

LAND FOR SALE

550 ± ACRES | BARBER COUNTY, KANSAS



Legal Description: Part of 25 and 26-31S-13W in Barber County, KS

Location: Located 6.5 miles west of Medicine Lodge on River Road

MEDICINE BOW RANCH: Nestled in the heart of south central Kansas, just six miles west of Medicine Lodge, this premier hunting property offers a fantastic hunter's paradise spanning 550 acres. Boasting a picturesque landscape, the land features the Medicine River winding through, offering unparalleled beauty and wildlife habitat.

Heavy tree coverage including Walnut, Cottonwood, Hackberry, Cedar, and Elm adorn the property, providing a natural sanctuary for wildlife such as impressive white-tailed deer with scores exceeding 190, a thriving turkey flock, quail, bobcats, wood ducks, and mallards. With two miles of the Medicine Lodge River running through, it offers more river per acre than most areas in Kansas, ensuring an abundance of wildlife. Additionally, the property includes a 6-acre food plot, wheat and alfalfa plantings, as well as native grasslands, providing nutrition and habitat diversity.

Features like high fencing along the north property line, electricity availability, and forthcoming rural water access plans add convenience to this idyllic setting. Wildlife crossings ensure unobstructed movement, and the absence of nearby hunting pressure guarantees continual opportunities for big game. With over 30 years of careful habitat management by the current owner, this property stands ready to deliver some of the best hunting experiences in the region.

Taxes: \$1,544.98 (2023) - Taxes will be prorated to the date of closing

Possession: Subject to current leases

Listed at \$3,300,000

Tyler Francis - REALTOR® & Auctioneer

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