



**AMERICAN
LEGACY
LAND CO**

FOR SALE

HUNTING PROPERTY

Doniphan County, KS

99.31 +/- Acres

OFFERED AT:

\$299,000

ABOUT THIS PROPERTY:

This 99.31 +/- acre tract is located north of Wathena, Kansas, just across the Missouri River from Saint Joseph, Missouri. This is a unique hunting property sitting in the flat Missouri River Bottom. This parcel is enrolled in the Wetland Reserve Program, and has the management practices and habitat for great deer and waterfowl hunting.



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More About this Property:

There are always indicators for a great hunting property, and this 99.31 +/- acre property has them all. There are deer, turkeys, and waterfowl species using this property on a daily basis. The land consists of heavy grass and brush cover with pockets of cottonwoods, elms, maples, and sycamore trees that tower over the neighboring tillable land. There is already a 2 +/- acre clover plot with an elevated deer hunting blind, deer feeder, and water tank that will be sold with the property. This property is in the Wetland Reserve Program, please reach out for a copy of the WRP contract that contains rules and regulations for the future owner. Depending on the precipitation of the year, this property will hold water and be very marshy making quality river bottom waterfowl hunting. This is an excellent opportunity to own a high quality recreational tract in Doniphan County, Kansas.

Legal Description: S02, T03, R22E, ACRES 99.31, BEG AT A PT ON E LINE W1/2 SEC 2 1162.9' N OF SE COR W1/2, THENCE N 3088.3', W 1198.5' TO CO RD, THENCE ALONG CO RD 3111.9', E 1671.0' TO POB LESS RW Doniphan County, KS

