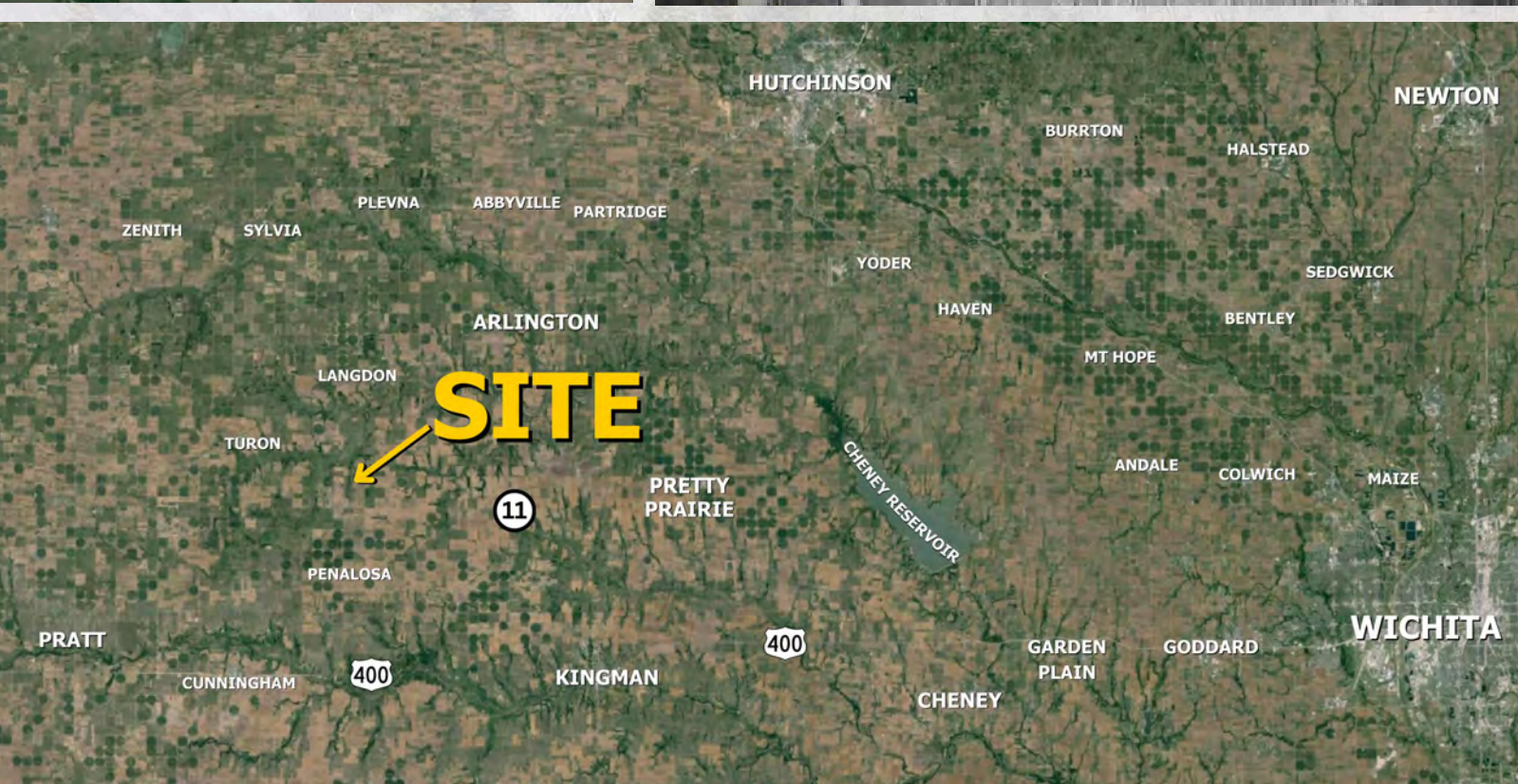


**RS**  
**RUPP|STEVEN**  
ReeceNichols South Central Kansas

# PREMIUM HUNTING LAND IN RENO COUNTY, KS

**Address: 23511 S Langdon Rd, Langdon, KS 67583**

**TROPHY WHITETAIL HUNTING - TURKEY HUNTING - POND - PASTURE  
HEAVY TIMBER - BLACKTOP FRONTAGE - OLD HOMESTEAD SITE**



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

<b>Jake Steven, ALC</b> 316.708.5960 jake@reecenichols.com	<b>John Rupp, ALC</b> 316.250.5198 johnrupp@reecenichols.com	<b>Reese Bayliff</b> 316.258.6062 rbayliff@reecenichols.com
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# Recreational Land in Reno County, KS

**Price:** \$256,928 (\$3,200 an acre)

**Total Acres:** 80.29

**Legal:** Located in 17-26-9w.

**Mineral Rights:** Sellers interest transfers

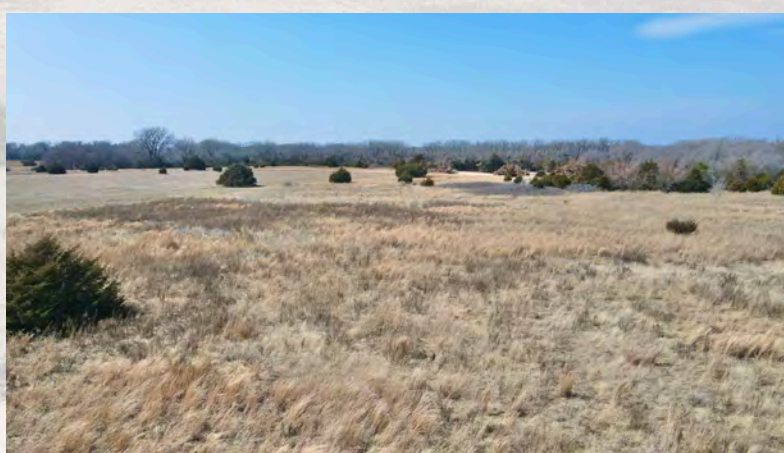
**Possession:** At closing

**2023 Taxes:** 306.76

**Features:**

- The rolling terrain offers numerous secluded hunting areas for deer and turkey.
- Timber and pasture are distributed throughout the property, providing ample bedding areas for wildlife.
- Pheasants and quail are frequently seen within the lush grass and thickets
- Towards the rear of the property lies a pond that has been cleared of trees and debris by the owner, creating a pristine pond area that could be expanded.
- An old homestead site has been cleaned up by the owner, with utilities potentially usable for future cabin or metal building construction.
- Conveniently situated along a blacktop road, ensuring easy access to the property.
- Ample space is available for the addition of general cropland or food plots, offering versatility for the next owner's vision.

**Please note:** Jake Steven, listing agent, is related to seller



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