

Elk County 160
730 US 160
Grenola, KS 67346

\$616,000
160± Acres
Elk County



Elk County 160
Grenola, KS / Elk County

SUMMARY

Address

730 US 160

City, State Zip

Grenola, KS 67346

County

Elk County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.3601295 / -96.4212499

Dwelling Square Feet

576

Bedrooms / Bathrooms

2 / 1

Acreage

160

Price

\$616,000

Property Website

<https://www.mossyoakproperties.com/property/elk-county-160-elk-kansas/27875/>



PROPERTY DESCRIPTION

****Drastic Price Correction****

Located between Grenola and Moline, Ks along HWY 160 in the famed Flint Hills region of Kansas, lies this habitat rich recreational 160+/- acres. Consisting of thick timber, clear cuts, hay meadows, drainages, former CRP, and multiple thickets, this wildlife rich property is being offered for the first time in nearly 30 years.

As you pull down the long gated drive, you will quickly notice the open fields on either side of the drive. These fields had recently been enrolled in CRP, but have expired and are now open for a variety of uses, including food plots. Consisting of Class II and III loam soils, these areas could easily be turned into destination agricultural fields for wildlife, or row crop tillable providing return on investment.

Past these fields, you will come to the centrally located cabin. At just under 600 sq. ft., the cabin includes all of the modern amenities to keep you comfortable including "motel heat and air" as well as a wood stove for an additional heat source, and is set up as an open bunkhouse with room to sleep at least 4. The cabin is also equipped with restroom, as well as a small kitchen area and sets in the center of the property out of view from the road and provides an ideal basecamp. Along with the cabin, there is also a small two bay implement shed, perfect for storing all of the necessary equipment for upkeeping the property.

From the cabin, an internal trail system allows for easy navigation throughout the property via ATV, UTV, or even vehicle to some areas. This trail system is also frequently used by the resident wildlife to traverse the diverse habitat.

Offering ideal year round bedding, the property consists of thickets as well as dense soft wood timber. With multiple wet weather drainages running throughout the property and creating natural travel corridors, these areas also make some of the more ideal tree stand locations as there are multiple large hardwood trees along these drainages, including multiple Black Walnut trees. To further enhance the property and create additional "edges," the current owners have cleared multiple thickets, as well as Red Cedar from the property. These clearings would again make multiple ideal food plot locations, as well as supplemental feeding locations. The property is currently setup with 3 supplemental feeders, as well as 4 wooden permanent tower blinds.

The property also has approximately 17 acres of meadow, that has recently been in hay production. Offering good native plant diversity to the property, this area is mostly consisting of Class III loam soils, and could be left as native meadow, or again, be turned into destination agricultural fields for wildlife, or row crop tillable providing additional return on investment.

The rolling topography of the property allows for multiple wet weather drainages, as well as 3 year round ponds that will hold water consistently. Multiple other low areas dot the property providing plenty of water sources for wildlife as well as the potential for waterfowl hunting opportunities, should that be of interest.

The property also offers good upland bird hunting opportunities as the current owners report that it is common for 3-4 coveys to call the property home. In addition, Whitetail Deer, Turkey, and Predator hunting opportunities are present.

With all utilities on the property including rural water and electricity, the property would also make an excellent permanent residence, as there are multiple potential build sites on the property.

Property is perimeter fenced with some areas being in good condition, while other areas are poor to nonexistent, with all property boundaries being clearly defined. All mineral, oil, and natural gas rights will transfer with no current production or leases.

To schedule a private showing or for any questions, contact Land Specialist Jake Kolb at jkolb@mossyoakproperties.com or [620-252-5881](tel:620-252-5881).

*160+/- Acres

*Diverse Habitat

*Scattered Dense Timber

*Dense Thickets

*Wet Weather Drainages

*3 Ponds

*40+/-acres Expired CRP/Meadows

*Internal Trail System

*Cabin

*Implement Shed

*All Utilities on Property

*Highway Frontage

*Potential Build Sites



*Mineral Rights Transfer

*Whitetail Deer Hunting

*Turkey Hunting

*Upland Bird Hunting

*Predator Hunting

*Potential Waterfowl Hunting

*1.75+/- miles to Grenola, KS

*5.75+/-miles to Moline, KS

*26+/- miles to Sedan, KS

*70+/-miles to Wichita, KS

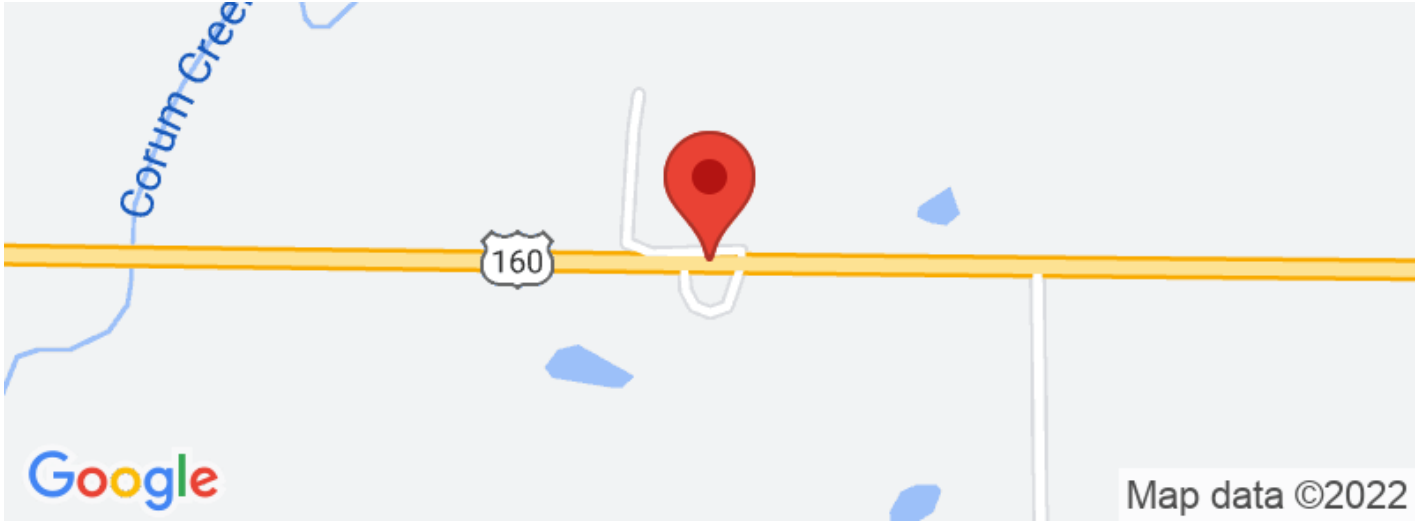
*70+/- miles to Bartlesville, OK

*110+/- miles to Tulsa, OK

Elk County 160
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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Mossy Oak Properties of the Heartland

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MORE INFO ONLINE:

MossyOakProperties.com