



UPLAND BIRD HUNTING

GRAHAM COUNTY, KANSAS

318.62 +/- ACRES

OFFERED AT - \$730,000.00

Here is an upland bird hunters paradise located in the rolling hills of southeastern Graham County, KS. This beautiful half section offers everything you look for in a true top tier bird hunting property. As you overlook the glowing CRP in the early mornings, this property comes alive with roosters cackling and the fine tune of bobwhite quail in the background.

Whether you are an investor or an upland bird hunting enthusiast, don't miss out on everything this incredible property has to offer!



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CRP

230.44 +/- ACRES

\$9,702.00 PAYMENT

EXPIRES 2025

GRASS

68.41 +/- ACRES

MISC

19.77 +/- ACRES



Graham11

With the focus of turning this property into a wildlife paradise, the owners planted over 4.5 miles of food plots that lace through the CRP around the perimeter of the entire farm. Several large food plots can also be found at the north half of the property, providing ample food source for the upland birds, deer, and abundant wildlife that call this place home.

Over 85% of tillable acres consist of high quality class II & III soils. The well-established wind breaks span more than 3/4 mile, dropping off into deep draws filled with cedars, plum thickets, and a variety of brush and hardwood trees. With the abundant food source and cover, this property also has several spring-fed ponds at the northeast corner of the property creating prime wildlife habitat throughout the year.

To top everything off, this farm is a licensed controlled shooting property. This gives hunters an extended upland game bird hunting season from November 12 through March 31 allowing your family, friends, or clients the opportunity to enjoy this one of a kind property two months past regular season dates. The controlled shooting license can allow an added stream of income with the annual CRP payment offering a great return on your investment.



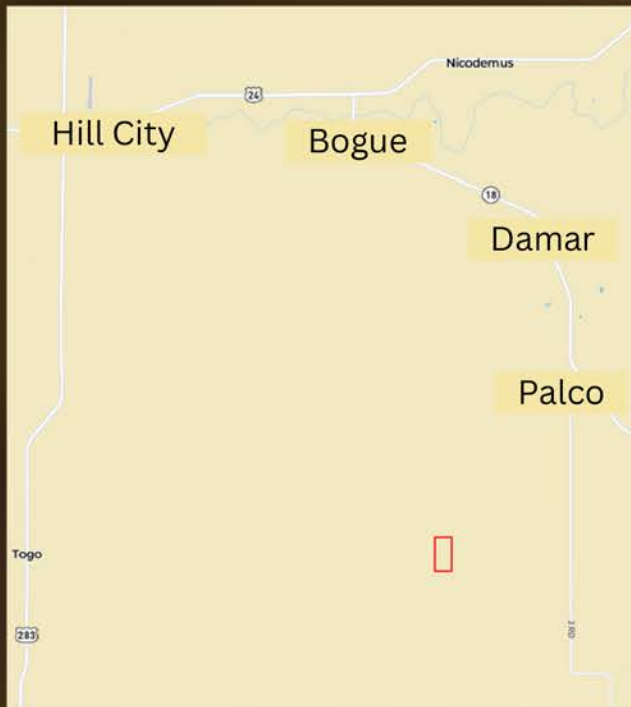


Estimated Property Taxes:
\$2,513.22

Legal:
S14 T10 R21, ACRES 160.46 NW4 LESS RD R/W; S14 T10 R21,
ACRES 158.16 SW4 LESS RD R/W

Location:
From Bogue, Kansas drive 2.5 miles east along Hwy 18, turning south onto County Road 380th Ave. Continue traveling south for approximately 10.5 miles. The north property line be located on the east side of the road with the south boundary line at the intersection of 380th Ave & D Road. Signs will be posted.

PROPERTY MAPS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CRP	MOOR	CAF
2817	Uly silt loam, 3 to 6 percent slopes	80.54	25.3	0	77	3e
2874	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	89.09	21.7	0	78	2e
2519	Armo loam, 3 to 7 percent slopes	58.11	18.25	0	58	3e
2849	Wakarusa-Nibson complex, 5 to 20 percent slopes	51.11	16.05	0	33	6e
2748	Penden clay loam, 3 to 7 percent slopes, eroded	29.98	9.41	0	58	3e
2905	Eltree silt loam, 1 to 3 percent slopes	10.78	3.38	0	77	2e
2580	Coly silt loam, 3 to 6 percent slopes	8.89	2.16	0	73	3e
2900	Wakarusa-Nibson silt loams, 3 to 7 percent slopes	5.74	1.8	0	41	4e
2873	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	4.77	1.5	0	79	2c
3765	Humbarger loam, channeled	1.37	0.43	0	41	5w
TOTALS		316.3	100%	-	64.03	3.24

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