

LAND FOR SALE

197 ACRE INCOME-PRODUCING FARM WITH EXCEPTIONAL HUNTING

PRICE: **\$940,675**
COUNTY: **ALLEN**
STATE: **KANSAS**
ACRES: **197**



PROPERTY FEATURES

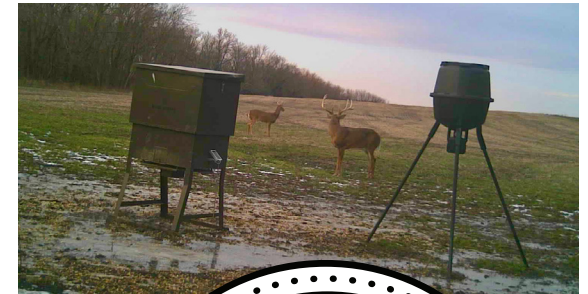
- 197 acres in Allen County south of Kincaid
- Approx. 96% tillable – 190+ acres in corn & soybeans
- Kenoma & Bates silt loams – NCCPI 61.1
- Extensive terrace & drainage improvements for productivity
- 250 lbs. P&K applied to corn and soybean crops
- Hardwood timber & thick brush – prime deer & turkey 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:

ZED GOODWIN, Land Agent

620.870.1982 | ZedGoodwin@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010.
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