



Buyers, Sellers & Land Connected

185 ACRES - POTTAWATOMIE COUNTY, KS



**PRICE: \$610,500**

ACRES: 185

COUNTY: Pottawatomie

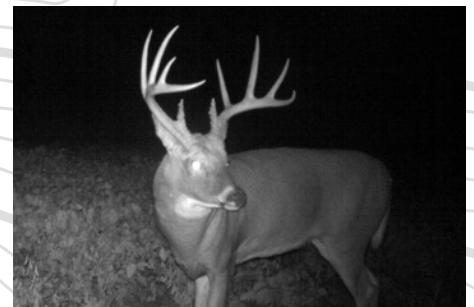
STATE: Kansas

For More Information contact:  
**BRYHN CRAFT**, Land Broker

913.940.7373

[BCraft@MidwestLandGroup.com](mailto:BCraft@MidwestLandGroup.com)

[MidwestLandGroup.com](http://MidwestLandGroup.com)



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### One of a Kind Turnkey Hunting Farm In North East Kansas

This 185 acres nestled in the northern reaches of the Flint Hills of Kansas is a Deer Hunting Dream Farm. This farm is located in one of the best-known neighborhoods Kansas has to offer for top end trophy bucks. This history on this farm and the surrounding area is just incredible. Some of the largest bucks ever taken or shed antlers found in the state were within a few miles circle of this farm. The seclusion and amenities this farm has built into it are truly one of a kind. From the fully furnished lodge to the Downdraft Scent Elimination Systems in the blinds, to the Remote controlled live feed surveillance of your feeders from anywhere in the world, nothing has been spared to make this a real producer when it comes to whitetails.

The Farm consists of a tree lined major drainage that snakes its way down the middle of the farm cutting right through the heart of some of the most fertile bottom ground fields this area has to offer. Surrounding both sides of this drainage are pastures that have not been touched by cattle for almost 20 years making for some pristine bedding area. Just riding around taking pictures I was finding sheds lying in the undisturbed grass and deer beds were plentiful. Besides the Hunting opportunities this farm offers the sheer tranquility and peaceful feeling you get from watching wildlife out the window of the Lodge will leave you feeling like you never want to leave this place. This Property will be shown by appointment only so call today to schedule a viewing of this truly "Special Place".

- 18 acres Tillable
- 72 acres Timber
- 95 acres pasture
- The farm is just 15 Miles North of Manhattan Kansas, giving the owner access to all the amenities you could ever want including Restaurants.
- Just 2 miles south of Olsburg off Booth Creek Road.
- Currently the tillable is all in food plots for wildlife consisting of Alfalfa, Clover, Oats, Standing Soy Beans and Standing Corn providing all the food these deer would ever need.
- Multiple Corn Feeders scattered throughout the property.
- Nice 1/2 acre Pond in the North East Corner.
- Booth Creek runs the entire length of the farm from north to south.
- 1800 sq. ft. Metal building. With 900 sq. ft. of garage space and 900 sq. ft. living space. 2 bedroom 1 bath very nicely finished out.
- The Cabin comes fully furnished with washer, dryer and all the appliances and furniture, plates, glasses silverware TV's etc.
- Rural Water, Electricity, Telephone and Internet are on the property.
- There is a 25X35 storage building that has a concrete floor, water, electricity and heat already installed. Great place for storing your tractor and implements.
- 5 total Enclosed blinds are scattered throughout the property that include 3 brand new Boss blinds.
- A remote Pan Tilt Zoom surveillance cameras has been installed on the property to allow the owner to control his cameras and watch his feeders Live form anywhere in the world.
- There is a gravity feed watering system installed on the property allowing year round water for the wildlife even in drought years. This system is heated for true year round water.
- A Downdraft Scent removal system have been installed in one of the blinds eliminating the ability for the deer to smell you while you hunt.
- World Class Hunting history!
- Deer and Turkey are plentiful!