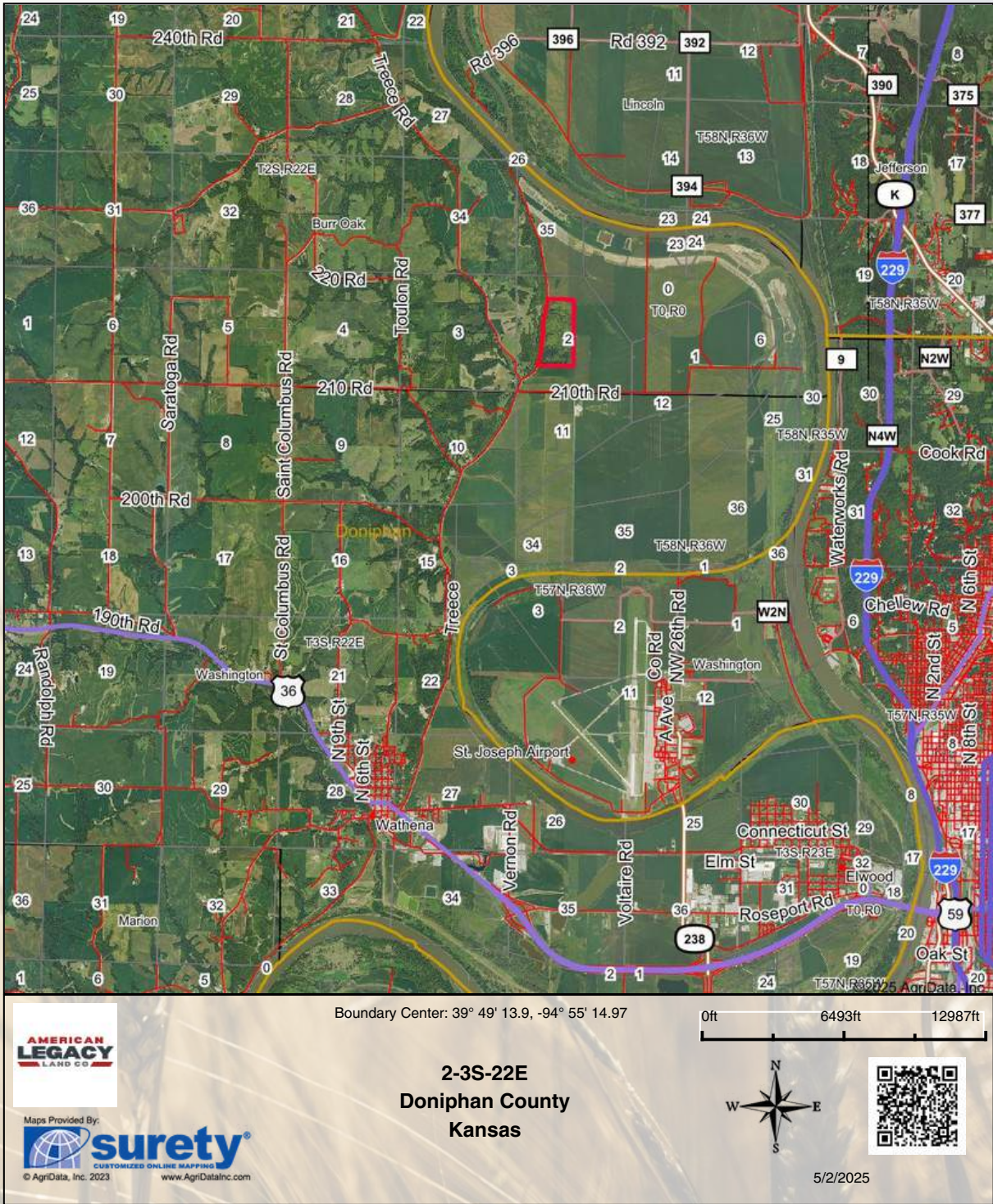
Taxes: \$715 +/-

Available for 2025

FEATURES:

- 99.31 +/- Acres
- Mature cottonwoods
- Enrolled in WRP
- Great deer hunting and big buck history
- 10 minutes from Saint Joseph, Missouri
- Less than an hour to Kansas City

DONIPHAN COUNTY,
KANSAS



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AND SELL LAND





Boundary Center: 39° 49' 13.9, -94° 55' 14.97

0ft 511ft 1022ft

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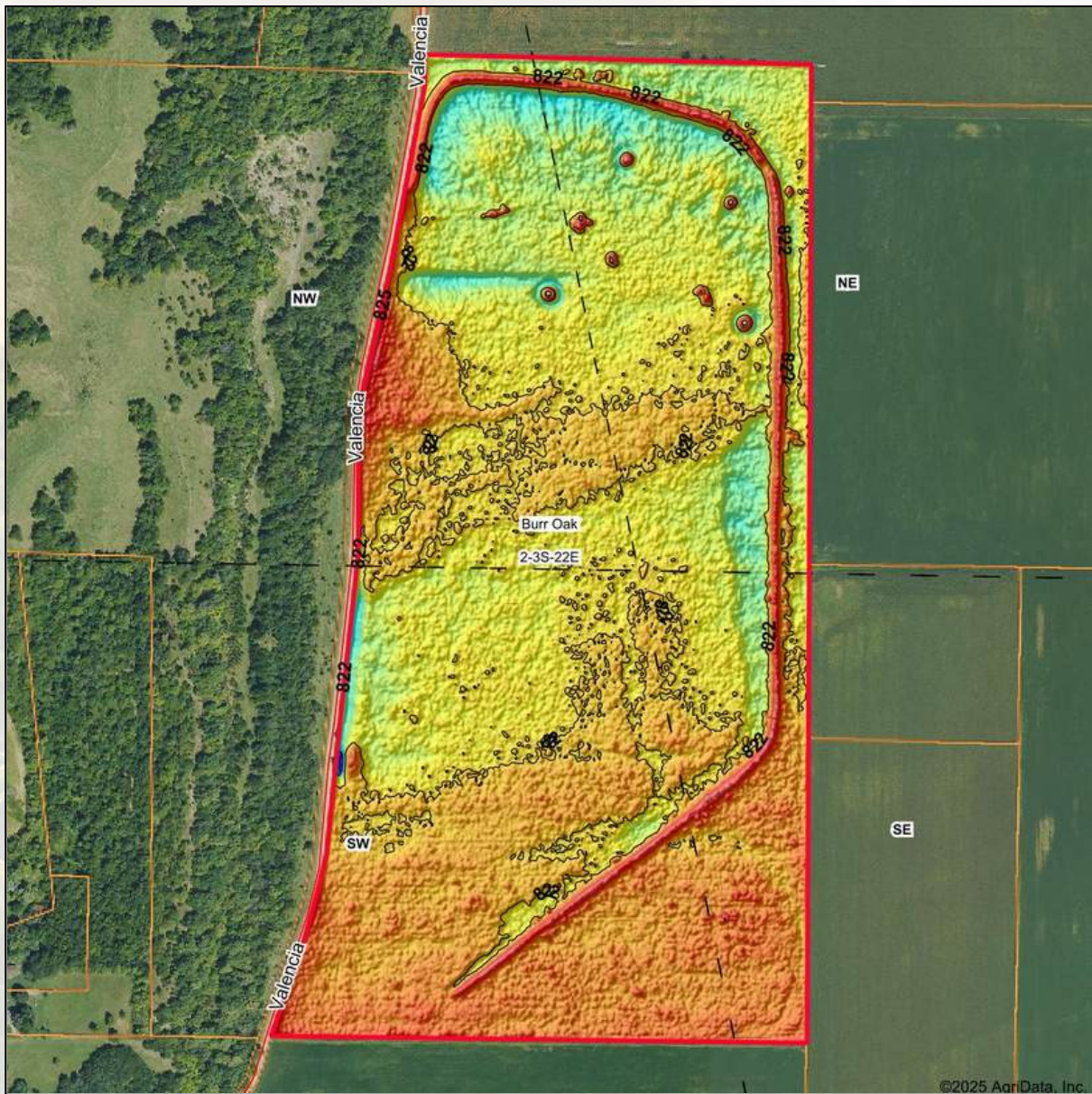
Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
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2-3S-22E
Doniphan County
Kansas



