

# Kansas, Barber County

## 730 acres +/-



Brown Realty Co. of Rayville, Inc.  
Jerry Brown, Broker



[www.brownrealtyco.com](http://www.brownrealtyco.com)  
318.728.9544



## DESCRIPTION

### **730 acres +/- Barber County, Kansas**

Hunt monster whitetails along Mulberry Creek just east of Sun City, Kansas. Mulberry Creek has good water and is THE travel corridor that connects thousands of acres of grasslands with scattered draws and canyons to the coveted Medicine River. There are untold numbers of whitetail bucks that travel this corridor during the rut. Mulberry Creek runs into the Medicine River just off the property and herds of deer come from the hardwood river bottom daily to feed on grains and alfalfa planted on this tract. The property is made up of approximately 108 acres of wooded area and 200 acres of tillable ground with the remainder in native grasses and scattered plum thickets. The entire tract is fenced, has an enclosed barn, utilities and income from farming and ranching.

This is as good a package you'll find anywhere!

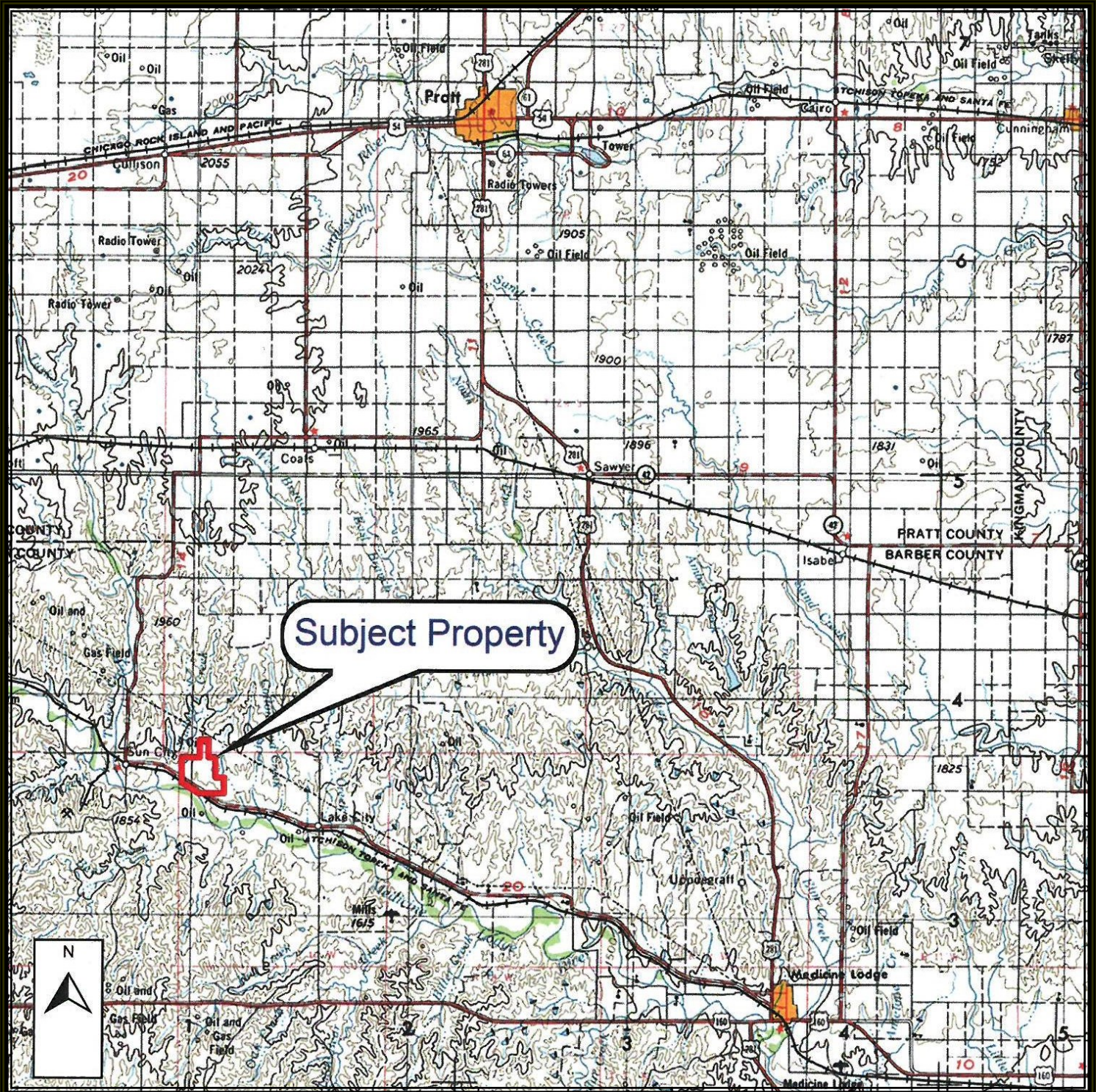
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## PROPERTY LOCATION

This property is located in Barber County, Kansas in Sun City, KS AR with access off of River Rd.



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## WILDLIFE

This property offers deer, turkey, quail, and pheasant hunting.