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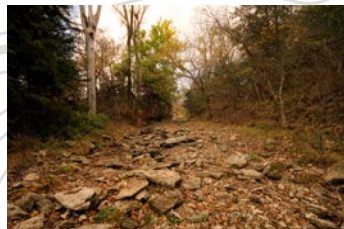
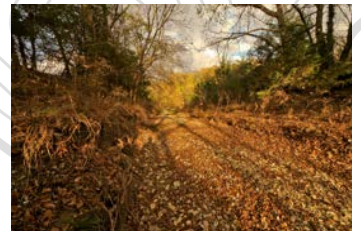
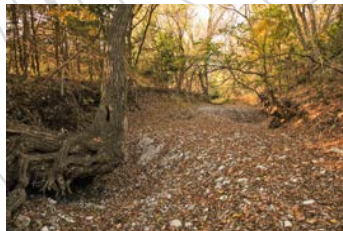
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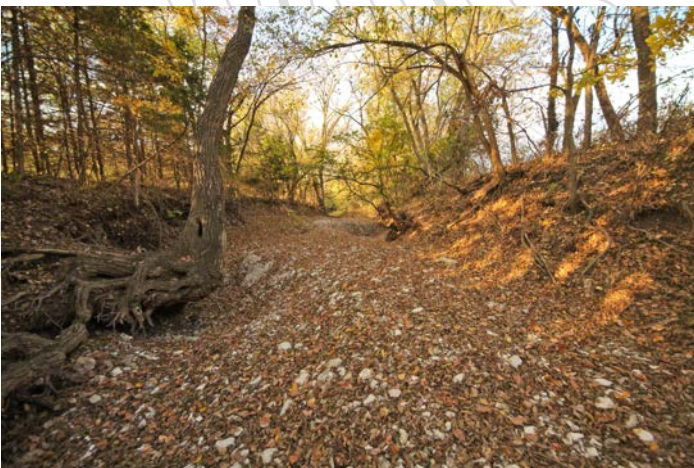
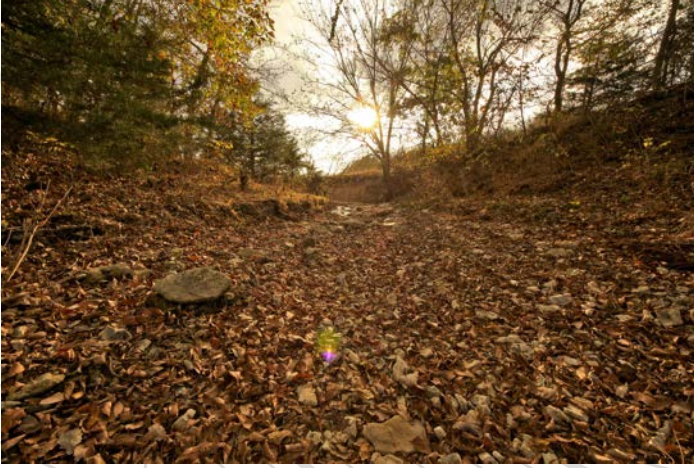
