

NEW PRICE
42 +/- ACRES IN FLINT HILLS



00000 E RD (TRACT #A), CEDAR POINT, CHASE COUNTY, KS

Description: What a great opportunity, smaller acreages in the Flint Hills are hard to find! This property consists of approx. 42 +/- acres and is located in southwest Chase County. FSA shows there are approx. 38.08 dryland acres, 18.25 of those are being farmed, 2.07 acres are in CRP until 9/30/2026 and produce \$222/year, and the balance of 17.76 ac have been hayed. The balance, 3.92 +/- acres are in native grass and timber. There is a small draw on the north that holds some wildlife and we saw several rubs from deer. The artesian well is also located in the southeast corner of the road right of way of this property. The water is crystal clear and for decades has been an area attraction. Come and see how this small tract located in the Flint Hills of Chase Co might just be the dream property you have been looking for! Directions from Clements, at US HWY-50, go south on G Rd for approx. 6.4 mi to 100 Rd, turn west and continue for 2.0 mi to East Rd, turn south and continue for 0.4 miles to the property on the west side of the road.

NOW Listed at **\$164,900**

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Heldi Maggard
Broker
620-794-8813

Chuck Maggard
Sales/Auctioneer
620-794-8824



Office:
305 Broadway,
Cottonwood Falls, KS 66845
Phone: 620-273-6421
Fax: 620-273-6425
Toll Free: 1-866-273-6421

www.GriffinRealEstateAuction.com
griffinrealestateauction@gmail.com