



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Stunning 320± Acre Kansas High Fence Hunting Ranch w/ Trophy Deer & Home for Sale

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com

PRICE IMPROVED



PROPERTY ADDRESS:

882 260th Street
Fort Scott, KS 66701

PRICE: \$2,139,000

ACRES: 320±

COUNTY: Bourbon

PROPERTY HIGHLIGHTS:

- 320± acres
- 212 acres high-fenced
- 5 bed, 2 bath home
- 30'x80' barn with utilities
- 30+ trophy class whitetail bucks harvested
- 40+ mature fallow
- Stocked pond
- Established food plots
- Detailed records of all wildlife and stocked fish

PROPERTY DESCRIPTION:

This remarkable 320± acre ranch offers a rare opportunity to own a premier trophy hunting preserve. With a track record of naturally producing high-quality whitetails, this property now includes selectively improved genetics to accelerate trophy potential and herd excellence. Of the total acreage, 212 acres are high-fenced and currently home to over 30 whitetail bucks and 30+ does, with the potential to produce 50+ fawns in 2025. The herd includes Blosser Whitetail Originating Stock, recognized as one of the Top 30 Whitetail Breeders. Every doe has either produced or is a sister to bucks that have reached 200+ inches at just two years old.

In addition to the exceptional whitetail herd, the preserve includes over 40 mature fallow deer in all three color phases—melanistic, white, and common (tan with white spots). These animals are from award-winning Brad Farmer genetics, a Kansas-based breeder recognized by the North American Deer and Elk Farmers Association.

Two aoudad sheep are also part of the high-fenced game population, and all animals will convey with the sale. Prior to the installation of the high fence, the property consistently produced



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outstanding native whitetail. Most of the mounts and sheds featured in the listing originated on-site, prior to fencing, underscoring the property's exceptional natural bloodlines.

The land features a well-balanced mix of timber and open pasture, providing both an ideal habitat for wildlife and the option for agricultural use. Much of the pasture could be easily converted to crop land, offering versatility and long-term value. The property is further enhanced with established food plots and over 8 miles of cut and mowed trails, making it a turnkey solution for hunting and land management.

There are six game feeders on the property: one 3,000lb All Seasons Feeder, two 2,000lb All Seasons feeders, and three 55lb feeders, ensuring optimal nutrition and accessibility for wildlife. The property also includes one Redneck Blind, two homemade blinds and multiple tree stands, adding to the functionality of the property.

At the heart of the ranch is a 5-bedroom, 2-bathroom newly built slab home offering 1,750 square feet of comfortable living space. Featuring a mix of concrete and carpeted floors, beautiful wood ceilings, and an open-concept layout, the home is both rustic and refined. It will be conveyed partially furnished for immediate enjoyment. On the southern edge of the property, a 30'x80' barn with water and electricity presents an excellent opportunity for conversion into a second home or a top-tier hunting lodge. Additional outbuildings provide ample space for equipment and storage.

A fully stocked pond adds to the recreational appeal and includes an inventory of 30+ catfish, along with bass and other species. Detailed stocking records are available. The owner also maintains comprehensive genetic records for the game animals, available upon request. As a bonus, the property features a multi-year-established fruit garden with strawberries, blackberries, raspberries, blueberries, and asparagus, offering a touch of homestead charm and sustainability.

With its combination of trophy game, top-tier genetics, income potential, recreational value, and comfortable accommodations, this property presents an extraordinary opportunity for the discerning outdoorsman or investor.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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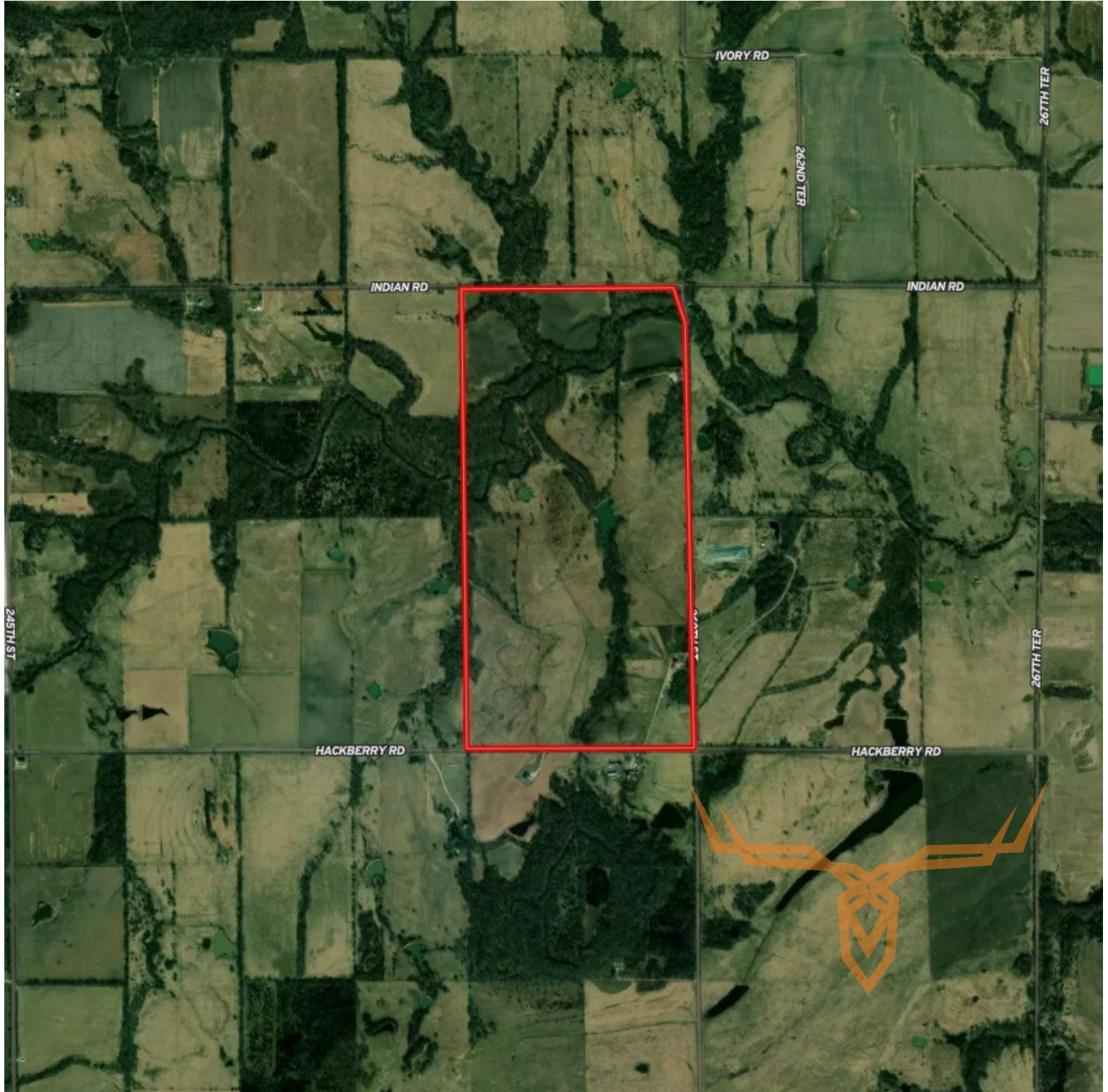
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