



WHITETAIL PROPERTIES

DREAMS TO REALITY

AGENT INFORMATION

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ACREAGE: 200 ACRES PRICE: \$370,000 PRICE/ACRE: \$1,850 STATE: KS COUNTY: ANDERSON

- 200 acres more or less (50 acres open, 20 acres tillable, balance in timber, brush, food plots, 2 ponds, and 2 creeks)
- \$370,000 (\$1850/acre)
- Property is located near Kincaid, KS; 15 minutes S of Garnett, KS; 1 1/2 hours NE of Wichita, KS; and 1 hour SW of Kansas City, KS
- 20 acres tillable provides \$2000/year income; also potential grazing income of approximately \$2000/year if additional income is desired
- 4 strategically placed, established food plots throughout the property consisting of standing crops, clover, oats, peas, and turnips
- Plenty of water sources including 2 ponds and 2 creeks throughout the property.
- Property has been strictly managed for several years with many 150-180"+ deer harvested off the property
- Great mix of timber and good heavy cover; this property represents the largest amount of cover in the immediate area and holds the deer!
- Great home/cabin site with water and electric along the road; also 2 wells on the property
- Located in a low hunting pressure area with light bowhunting pressure from neighbors
- Great turkey hunting as well as exceptional whitetail hunting
- Property is full of natural funnels and pinches which provide numerous ideal bowhunting setups
- Call Agents Todd Bigbee at 620-518-0806 or Tom McFarlane at 612-819-0335 for more information or to schedule a showing.
- Additional adjoining acreage available. See Anderson County 160 acre listing. Total of 360 acres available.
- Landscape pictures coming soon! Go to Anderson County 360 acre listing to see trail camera and harvest pictures from this property.



This 200 acres is what great whitetail farms are all about! This property has a great mix of timber, heavy cover, food plots, water sources, and tillable. The approximately 130 acres of timber is some of the heaviest cover in the immediate area and with the food and water on this property the deer simply have no reason to leave. This property has a proven track record of trophy class whitetail production with several deer over 150" being harvested in recent years along with a pile of trail camera pictures of deer living on the property. This tract has a lot to offer and after you walk this property you will appreciate its potential to grow and hold those mammoth bucks that Kansas is quickly becoming known for. Call Agents Todd Bigbee at 620-518-0806 or Tom McFarlane at 612-819-0335 for more information or to schedule a showing of this fine property.



