

KINGMAN COUNTY LAND

40 +/- Acre Hunting Sanctuary

Location: N & E of SE 150 St and SE 40 Ave, Spivey, KS 67142

**INTERMITTENT CREEK - PREMIUM WHITETAIL HUNTING - TURKEY HUNTING
DENSE FOREST - COZY CABIN & STORAGE SHED - CROPLAND - SCENIC VIEWS**



Price: \$175,000.00

Total Acres: 40 +/- Acres

Cropland Acres: 13 +/- Acres

2022 Property Taxes: \$381.08

Cabin Features:

- The cabin does not have access to water, sewer, or electricity.
- A loft sleeping area is provided for hunters to spend the night.
- Stay warm with a wood-burning stove.
- A wired solar panel is available to provide limited electric power.

Additional Features:

- Quonset hut storage shed for equipment and tractor storage.
- Abundant deer activity, evident from high-traffic signs.
- Well-maintained paths for easy navigation.
- Unique arrangement: The current owner allows a neighboring farmer with 40 acres to the west, to farm 13 +/- acres of cropland for free in exchange for the hunting rights on his 40 acres. This opportunity may transfer to the next owner, subject to the farmer's approval, potentially offering an expanded 80 acres for hunting.
- Quick and easy access from Wichita, KS, and nearby towns.
- Located 1 mile from K-42 Hwy & quarter mile from the Chikaskia River.
- Area is renowned for its reputation in delivering trophy whitetail hunting experiences.



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

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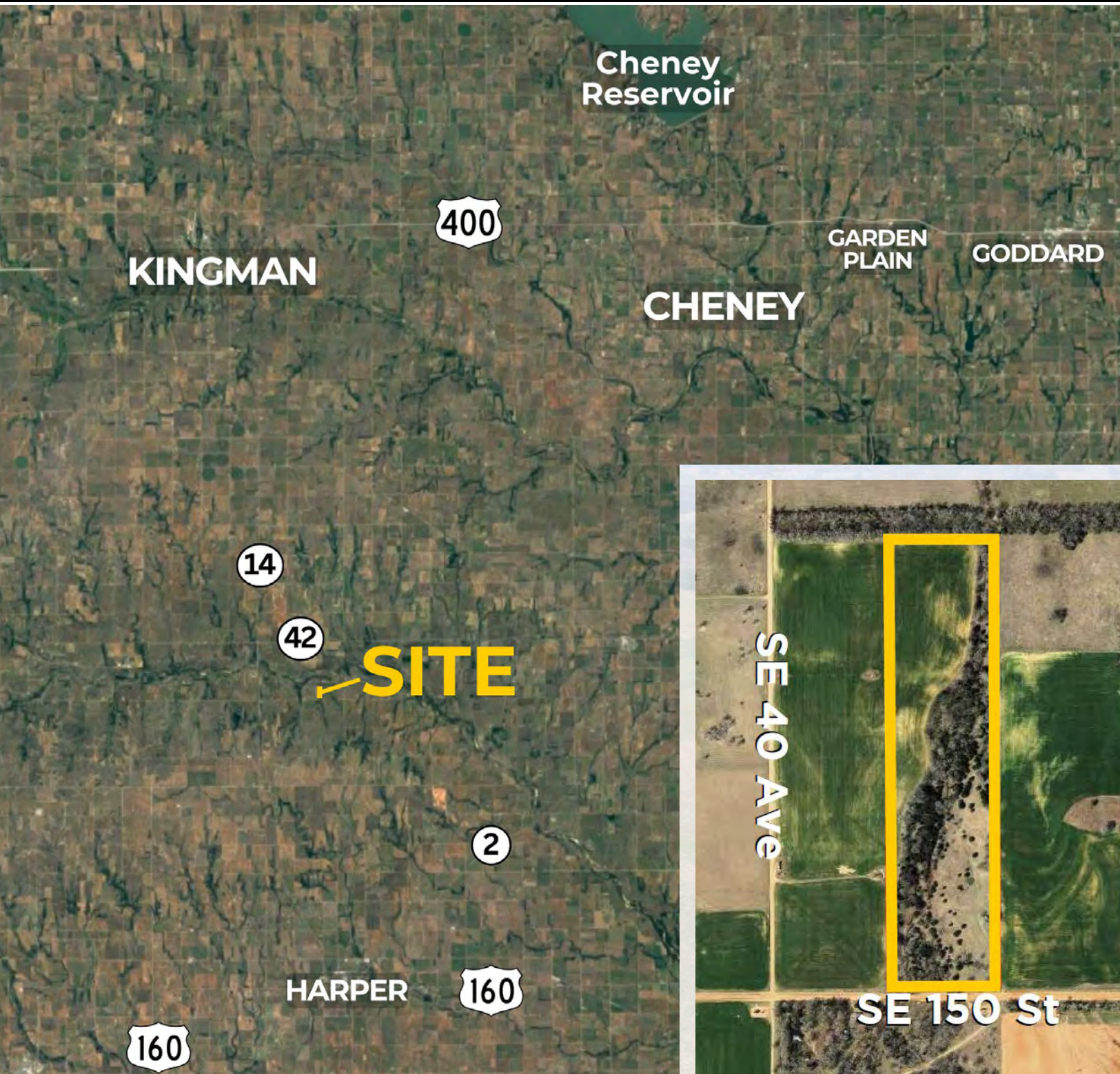
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