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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 AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.