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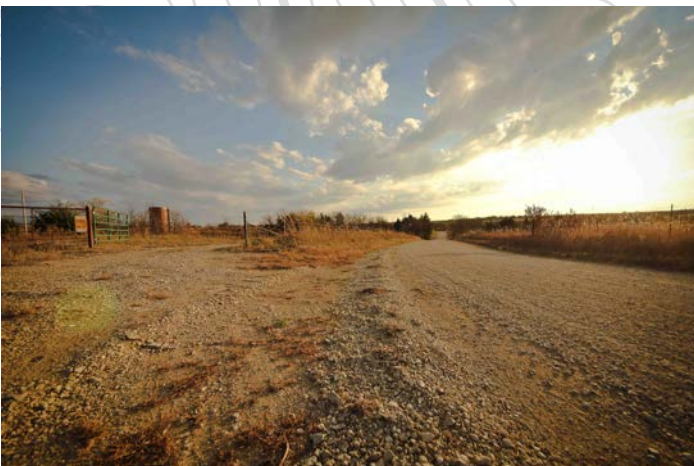
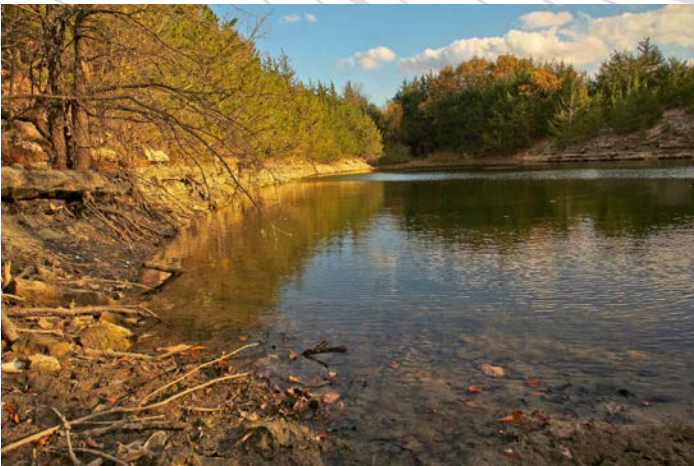
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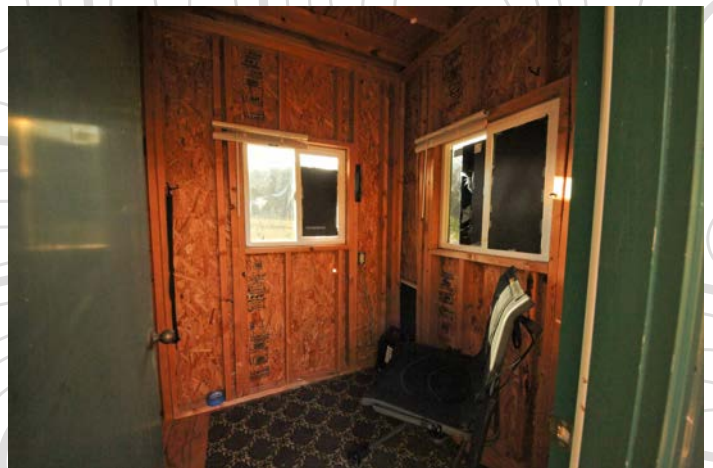
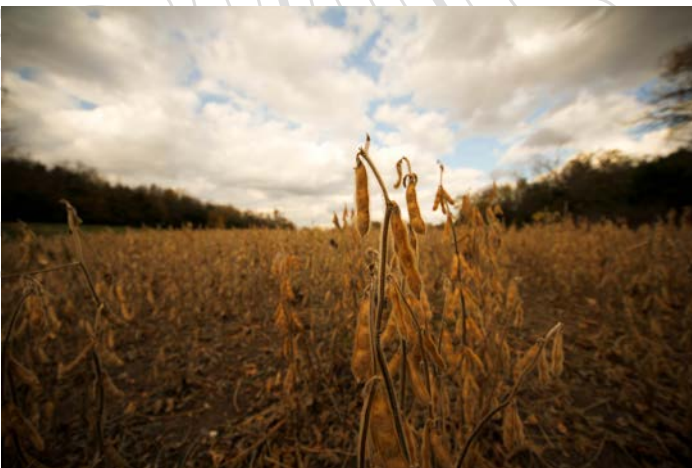




