



## 160± Acres | Harper County, KS Hunting with Wind Turbine Income

**Seize this rare opportunity** to acquire 160± acres of prime hunting property in Harper County, complete with wind turbine income. The land is located in Kansas Deer Management Unit 16, situated four miles north of Harper on Highway 14 and 3 miles west on NW 130 Road. The Legal Description is the SW/4 of 18-31-7.

**This is the first time this generational,** family-owned property has been offered for sale. The land features a diverse combination of mature timber, thick underbrush, pasture, and tillable farm ground, bisected by a small, spring-fed creek. It holds the potential to be developed into a premier hunting destination, offering excellent building sites for a cabin or home. Income sources include two existing wind turbines and a farm lease. The seller's mineral interest will convey to the buyer.

**Listing Price: \$606,800**

## Property Highlights

- Income from two wind turbines & farm lease
- Mature timber, thick cover, pasture & tillable ground
- Spring-fed creek attracts & supports wildlife
- Excellent hunting & recreational opportunities
- Potential homesite, cabin, or hunting lodge location
- Generational family ownership
- Hunting, income, & investment value

**Legal Description:** SW/4 of 18-31-7

**Possession:** At Closing

**Minerals:** The seller's mineral interest will transfer to the buyer.

**Taxes:** \$422.42 (2025)