5/2/2025



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 817.4
Max: 825.9
Range: 8.5
Average: 822.0
Standard Deviation: 0.75 ft

0ft 485ft 969ft



5/2/2025

2-3S-22E
Doniphan County
Kansas

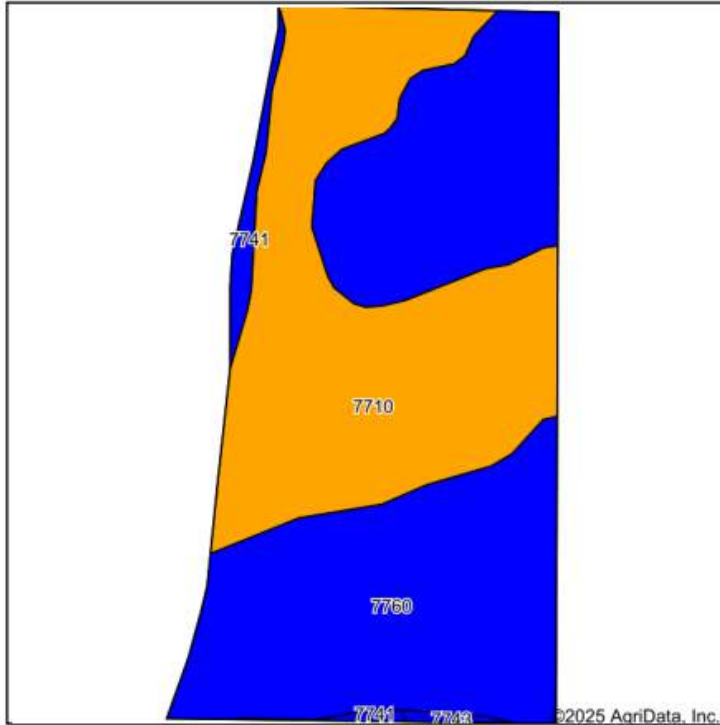
Boundary Center: 39° 49' 13.9, -94° 55' 14.97



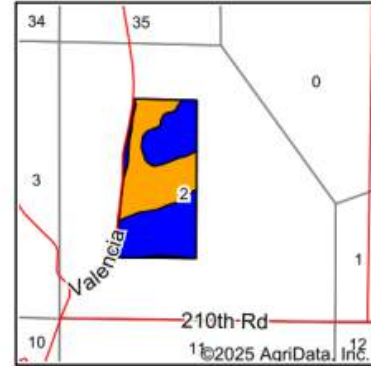
FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Doniphan**
Location: **2-3S-22E**
Township: **Burr Oak**
Acres: **99.19**
Date: **5/2/2025**

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Area Symbol: KS043, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu
7760	Onawa and Waldron silty clay loams, occasionally flooded	54.62	55.0%		Ilw	Ilw	3227	1	2	3	2	96	127	76	4
7710	Albaton silty clay, occasionally flooded	42.14	42.5%		Illw	Illw	2772	3	4			68	99	55	6
7741	Haynie silt loam, occasionally flooded	2.07	2.1%		Ilw	Ilw	4833			9	5	124	154	95	
7743	Haynie-Onawa complex, occasionally flooded	0.36	0.4%		Ilw	Ilw	4290			7	4	112	141	87	
Weighted Average					2.42	2.42	3071.1	1.8	2.8	1.9	1.2	84.7	115.7	67.5	50.

