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## PROPERTY ADDRESS:

00 30th Avenue  
 Canton, KS 67428

**ACRES:** 235  
**COUNTY:** Marion

## PROPERTY DESCRIPTION:

**Inspection day Saturday, July 24th 9AM – 11AM.**

These well-maintained 235± flat to gently rolling acres are conveniently located 7 miles northeast of Canton, KS, 1 hour from both Wichita and Emporia, and 2.5 hours from Kansas City. There is a large amount of Walnut, Oak & Cottonwood trees throughout the property giving it beautiful shady areas for both wildlife and livestock. The Farm Service Agency figures 228.73 acres of farmland with 115.09 acres of CRP paying \$53.54 per acre through September 30, 2023. There are also 50± acres in hay production bringing in an average of \$3,100 per year. The Seller is retaining all the 2021 farm income and will be paying all the 2021 real estate taxes. There is a nice pond on the east side of the property that would be great for a small fishing hole as well and there are several natural funnels for deer movement throughout the entire property both day and night. There is a large amount of wildlife on the property. Every time I have been there, I have jumped multiple deer and turkey as well as the occasional quail. From the aerial photos, you will see a large amount of thickly wooded fingers rolling through the entire property. This has allowed the wildlife to not only stroll through the property but also make it home while they hunker down out of the elements. There are several build sites that would be ideal for that weekend property or even a place to park ATVs to ride on the weekend. The property has electricity, gas & water on-site.

**Tract 1:** 75± acres with approximately 50 acres in hay production with the balance in wooded draws. Also on this tract is a nice metal building currently rented for storage and a deep well. The deep well has a lease with the neighbor for \$50 per month. This lease can be canceled upon the buyer's request. This land can be accessed from both the south via 250th street and from the west via 30th Avenue.

**Tract 2:** 40± acres with approximately 30 acres of CRP and the balance in woods. This land is accessed from the west via 30th Avenue.

**Tract 3:** 40± acre with approximately 30 acres of CRP and the balance in woods. This land is accessed from the west via 30th Avenue and from the north via 260th street.

**Tract 4:** 80± acres with approximately 55 acres of CRP and the balance in woods and water. This land is accessed from the north via 260th street.



**PRESENTED BY:**

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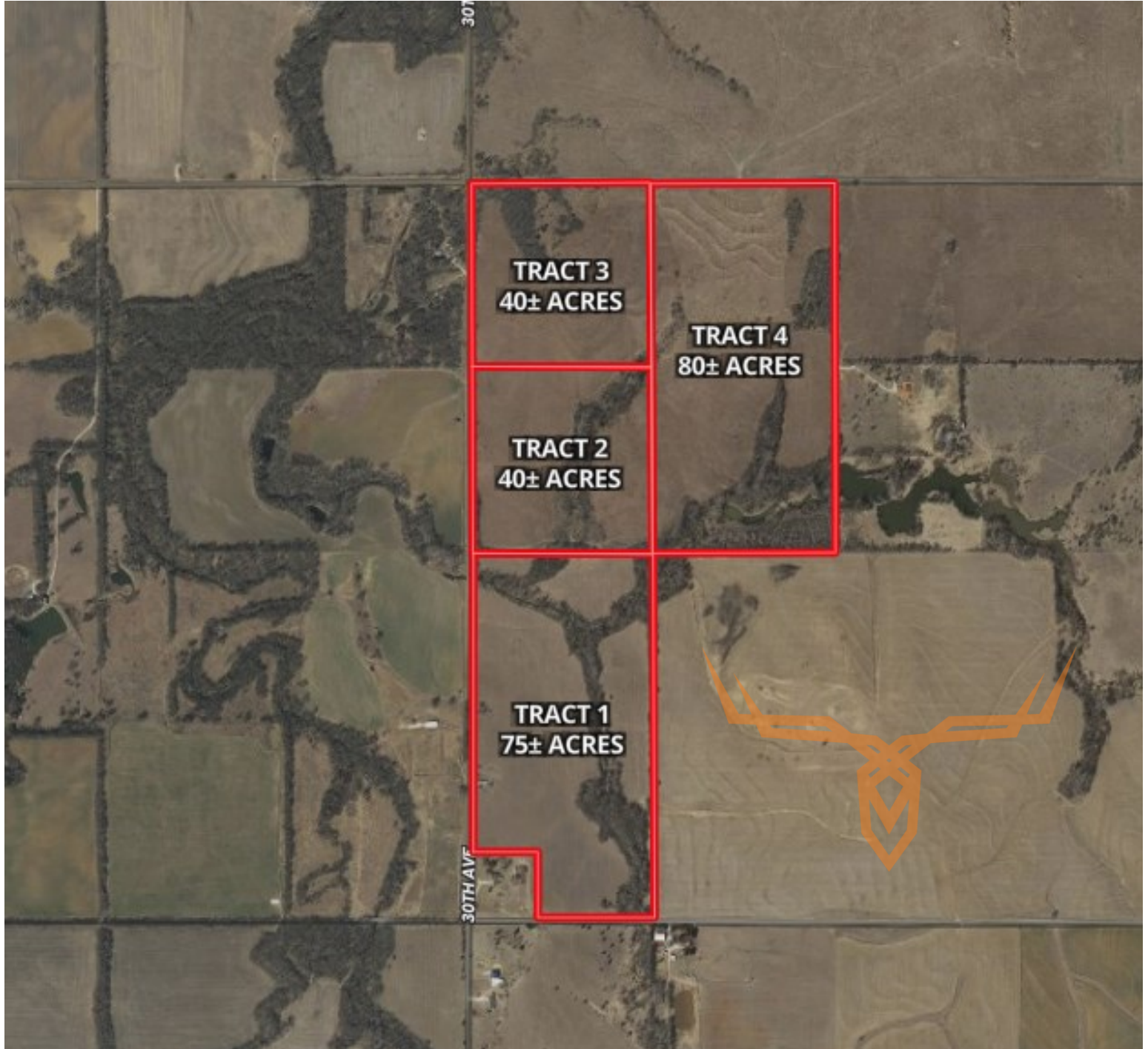
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