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As you can see from all the pictures the Bottom Ground tillable has been planted exclusively for the wildlife and has several very comfortable box stands scattered the length of the farm. These food plots include Clover, Alfalfa and Oats as well as Soy Beans and Corn that have been left standing for the deer to ensure plenty of food for the winter months ahead. The 2 large grain bins also ensure an endless supply of grain just in case.



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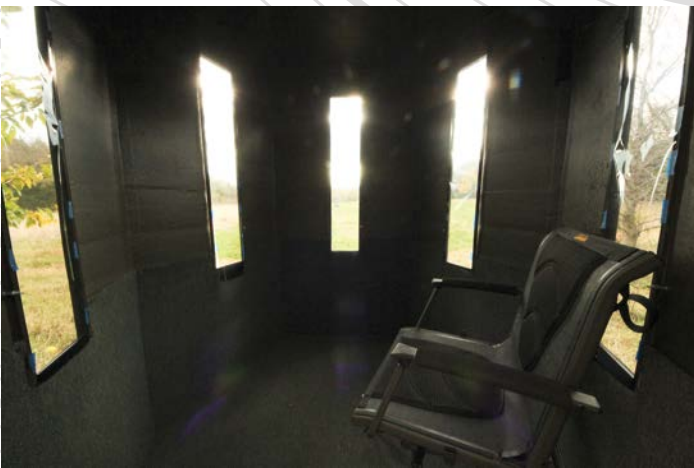
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This Lodge is a total of 1800 square feet with metal construction and built on a slab foundation. It has a 900 square foot 2 car garage on the lower level with garage door openers installed. You can drive up and pull in the garage without the deer even knowing you're there. The detached 25 x 30 shop has a concrete floor as well as electric, water and heat. It's the perfect place for you to keep all your toys!

The Lodge comes completely furnished and is ready for your extended stay. The only thing that doesn't stay is the Tractor and the Implements. This is truly a Turn Key Property!



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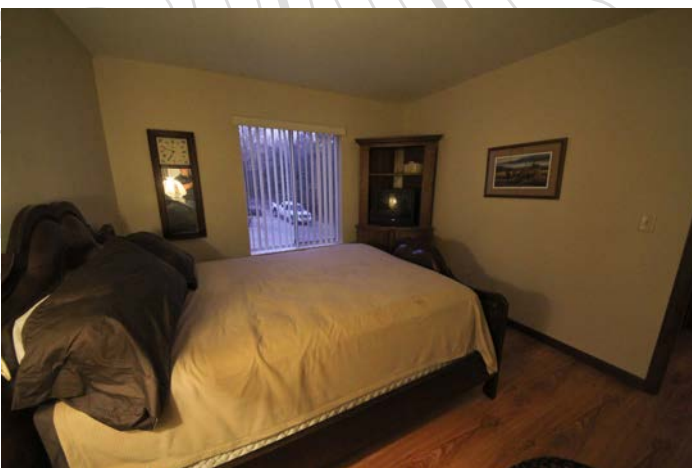
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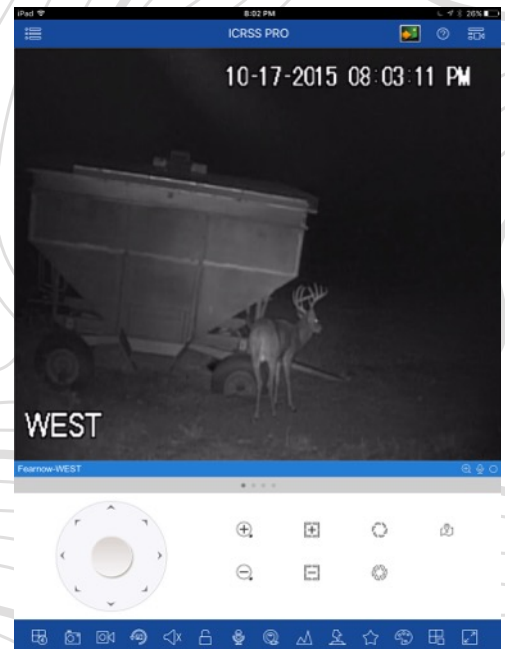




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The electronic surveillance system has been upgraded this past year and is truly state of the art. This system gives you the ability to watch the 2 main Grain Bin Feeders from anywhere in the world on your handheld device, iPad, or Laptop computer. One of these 2 cameras also allows you to rotate the view 360 Degrees and zoom in across the field so you can watch the action up close. These cameras also feature infrared lights so you can watch them day or night. Both cameras are wired back to the Lodge to a DVR that records all the action so you won't miss a thing. It's also wired to the Big Screen TV so you can keep an eye on what's going on on while you enjoy the comforts of the living room and Kitchen.



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Talk about the right farm in the right place with serious Genetic Potential. From the year 2002 - 2012, there were 10 bucks taken from this farm that Averaged 182.6 inches.