*n: The aggregation method is "Weighted Average using all components"

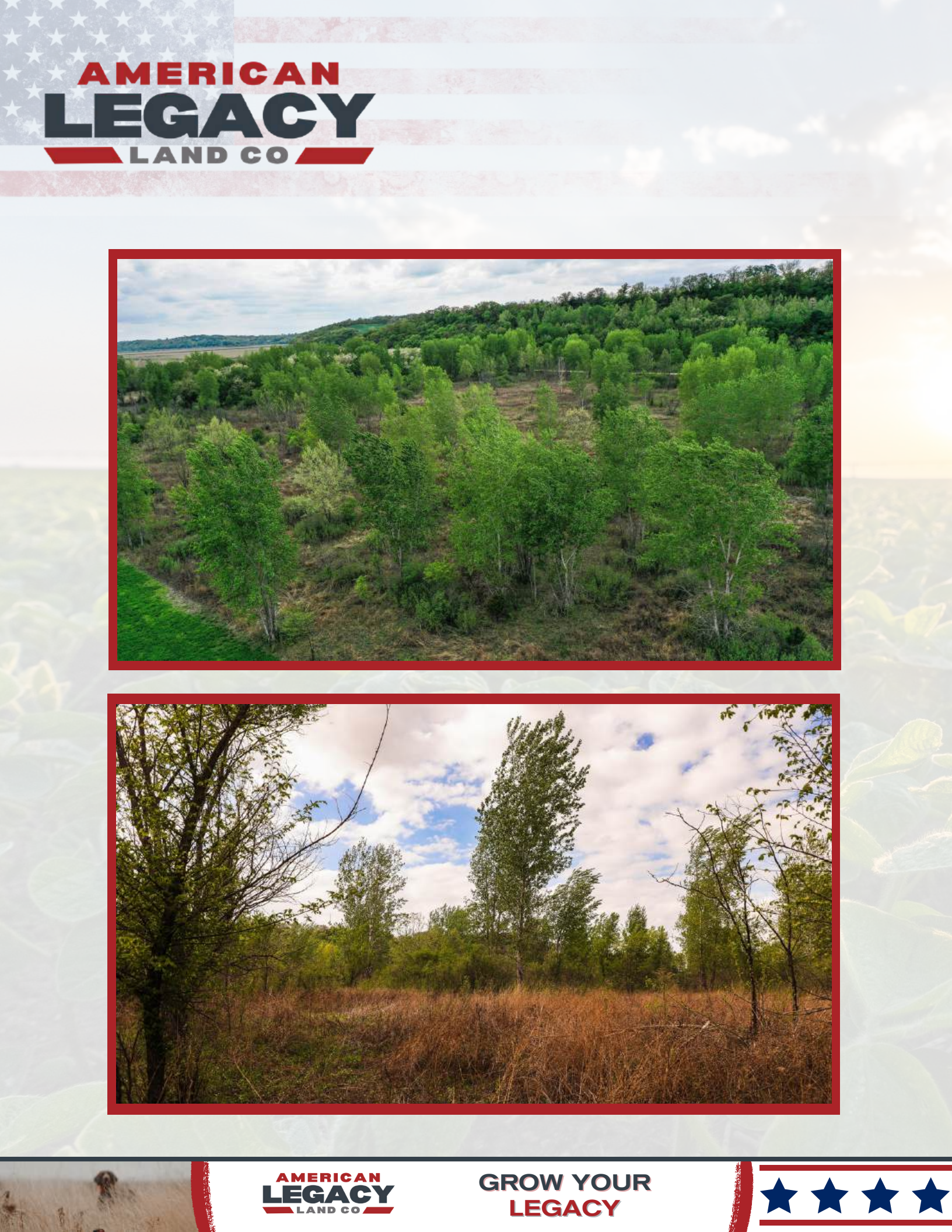
*c: Using Capabilities Class Dominant Condition Aggregation Method



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**COMMITTED • DETERMINED
TRUSTED**





