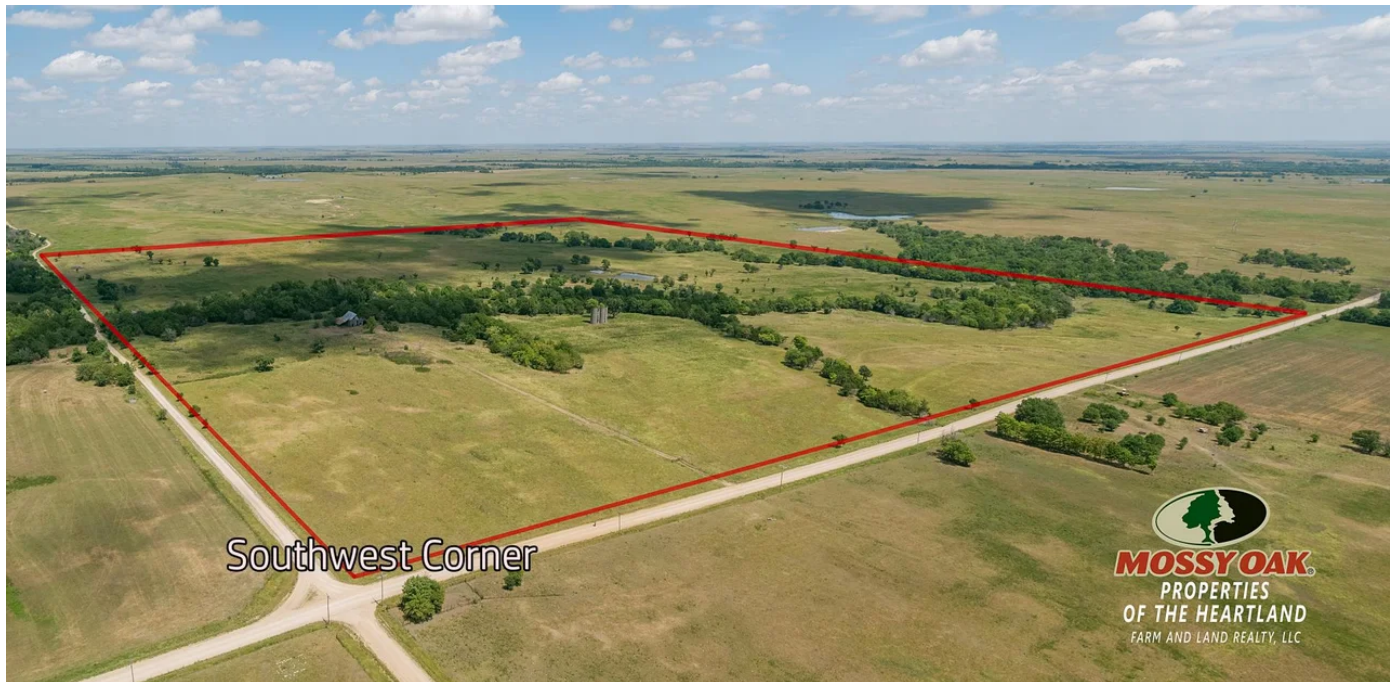


**160 Acres of Hunting and Grazing**  
00000 255TH ST  
Hamilton, KS 66853

**\$560,000**  
**160± Acres**  
**Greenwood County**



## 160 Acres of Hunting and Grazing Hamilton, KS / Greenwood County

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### **SUMMARY**

**Address**

00000 255TH ST

**City, State Zip**

Hamilton, KS 66853

**County**

Greenwood County

**Type**

Hunting Land, Ranches, Recreational Land,  
Undeveloped Land

**Latitude / Longitude**

37.979749 / -96.248867

**Taxes (Annually)**

782

**Acreage**

160

**Price**

\$560,000

**Property Website**

<https://www.mossyoakproperties.com/property/160-acres-of-hunting-and-grazing-greenwood-kansas/31023/>



## 160 Acres of Hunting and Grazing Hamilton, KS / Greenwood County

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### **PROPERTY DESCRIPTION**

This quarter section can be found almost straight west of Hamilton, Kansas at the intersection of 255th street and R road. It is a nice property with many varieties of elevation change and habitat change. This land has an old barn on it as well as two old silos adding even more to the character.

The barn that was built in 1930 could still be shored up and used as a functional barn. Perimeter fences are in decent shape all the way around and include some new fences on the west side north of Homer Creek to the corner. Running livestock on this property is no problem and there are currently cattle on the property. We have had a very dry year and this place still has water all over in the form of pockets in the creek and two nice ponds. There is an ocean of green grass filling both sides of the creek. If you are looking for land to build on then you need to come see some of the views you could have from this property. Gate access is already in place and there are two entrances from the south, one of which includes a cattle guard. The west side also has two gated entrances, one north of the creek and one south of the creek by the barn. The gate south of the creek is a double panel gate and leads right into the barn from the west.