From Left to Right

- 172
- 184
- 208
- 193



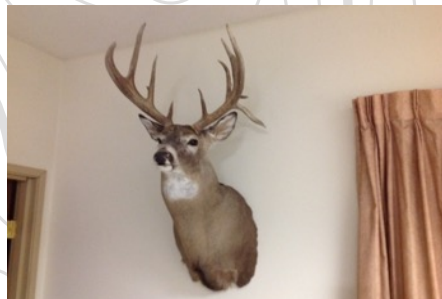
Left to Right

- 167
- 207
- 202



Left to right again

- 171
- 167



- 172



Left to right again

- 207
- 202

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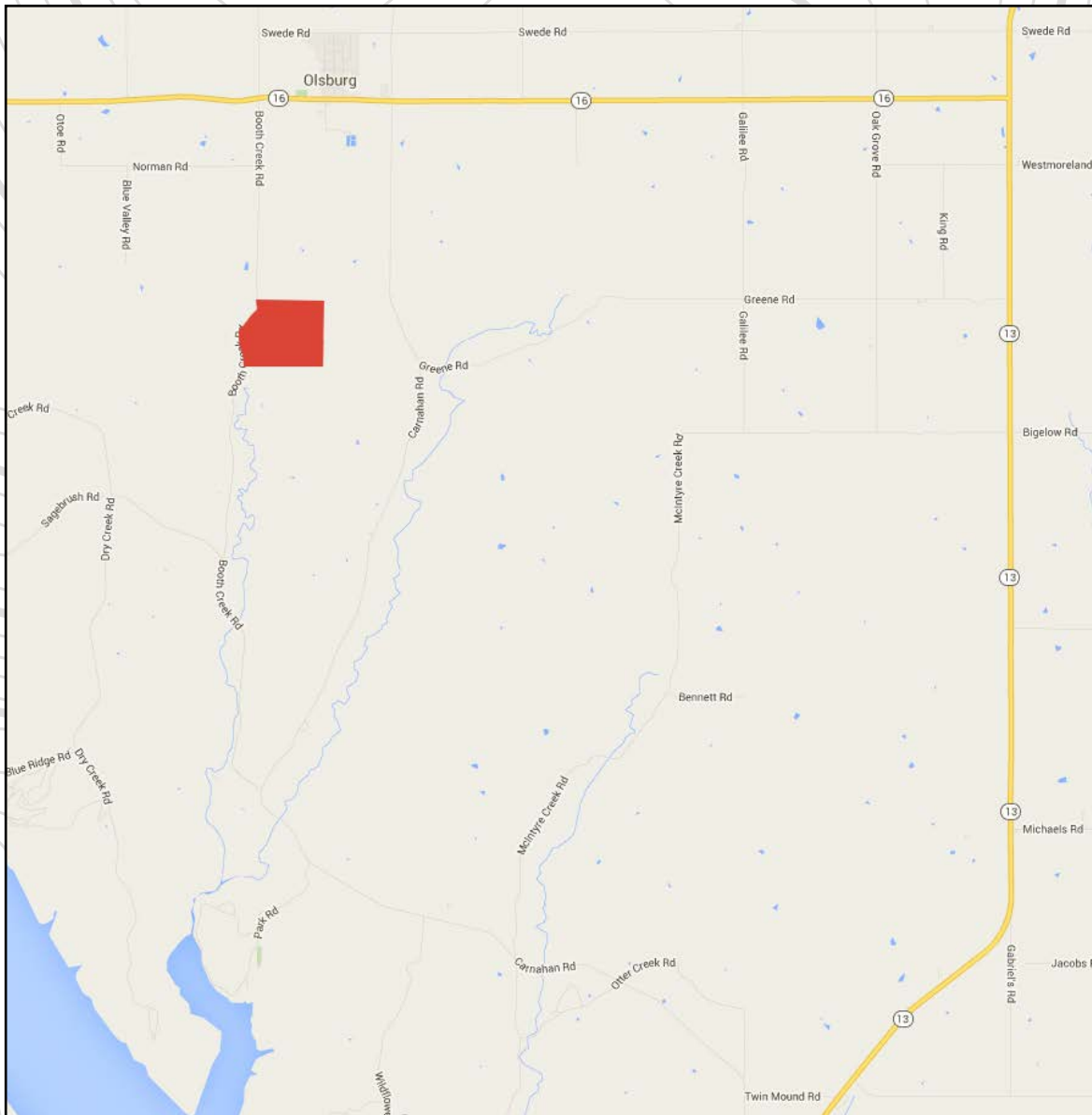
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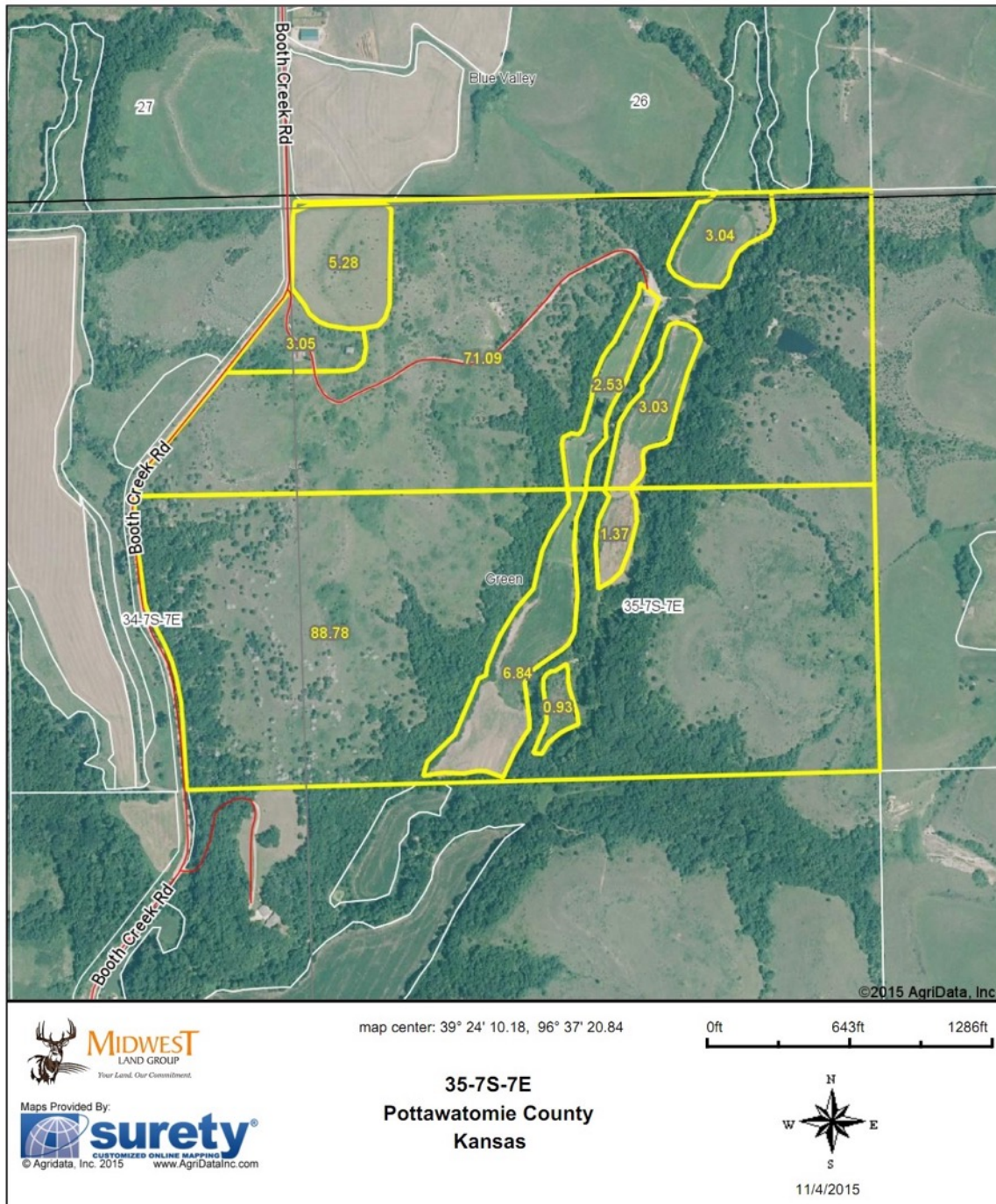
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Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008.