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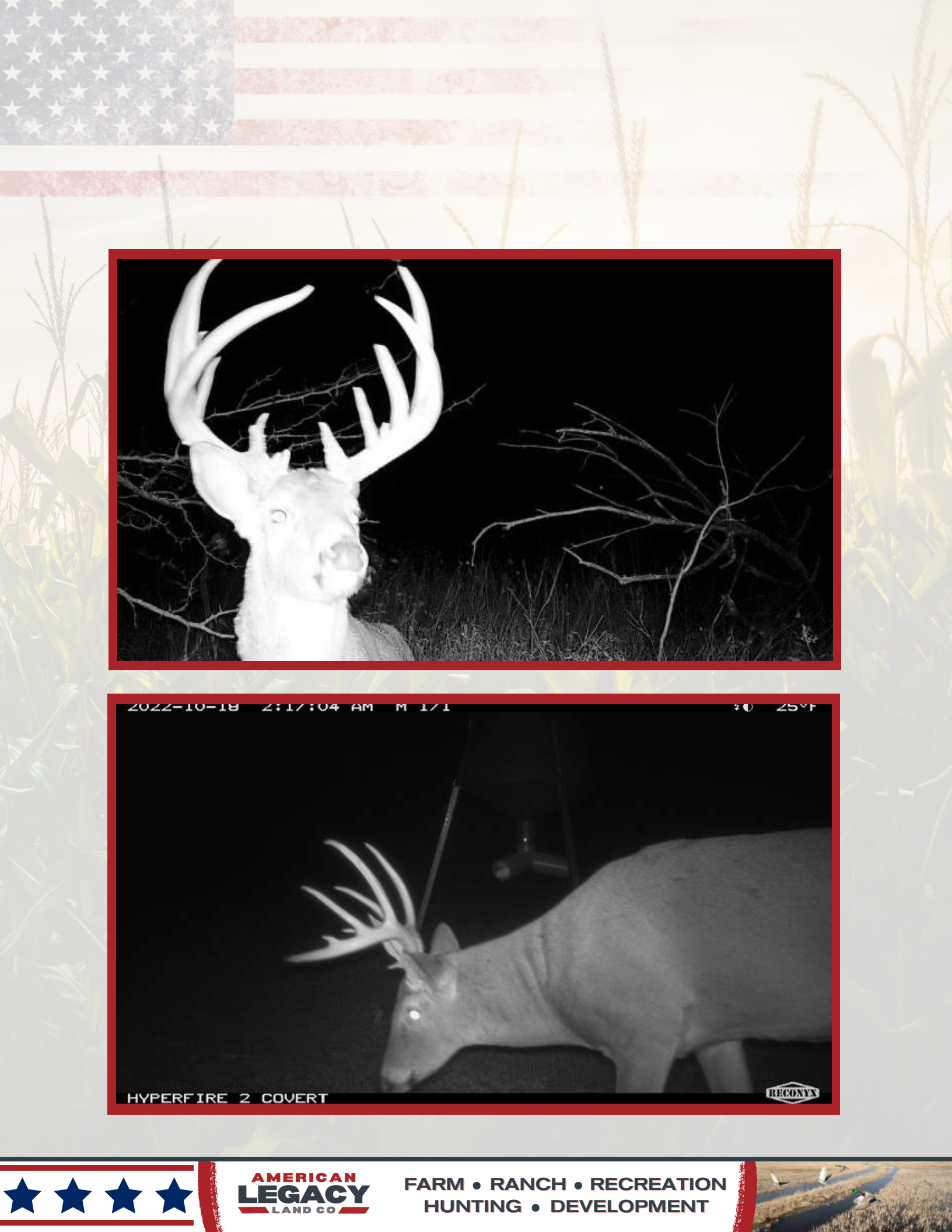


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About the Agent:

Nate Krick found his passion for the outdoors at a young age, as he spent every bit of “free time” he had outside learning to bow hunt, fish, and appreciate many aspects of nature from the men in his life. From hunting trips with his brothers, dad, and grandpa as a child to now successfully co-owning his outdoor media production company, Identical Draw, Nate has experienced the ins and outs of what farming, recreational, and agricultural land has to offer. Nate has developed skills to properly manage his family hunting land through timber stand improvement, prescribed fire, and regular maintenance to enhance the land for wildlife to thrive. Nate learns from and works with professional outdoorsmen, and creates lasting relationships based on honesty, integrity, and kindness. With this background, Nate has carried over his vast knowledge and experiences into caring for the people he serves as a licensed agent in Nebraska and Kansas through American Legacy Land Co. .



Nate currently lives in Lincoln, Nebraska with his wife, Makayla, and two young children, ReyAnna and Callahan. Spending time outdoors as a family has been a priority for Nate from the start, and they regularly make the trip to the family land in Kansas to get some fresh air. When at home, you'll find Nate searing a deer steak on the cast iron, picking a James Taylor song for his kids on the guitar, or going for a run around the neighborhood. At the end of the day, Nate entrusts the Lord with all the things he loves and he is grateful to meet and work with some incredible people through land real estate.

NATE KRICK, LAND AGENT



402-937-3763



NathanKrick@AmericanLegacyLandCo.com