



MLS 6822828 Lake Land

\$350,000

Description:

Callaway Hunting Land!!! This 80-acre parcel is next to the Kruger Waterfowl Production Area. Waterfowl lovers come check out this special property! This property has been restored back to natural habitat through the CRP and CSP restoration process. Prairie potholes provide waterfowl with breeding and feeding during their migration. The unnamed lake that is on this property and within the KWPA is over 40 acres, allowing the perfect habitat for Waterfowl. Just over 14 acres are wooded, perfect for a private home and shop. 43 acres are tillable and currently in CRP (Conservation Reserve Program) that is fully transferrable or cancellable. The property is also enrolled in CSP (Conservation Stewardship Program) that can also be cancelled or transferred. CRP program runs through 2035 and the CSP program runs through 2028.

Additional Details:

Lot Acres	80
Lot Dimensions	1320 x 2640 x 1320 x 2640
School District	435
Taxes	\$1,304
Taxes with Assessments	\$1,304
Tax Year	2025

Additional Features:

Driving Directions:

From US Hwy 59 and Hwy 10, head north on US Hwy 59, 14.2 miles, turn right onto Co Rd 110, 1.3 miles, turn left onto 240th ave, 0.7 miles, Destination is on your right.



Listed By:
Jack Chivers Realty

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Call Affinity Real Estate

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