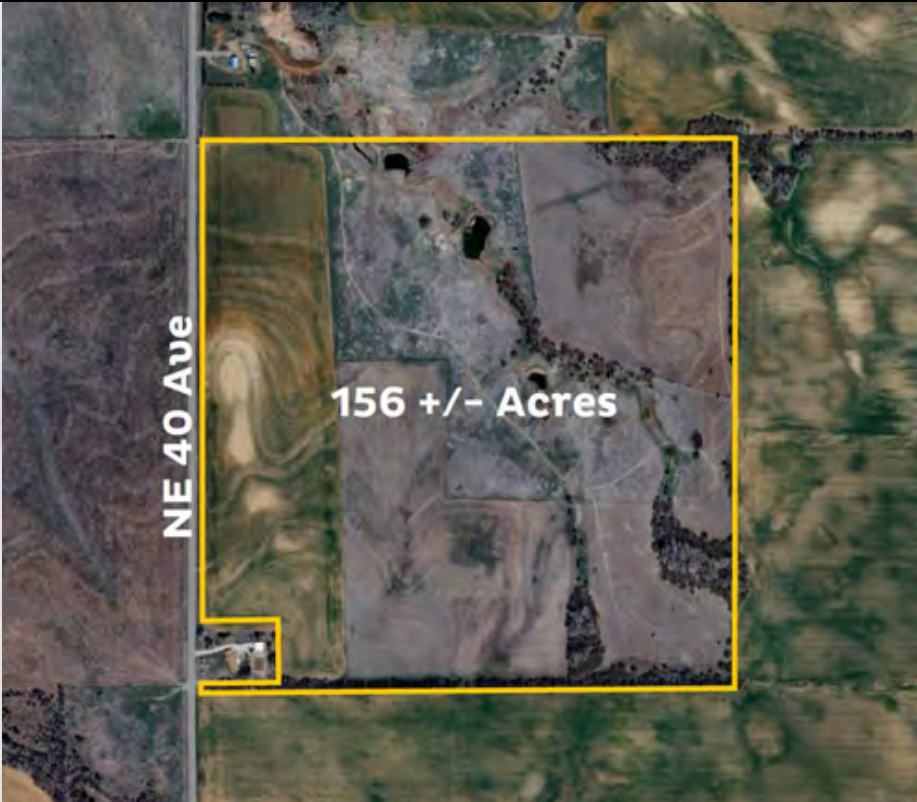


Register to Bid: www.ReeceNicholsAuction.com



R | S
RUPP | STEVEN
ReeceNichols South Central Kansas

Premium Hunting Land Kingman County, KS

Location: S & E of NE 40th Ave and NE 35th St, Kingman, KS

**TROPHY WHITETAIL HUNTING - WATERFOWL HUNTING - TURKEY - QUAIL
PHEASANTS - FOOD PLOTS - BLACKTOP ROAD FRONTAGE - MULTIPLE PONDS
CREEK - HEAVY TIMBER - PASTURE - ROLLING TERRAIN - TILLABLE LAND**



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

Price: \$390,000.00 (\$2,500.00 per acre)

Total Acres: 156 +/- acres

Cropland Acres: 36.10 +/- acres

2023 Taxes: 389.24

Mineral Rights: Sellers interests transfers

Legal: Located in 24-27- 7W, Kingman County, KS

Possession: Possession of the cropland will be after the 2024 wheat harvest.

NOTE: Entrance to the property is on the NW/c of the property which is a wheat field. Please only enter in drier conditions to limit crop damage.

Features:

- This area is renowned for its trophy Kansas whitetail deer.
- With a live creek and multiple ponds, this property offers functional ponds and marsh areas ideal for avid waterfowlers. Known for consistent year-to-year hunting, this area of the flyway attracts a variety of birds.
- Turkeys find refuge in the property's heavy timber and are sustained by prepared food plots and surrounding feed fields.
- Frequent sightings of quail and pheasant highlight the abundant wildlife on the land.
- The rolling terrain and dense timber create picturesque views, numerous secluded hunting areas, and ensure privacy from the blacktop frontage.
- Located within close driving distance of Wichita, KS



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