

**160 acre Incredible Farm for sale in
Doniphan County KS1
1219 120th
Troy, KS 66087**

\$899,900
157.550 +/- acres
Doniphan County



160 acre Incredible Farm for sale in Doniphan County KS1

Troy, KS / Doniphan County

SUMMARY

Address

1219 120th

City, State Zip

Troy, KS 66087

County

Doniphan County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

39.6806 / -95.1307

Dwelling Square Feet

921

Bedrooms / Bathrooms

2 / 1

Acreage

157.550

Price

\$899,900

Property Website

<https://www.mossyoakproperties.com/property/160-acre-incredible-farm-for-sale-in-doniphan-county-ks1-doniphan-kansas/14266/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

Once every few years I walk onto a farm and instantly fall in love with it. This is one of those farms, and I can not imagine that you will not have the same feelings. This 160 acres sits just North of Atchison KS 7 miles up highway 7 then 1/2 mile East at the end of a dead end 120th Rd. This farm sits in a 5000 acre block with no thru public roads. This farm also has zero road frontage and that is huge when it comes to growing and holding quality deer and great numbers of turkeys.

As you open the locked gate you start down the long driveway you come to the 40x50 metal shop building. Concrete floor with sliding doors this big tall building is all the shop you will need to store equipment or change oil and maintain your equipment on rainy days. The shop building does have electric with water and it has a septic system next to the shop if you wanted to add a bathroom or park an RV and hook into the septic.

As you follow the driveway past the shop it starts to switchback down the hill and turns into the timber. Following the gravel rd down it ends at the bottom of a big deep ravine in a park like setting with a big beautiful pond surrounded by steep oak covered hillsides and a cabin overlooking the pond. The seller says the pond is 17 ft deep and loaded with big fat crappie several up to 17 inches or better. After harvesting your families limit of turkeys on a crisp April morning, you can sit on the cabin porch and listen to the turkeys gobbling out in the corn fields as you prepare to go catch a mess of crappie. Spend the late morning picking up enough fresh morel's that you can cook an incredible lunch for the family with the spring trifecta.

The cabin is well built with water, electric and a septic system. The cabin did experience some water damage from a water leak and does need remodel work to bring it back to good condition.

The farm has 50 acres of tillable land that is cash rented at \$7,000 per year by a local farmer. This mix of tillable, timber, and elevation change is the perfect recipe for giant whitetails to become old and big.

This farm has produced multiple giants, the seller has killed deer up to 200 inches. The proof is in the pictures of all of the deer over the last 20 years that the seller and his family have harvested.

Mixed use farms like this are really hard to find especially in Doniphan County KS.

Showings do require 48 hour notice.

Located an easy drive of just 1 hr from the Kansas City Metro

Call me broker Josh Fiscus 620-870-9766 for more info and to set up your very own private tour.

MORE INFO ONLINE:

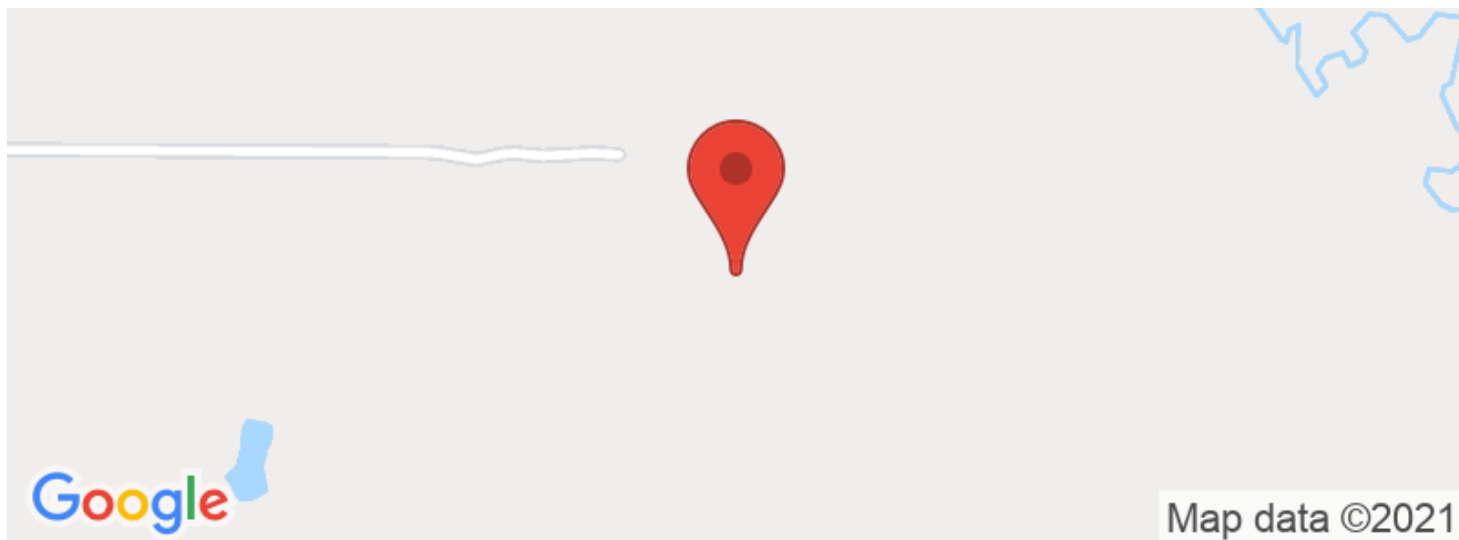
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Troy, KS / Doniphan County



Locator Maps



Aerial Maps



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Troy, KS / Doniphan County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

MORE INFO ONLINE:

MossyOakProperties.com



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Mossy Oak Properties of the Heartland

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