

GENE
FRANCIS
& ASSOCIATES

LAND FOR SALE
482± ACRES



HARPER COUNTY IN KANSAS

World-Class Whitetail Deer

Call Ralph Lilja, REALTOR® today!
(620) 243-3244 | ralph@genefrancis.com

World-Class Whitetail Trophy Hunting in Kansas Deer Management Unit 16. 482± acres in the heart of some of the most sought-after hunting properties in South Central Kansas. No expense has been spared to develop this property into a wildlife sanctuary. In the center of the property a hundred acres are fenced with the majority of the fence being new 5 wire with pipe corners and gates.

West Sandy Creek runs 1¼ miles year-round through the entire length of the property. An abundance of mature hard wood trees and brush and tall native grass provides bedding areas to hold a large deer population. Several food plots are planted to alfalfa and winter wheat. Two tree stands and a Redneck Box stand have been strategically placed that provide optimum hunting opportunities. Two solar water wells provide additional water for wildlife and livestock.

Painstaking care has gone into developing and managing the property to produce Trophy Deer. Other recreational opportunities include Turkey, Pheasant and Quail hunting. Improvements include a barn and storage shed. Income from a CRP contract generates \$5,800 per year and additional income from livestock grazing.



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Property Address:

100 SW 120 Ave, Waldron, KS 67150

Legal Description:

N/2 of 36-33-W9 & SE/4 of 36-33-W9, Harper County, KS

Directions:

From Anthony, travel west on Highway 2 for approximately 11 miles, then south on SW 110 Ave for one mile to the northeast edge of the property.

Possession: At closing

Listed at \$2,200,000

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code to view
our land
listings on
land.com.**



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GENE FRANCIS & ASSOCIATES



Start with us!

For over 40 years, Gene Francis & Associates has been selling real estate and performing auctions in over 75 Kansas counties. We sell the earth and everything on it! Contact us today.

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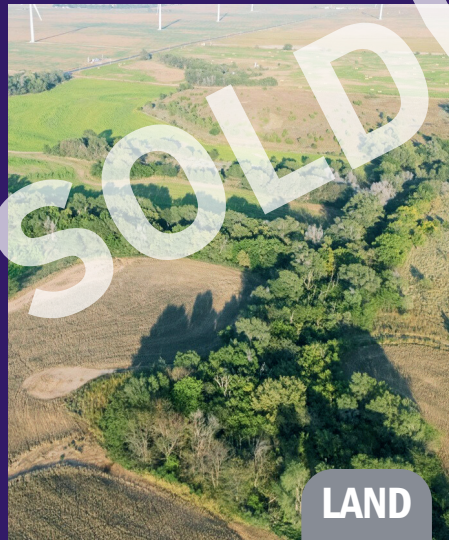
Cheney Office
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Cheney, KS 67025
(316) 540-3124

Manhattan Office
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Manhattan, KS 66503
(785) 556-7162



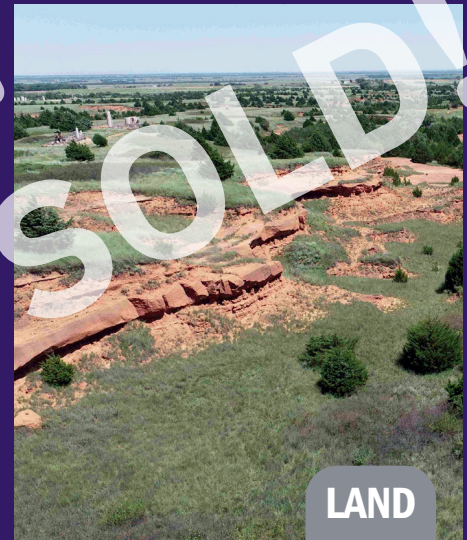
LAND

\$2,800,000
550 Acres
Barber County, KS



LAND

\$830,000
480 Acres
Harper County, KS



LAND

\$2,700,000
1,300 Acres
Barber County, KS

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