



WHITETAIL PROPERTIES

DREAMS TO REALITY

AGENT INFORMATION

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ACREAGE: 160 ACRES PRICE: \$296,000 PRICE/ACRE: \$1,850 STATE: KS COUNTY: ANDERSON

- 160 acres more or less (90 acres CRP, with balance in timber, brush, 2 ponds, and 2 creeks)
- \$296,000 (\$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
- 90 acres of CRP provides over \$4000/year income
- 5 established food plots throughout the property consisting of clover, oats, peas, and turnips
- Plenty of water sources with 2 ponds and 2 creeks on 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!
- 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 200 acre listing. Whole property is available as 360 acres.
- Landscape photos coming soon! Check out the Anderson County 360 acre listing to see trail camera and harvest pictures from this property.



This 160 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 70 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.



