

PASTURE LAND FOR SALE

160.6 +/- ACRES OTTAWA CO, KS

Legal Description: S17, T10, R02W, ACRES 160.6, SE 1/4 EXC RD ROW

- 160± acres of productive native grass pasture
- Good perimeter fencing
- Solar-powered water well
- Reliable year-round running water
- Excellent native grasses providing high-quality forage
- Functional catching pen for efficient livestock handling
- Maintained road access to the property
- Well-maintained and clean throughout
- No current tenant
- Immediate possession available at closing

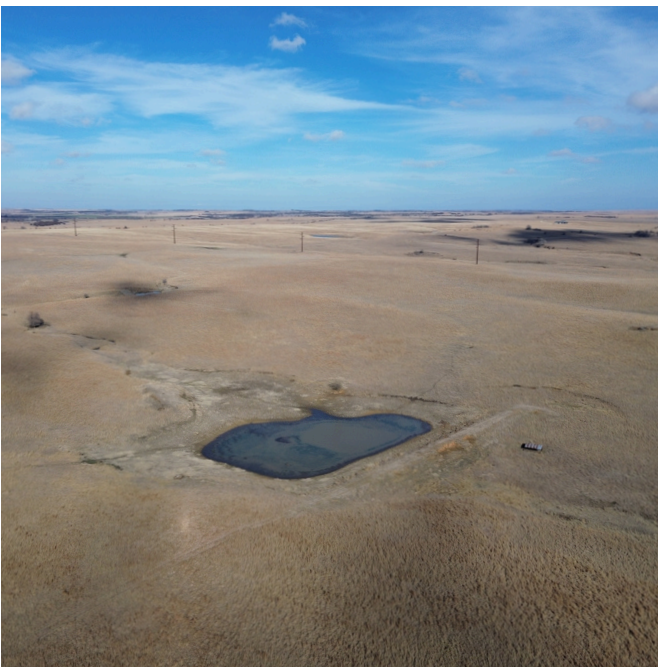
Taxes: \$803.76

Asking Price: \$519,700

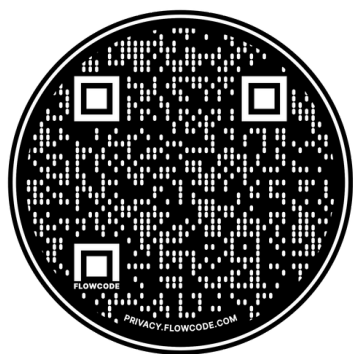
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Agent's Notes: This 160-acre pasture offers an exceptional opportunity for livestock operations or investment, featuring good perimeter fence that provides secure and efficient grazing management. The property is well watered by a solar-powered well that supplies reliable, year-round running water, supporting consistent livestock use in all seasons. A functional catching pen is conveniently located for easy handling and loading. The property has good access with a maintained road leading to the pasture, allowing for convenient entry. The land boasts outstanding native grasses, providing high-quality forage and contributing to the overall productivity of the pasture. Meticulously maintained and showing pride of ownership, this tract is clean, turnkey, and ready for immediate use. With no current tenant in place, the property offers full possession at closing, making it ideal for buyers seeking immediate operational control.



Seller
Tyler Herrs



Tammy Herrs, Agent- 785.747.7151
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www.MidwestLandandHome.com