



Bourbon County Kansas Land for Sale at Auction - Trio Farms

TROPHY
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PROPERTY ADDRESS:
00 Poplar Road
Fort Scott, KS 66701

ACRES: 150±
COUNTY: Bourbon

AUCTION DETAILS:

Bourbon County Kansas Land for Sale at Auction – Trio Farms

Property Preview Day Saturday, June 28th 10AM to Noon.

Bidding Ends Wednesday, July 16th at 1PM.

Premier Hunting Property with ROI Potential – Trophy Whitetail & Turkey Paradise

Welcome to a hunter's dream! This premier 150± acre recreational farm is a rare opportunity to own a turnkey property with proven trophy whitetail genetics, abundant turkey populations, and solid investment potential.

Property Highlights:

- Turnkey Hunting Setup: Featuring 2 Diamond blinds paired with two 2,000 lb All-Season feeders, this farm is hunt-ready with strategic placement for optimal deer traffic.
- Trophy Whitetail Potential: Excellent deer numbers with a mature age class structure. Multiple 150"+ bucks aged 4.5 years and older made it through the 2024 season, offering unmatched potential for the upcoming years. Genetics are here, B&C deer have been killed nearby with bucks scoring upward of 200".

- Abundant Turkey Population: Spring success is virtually guaranteed with the ability to tag out annually—this property is a consistent producer.



PRESENTED BY:

CODY CUTLER
Land Specialist

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- **Strategic Access:** Multiple entry points via 135th Street and Poplar Road, ideal for accessing stands undetected based on wind direction.
- **Natural Water Source:** Mill Creek meanders through the north portion of the property, providing a vital water source and natural corridor for wildlife.
- **Income-Producing Acres:** Approximately 70 acres of tillable ground under a multi-year lease with escalated cash rents, generating immediate return on investment.
- **Timber Value:** Presence of mature black walnut trees adds another layer of financial upside through potential tim-

ber harvest.

- This property offers a rare combination of high-end hunting, diverse habitat, year-round recreational enjoyment, and strong income potential. Whether you're a seasoned hunter, investor, or outdoor enthusiast, this is a farm that checks every box.

Contact Cody Cutler (620) 224-6003 today to schedule a private showing—properties like this don't come around often!

