

LAND FOR SALE

1,250± ACRES | HARPER COUNTY, KANSAS



Kansas Counties: Kingman, Harper, Barber
Majority Contiguous Multi-Generational Working Ranch
Whitetail Hunting, Native Pasture, Tillable, Farmstead

Deer hunters searching for a hunting destination in Kansas Deer Management Unit 16 this is it! This property has it all. 1,250± acres located primarily in NW Harper County on the Kingman/Harper/Barber County line. This ranch has been in the same family for generations. The property is made up of a mix of outstanding deer hunting with native pasture and tillable farm ground. The heart of the property consists of a farmstead with two homes and improvements. Sand Creek runs year round through the property with mature timber and thick underbrush. Other water sources include a solar water well and three wind mills.

The ranch is made up of five parcels, four of which are contiguous, consisting of 800± acres of hunting property and native pasture and 450± acres of tillable farm ground. There are seven wind turbines located on the property. The sellers are reserving the wind income for their lifetime. The seller's mineral interest will transfer to the buyer. Access from 150 Road and 170 NW Avenue. Located an hour west of Wichita Eisenhower Airport and 2½ hours from Oklahoma City. Income from a cattle grazing lease and farm ground lease.

Listed at \$3,270,000

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