

157 +/- Acres of Farming, Timber, Live Water, and
Hunting in Barber County, Kansas
12550
Sharon, KS 67138

\$499,000
157.15± Acres
Barber County



157 +/- Acres of Farming, Timber, Live Water, and Hunting in Barber County, Kansas
Sharon, KS / Barber County

SUMMARY

Address

12550

City, State Zip

Sharon, KS 67138

County

Barber County

Type

Farms

Latitude / Longitude

37.250079 / -98.3721

Acreage

157.15

Price

\$499,000

Property Website

<https://www.saltplainsproperties.com/property/157-acres-of-farming-timber-live-water-and-hunting-in-barber-county-kansas/barber/kansas/94789/>



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Sharon, KS / Barber County

PROPERTY DESCRIPTION

Salt Plains Properties is proud to present this exceptional 157.15± acre Barber County, Kansas property. This tract offers a combination of recreational, farming, ranching, and investment opportunities in one of the state's most desirable hunting and agricultural regions.

Located near Sharon, Kansas, this property features a mix of productive cropland, grasses, timber, and water sources, it's a well-rounded parcel that provides income potential while offering first-class outdoor recreation.

Property Features

- 157.15± Total Acres – 110+/- acres of tillable ground and the balance in timber, grasses, and wildlife habitat.
- Recreational Excellence – Two Redneck Hunting Blinds, an all-season spinner feeder, and established trail camera history.
- Habitat Diversity – A live creek runs through the property, complemented by mature timber, a pond, and a shelter belt.
- Farm & Ranch Potential – 110 +/- acres of cropland that includes 10+/- acres of productive alfalfa and 100+/- cultivated acres adding additional agricultural income potential and food sources for wildlife.
- Mineral Rights Included – All Seller owned minerals convey to the successful Buyer.
- Easy Access – Conveniently located with good road frontage and accessibility for farming operations, livestock management, or recreational use.

Summary

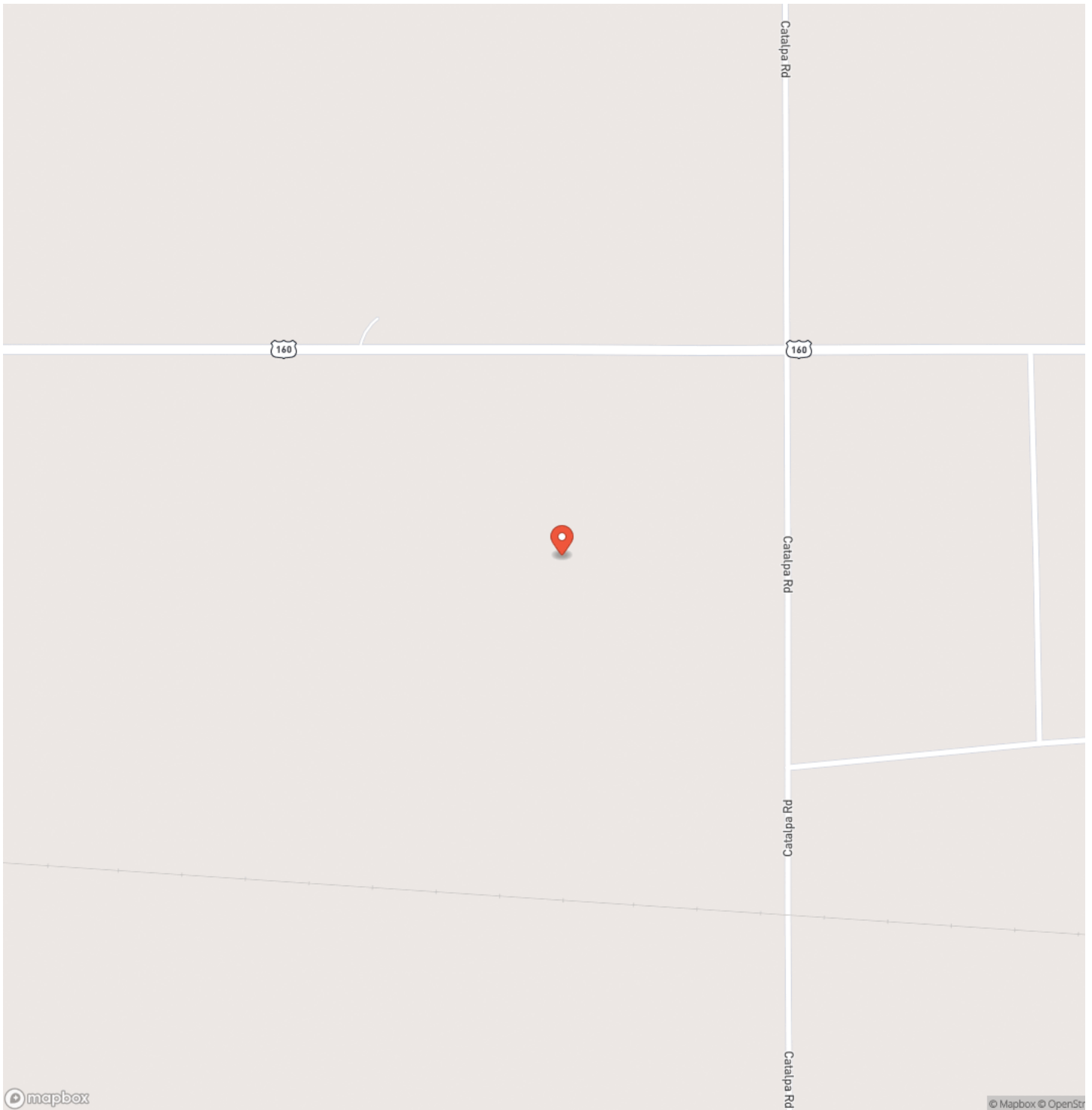
This 158± acre property near Sharon, Kansas, represents an opportunity to own a diverse tract offering recreation, strong agricultural potential, and long-term investment security. Whether you're an avid outdoorsman, a farmer, or an investor seeking income-producing Kansas land, this property delivers on every front.