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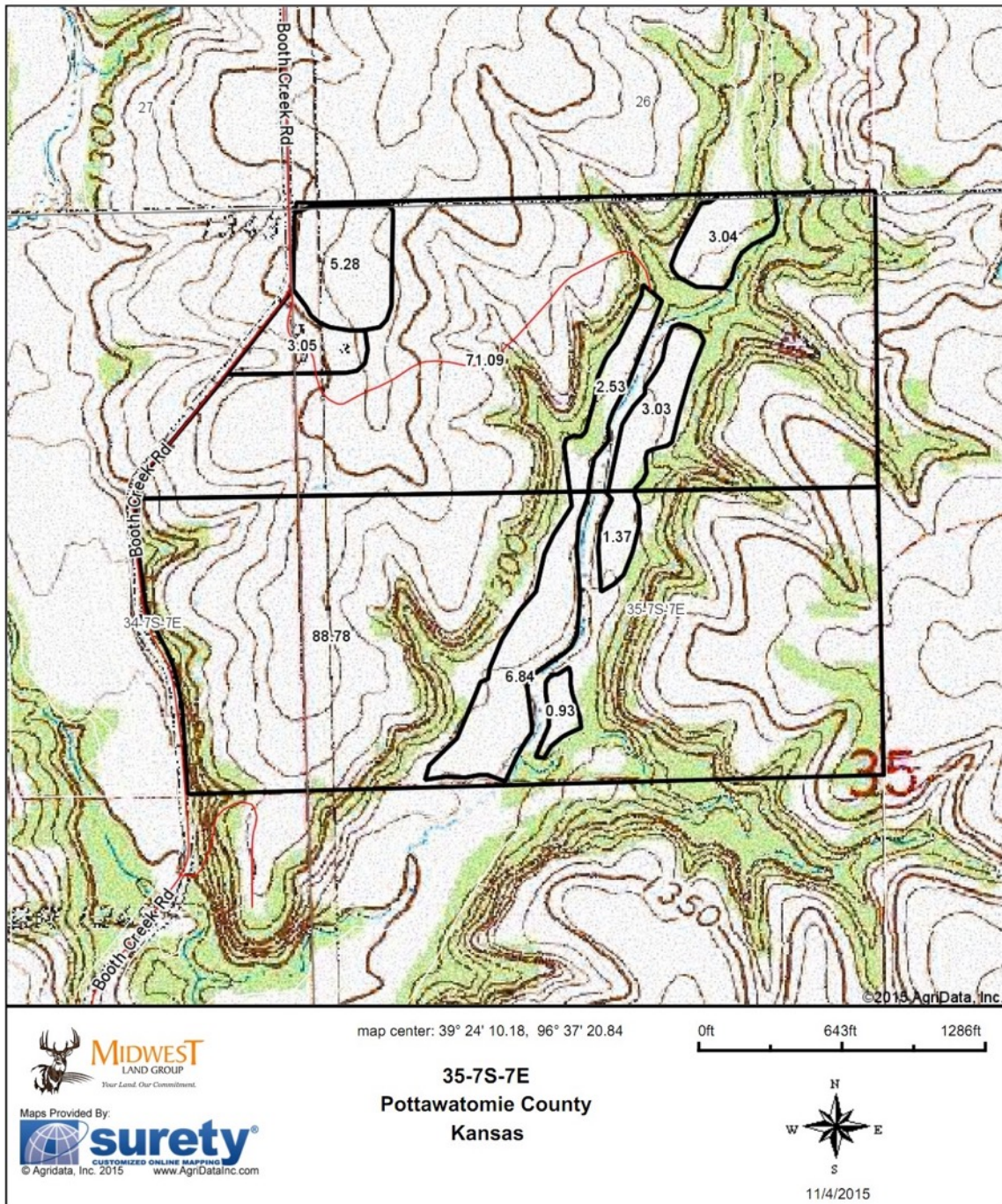
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## Topography Map