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## **FARMLAND**

194.6 acres of Cropland

**Bases - Wheat**



## **IMPROVEMENTS**

Fencing, barn, 200 acres tillable, all utilities, and two ponds.

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### PRICE

Total Price of this property is - **\$1,186,250.00**

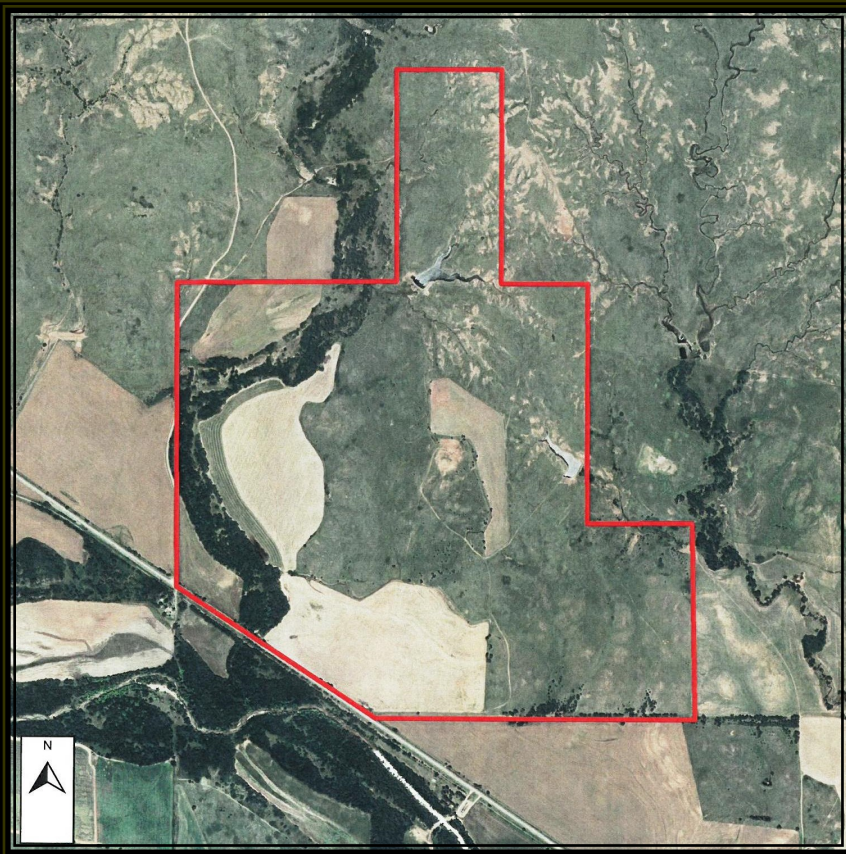
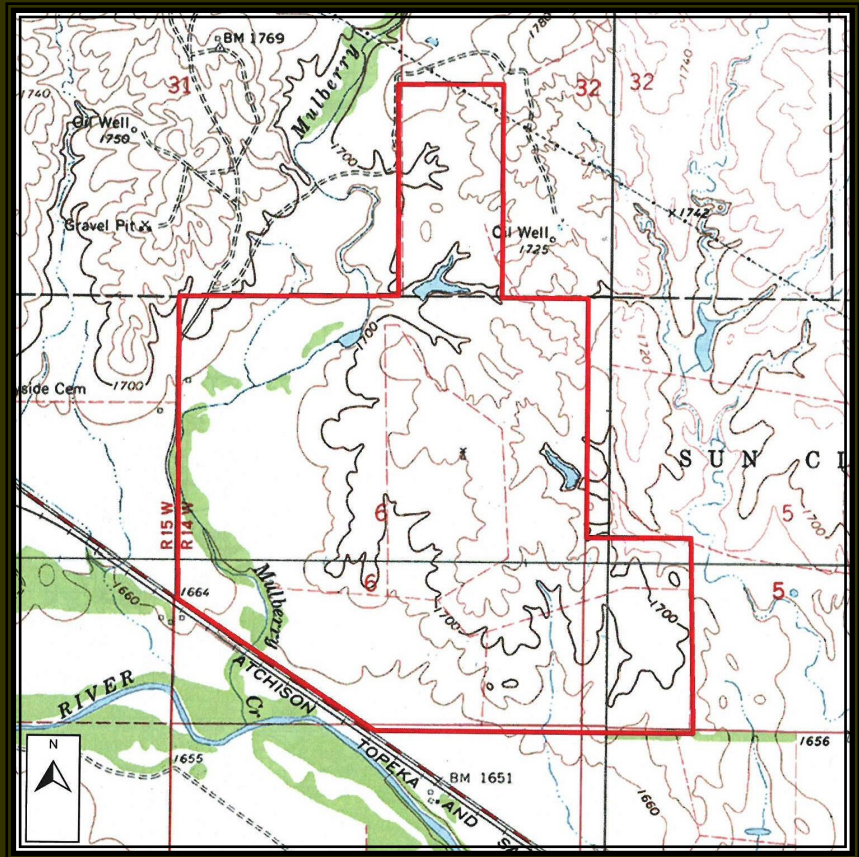
Price Per Acre of this property is - **\$1,625.00**

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# TOPOGRAPHY MAP



# AERIAL MAP

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### CONTACT INFORMATION

For more information on this property contact:

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