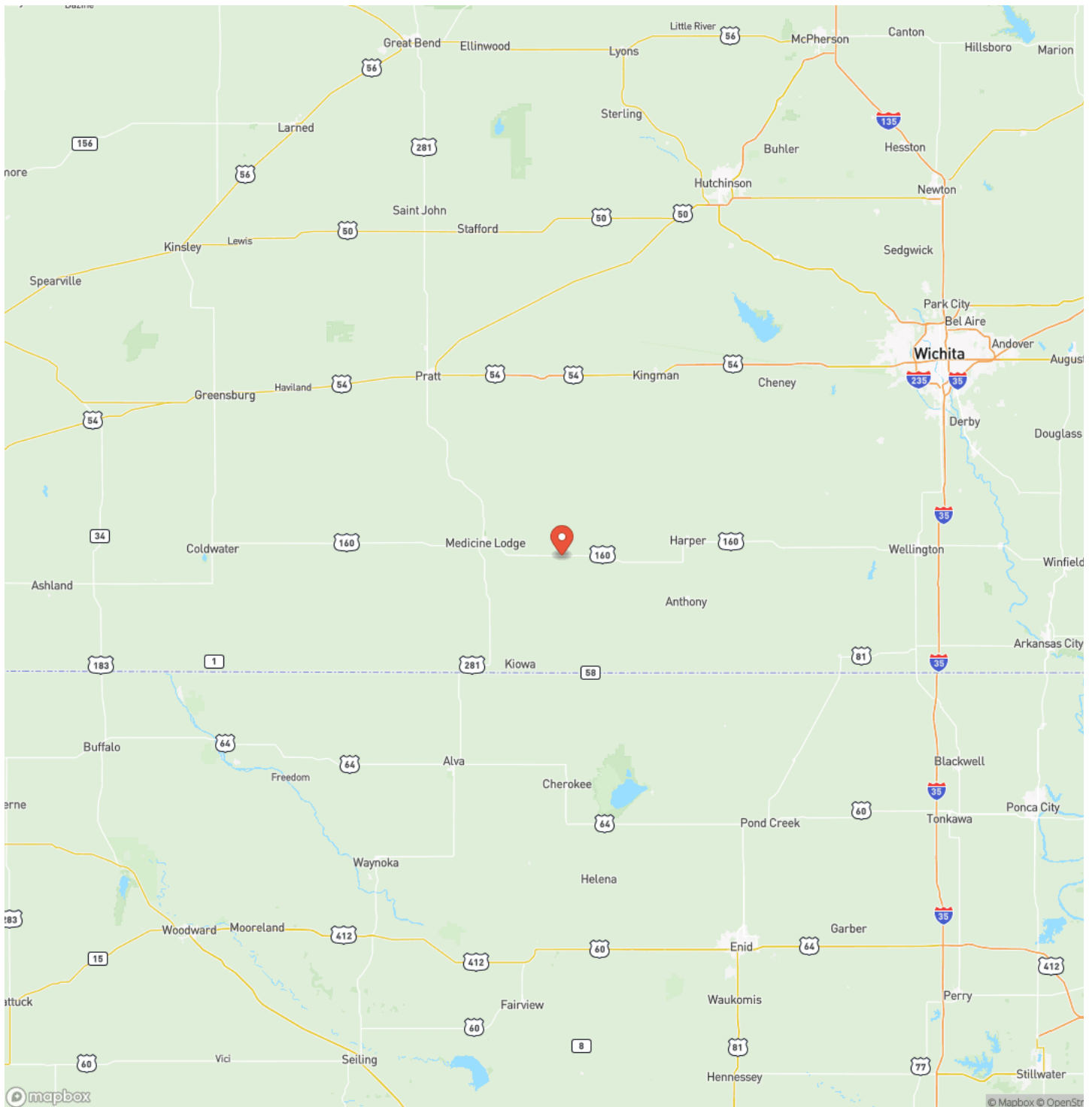
157 +/- Acres of Farming, Timber, Live Water, and Hunting in Barber County, Kansas
Sharon, KS / Barber County



Locator Map



Locator Map



157 +/- Acres of Farming, Timber, Live Water, and Hunting in Barber County, Kansas
Sharon, KS / Barber County

Satellite Map



157 +/- Acres of Farming, Timber, Live Water, and Hunting in Barber County, Kansas

LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

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MORE INFO ONLINE:
www.saltplainsproperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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