



This 320-acre property offers a valuable combination of productive cropland and recreational hunting land with an average soil productivity (CPI) of 60. Of the total acreage, approximately 223 acres are considered effective cropland. The land is currently planted to grass, a grass-alfalfa mix, and wheat, providing excellent potential for ongoing agricultural use.

Hollow Creek flows through the property, adding natural water access that benefits both livestock and wildlife. The land also includes established crop bases for wheat, corn, and sorghum, offering flexibility and value for future farming operations.

Whether you're looking to expand your hay production, establish grazing land, rotate crops, or enjoy outdoor recreation and hunting, this versatile tract offers a range of possibilities. It's a rare opportunity to own a large, multi-use parcel in a desirable rural setting.

Also would be a beautiful area to build your dream home, less than 10 miles from Winner.