If you have spent much time traveling the countryside in Greenwood county then you have likely heard of or drove over Homer Creek. Deer love to travel these creeks bottoms and in the driest of years will always have something to drink. Another great thing about the creek running on this property is it provides lots of different deer tree stand locations. With roads on the south and west sides of the property access to hunt different winds works really well. The rut on this property is sure to make hunting memories that will never be forgotten. If you look on an aerial satellite map and zoom out, it is easy to see why the deer would hang out on this acreage. It has awesome tree cover compared to the grass farms around it. A gentle roll in the elevation change also works great for sneaking in and out of your stand much more efficient.

If you're looking for hunting or cattle land in Greenwood County, look no further than 160 acres on Homer Creek. With plenty of water sources and perimeter fencing already in place, this property is ready to go. So don't miss your chance - Call today to take a look at this versatile farm that has much to offer.

- Property is located in Greenwood County, just west of Hamilton, Kansas.
- The land includes an old barn, two silos, and many different types of elevation and habitat changes.
- The barn was built in 1930 and could be fixed up and used as a functional barn.
- The fences around the property are in decent shape, with some new fences.
- This land would be perfect for hunting or raising cattle.
- 160 acres of Hunting and Cattle land in Greenwood County
- Homer Creek runs through the property providing water for deer and cattle
- Roads on the south and west sides provide easy access to different parts of the property





-The rut is sure to provide hunting memories that will never be forgotten!

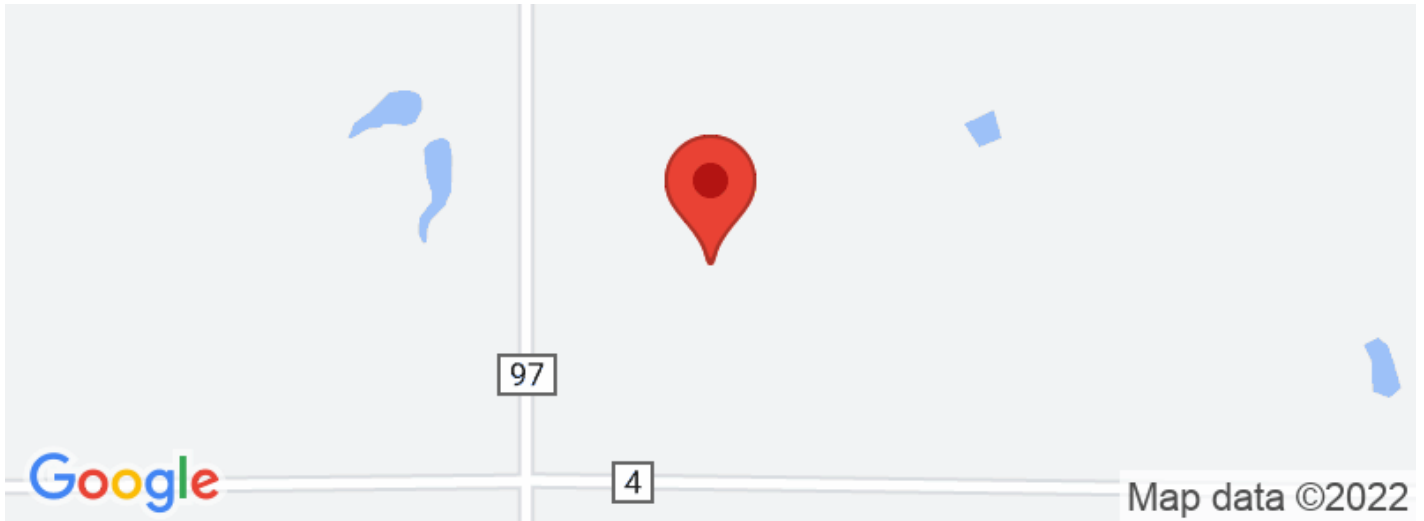


**160 Acres of Hunting and Grazing  
Hamilton, KS / Greenwood County**

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## Locator Maps





## Aerial Maps



**160 Acres of Hunting and Grazing  
Hamilton, KS / Greenwood County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Andrew Kattenberg

**Mobile**

(620) 313-0783

**Email**

akattenberg@mossyoakproperties.com

**Address**

1007 Main Street

**City / State / Zip**

Neodesha, KS 66757

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**NOTES**

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## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**