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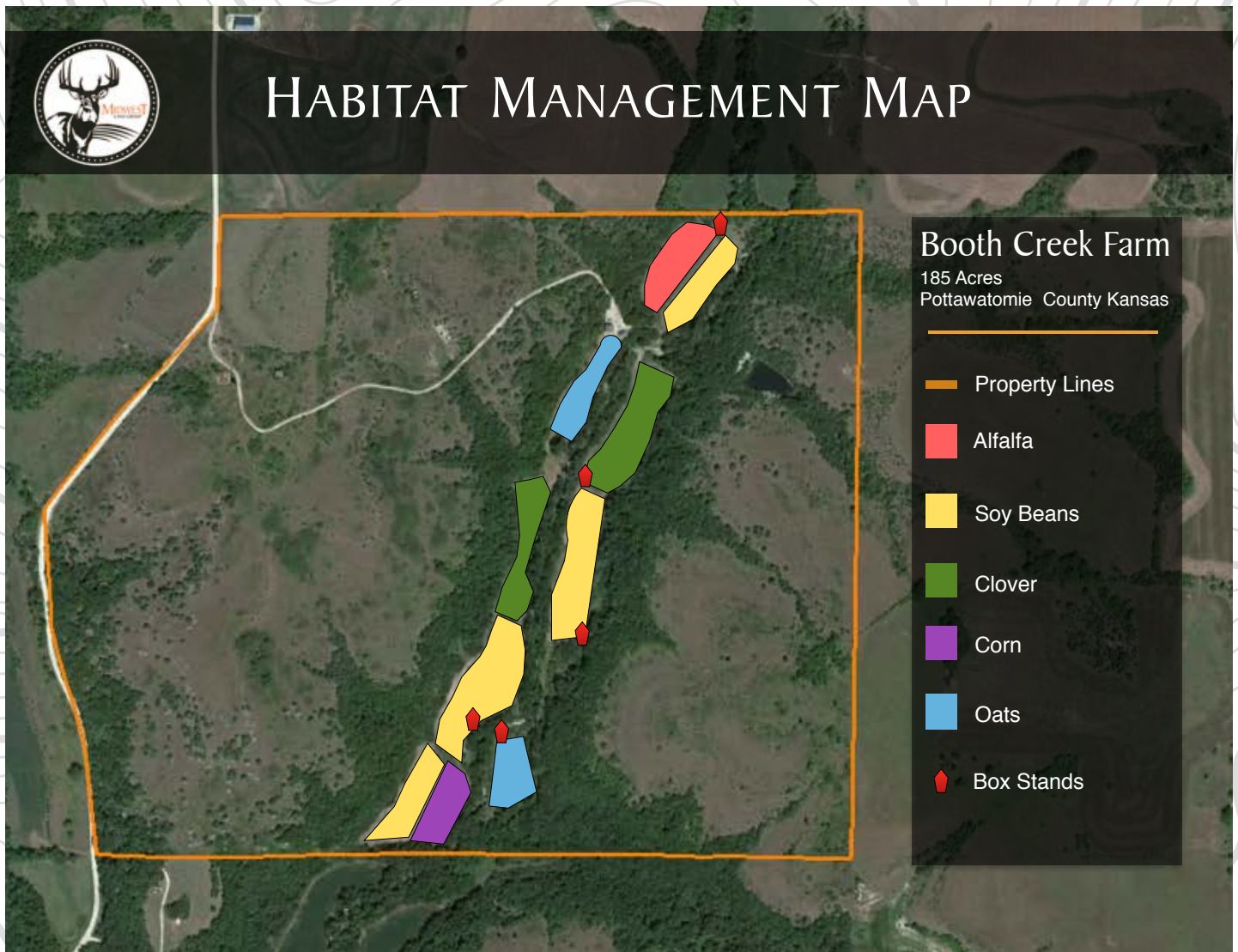
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