



# Stevens County Kansas Land for Sale at iAuction - Armstrong Farm

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## PROPERTY ADDRESS:

00 Road 6  
Hugoton, KS 67951

**ACRES:** 160  
**COUNTY:** Stevens

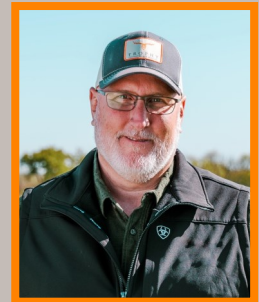
## AUCTION DETAILS:

**Preview Day Saturday, October 14<sup>th</sup> 3PM to 4PM.**

**Bidding Ends Wednesday, November 1<sup>st</sup> at 10AM.**

An opportunity to own an income producing hunting tract near the Cimarron River Valley. This property provides good quail, pheasant, and deer hunting possibilities along with CRP income. Western Kansas whitetails move to heavy CRP grass like this in the late fall and winter after nearby irrigated corn is harvested. Surface rights only transferring to the buyer. The Farm Service Agency shows 160.16 acres farmland, and 155.8 acres cropland. The CRP contract is for 155.8 acres with an annual payment of \$4,448.00 expiring September 30th, 2033. Property taxes in 2022 were \$134.23.

The soils consist primarily of Eva loamy fine sand, 3 to 8 percent slopes, Belfon fine sandy loam, 0 to 1 percent slopes, and Bigbow loamy fine sand, 0 to 3 percent slopes.



## PRESENTED BY:

**DAN MELSON**

**Land Specialist - KS**

M: (785) 979-3402

P: (855) 573-5263 x729

E: [dmelson@trophyapa.com](mailto:dmelson@trophyapa.com)

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

[www.Trophyapa.com](http://www.Trophyapa.com)

[leads@trophyapa.com](mailto:leads@trophyapa.com)



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