

LAND AUCTION



329 AC± | 2 TRACTS | GRAHAM CO, KS

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/25/24 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: AMERICAN LEGION
517 RUSSELL AVE, WAKEENEY, KS 67672

TURN-KEY WHITETAIL & UPLAND BIRD FARM IN NW KANSAS

This has to be one of the most game-rich hunting farms we've stepped foot on in this part of the State! With over 329 total acres consisting of tall grass, mature trees including locusts, cottonwoods and cedars, over 55 acres of cropland/food plots and a live spring providing water – the natural makeup of this property alone makes it a safe bet to punch your tag on a trophy whitetail buck and a bag limit of birds in the Fall. The property has been fully equipped with Redneck tower blinds, strategically placed deer feeders, and paths mowed for easy access. All hunting equipment is included in the sale!

Upon our first visit to this farm several months ago, we counted over 40 deer, multiple tom turkeys and even flushed a few pheasants. Trail cam photos from the past year show evidence of excellent whitetail genetics in the area, high deer numbers and an area capable of holding mature deer.

With multiple draws along the Western edge, along with its location between a neighboring timbered creek bottom and crop fields to the east, this property is completely hammered with whitetail deer sign with dozens of trails beaten into the ground – and several rubs and scrapes throughout.

The tall grass provides excellent bedding for deer and ideal protection for upland birds. The towering mature cottonwoods are outstanding roosting trees for turkeys and provide perfect treestand setups for the archery deer hunter.

The seclusion of this farm is the icing on the cake. The property is located in an area with nearly zero road traffic and intrusion. When standing on this farm you literally feel a million miles from nowhere, but in an area that allows for peaceful hunting and enjoyment of your own property.

This farm has it all – trophy deer and upland birds and everything setup ready to hunt! Contact the listing agents today to get this incredible property locked down!

TRACT 1 DESCRIPTION: 163± ACRES

TROPHY WHITETAIL QUARTER WITH UPLAND BIRDS IN NW KANSAS

We've been involved in selling some of the best deer hunting farms in Central and Western Kansas over the past several years, but rarely do we come across a farm that is as game rich as this one! With over 163 total acres consisting of tall grass, mature trees including locusts, cottonwoods and cedars, over 55 acres of cropland/food plots, and a live spring providing water – the natural makeup of this property alone makes it a safe bet to punch your tag on a trophy whitetail buck and a limit of birds in the Fall. The property is ready to hunt with a tower Redneck blind, strategically placed deer feeders, and paths mowed for easy access. All of these items are included in the sale and have proven to be successful – as recent as the 2023 deer season.

Trail cam photos and deer harvest photos from the past year show evidence of excellent whitetail genetics in the area, high deer numbers, and an area capable of holding mature deer.

With multiple draws along the Western edge, along with its location between a neighboring timbered creek bottom and crop fields to the East, this property is completely hammered with whitetail deer sign with dozens of trails beaten into the ground – and several rubs and scrapes throughout.

The tall grass provides excellent bedding for deer and ideal protection for upland birds. The towering mature cottonwoods are outstanding roosting trees for turkeys and provide perfect treestand setups for the archery deer hunter.

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This farm is all setup and ready to go for the new owner!

Deeded Acres: 163± acres
FSA Farmland Acres: 55.61± cropland in NE corner/99± acres Tall Grass Blends
Soil Types: Penden loam, Holdrege silt loam
Soil PI/NCCPI/CSR2: 65.44 NCCPI
Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants rights for 2024
Survey needed?: No survey needed
Brief Legal: NE ¼ S12 T10S R22W Graham Co KS
PIDs: Part of 221-12-0-00-00-001.00-0
Lat/Lon: 39.19652, -99.72143
Zip Code: 67657

TRACT 2 DESCRIPTION: 166± ACRES

PRIME HUNTING QUARTER NEAR HILL CITY

Looking for the perfect farm to hunt trophy whitetails while also having the opportunity to hunt upland birds? This is a farm you absolutely have to see in person to fully appreciate! While this farm has everything needed to attract and hold deer and upland birds, the location of this quarter allows it to be as great as it truly is. Located in rural Graham County, KS, this quarter section leaves you feeling as if you're in the middle of nowhere. In an area with very little road traffic, houses, etc., its hard to imagine another property in the county as secluded as this one. And this detail explains why the local wildlife are so comfortable calling this farm home.

With over 150 acres, this property provides income to the owner and incredible habitat for pheasants, quail, deer, and turkeys. There are multiple wildlife feeders on the property and a tower Redneck blind – which will all be included in the sale. The Redneck blind assures maximum comfort for your hunt during the Fall deer season. Recent trail cam photos provide good insight into the healthy whitetail deer numbers in this area, as well as the trophy quality genetics within this direct area. Multiple mature shooter bucks have been frequenting this property on a daily basis.

Many upland bird hunters recognize Graham County as the top county in the State for filling daily bag limit of quail and pheasants. Farms like this one are a pretty safe bet for flushing a few roosters and a cover of quail. Multiple crop fields within the direct area provide consistent food sources, and this property has all the cover!

Simply put, if you're looking for a reasonably priced trophy whitetail farm with upland bird hunting to boot – you need to schedule a day to walk this farm with us. You will not be disappointed!

Deeded Acres: 166± acres
FSA Farmland Acres: 150± acres Tall Grass Blends
Soil Types: Holdrege silt loam, Penden loam
Soil PI/NCCPI/CSR2: 66.44 NCCPI
Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants rights for 2024
Survey needed?: No survey needed
Brief Legal: SE ¼ S12 T10S R22W Graham Co KS
PIDs: Part of 221-12-0-00-00-001.00-0
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ADAM HANN, AGENT: 785.259.2469 | adam.hann@whitetailproperties.com

MITCH KEELEY, AGENT: 785.259.0492 | mitch.keeley@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Adam Hann, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.2469 | Mitch Keeley, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.0492 | Brandon Hamel, Auctioneer

TRACT 1
163
ACRES ±

TRACT 2
166
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