

Quarter Section of Gorgeous Kansas Real  
Estate  
00000 RT 1  
Yates Center, KS 66783

**\$480,000**  
160± Acres  
Woodson County



## Quarter Section of Gorgeous Kansas Real Estate Yates Center, KS / Woodson County

### SUMMARY

**Address**

00000 RT 1

**City, State Zip**

Yates Center, KS 66783

**County**

Woodson County

**Type**

Hunting Land, Recreational Land, Ranches,  
Undeveloped Land

**Latitude / Longitude**

37.8811472 / -95.7333175

**Taxes (Annually)**

550

**Acreage**

160

**Price**

\$480,000

**Property Website**

<https://www.mossyoakproperties.com/property/quarter-section-of-gorgeous-kansas-real-estate-woodson-kansas/25601/>



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### **PROPERTY DESCRIPTION**

Less than 5 miles southwest of Yates Center is the site where this 160 calls home. A clean piece of land, this quarter section would be great for running cattle and hunting. Good fencing and thick grasses lend themselves nicely to both of these.

Pulling up to one of three gates, the first thing that sticks out is the lush grass. With over half the acreage consisting of this tall grass. Good tight barbed wire surrounds the perimeter allowing livestock the full range of the property. While there is not a pond on the property. There is a spring that the seller reports has never gone dry. The spring fills up a drainage on the north side of the property, which gives cattle a chance to have something to drink at many locations. Scattered oak trees give the animals a good place to find shade and cover from the cold north winds. Roads on two sides of the square shaped property make it perfect for checking cattle and fence. Both roads are gravel and are still very easy to navigate even after lots of rain. Quality soil keeps the livestock's food growing thick year after year. These soil types are also conducive for raising crops, if you decide to break it out and farm it.

The hunting aspect should not be unnoticed. Scattered oak trees and tall grass make this habitat ideal for holding deer and catching traveling bucks. Treestands could be put up almost anywhere. Box blinds and ground blinds could be perfect for other areas of the farm. Evidence of rutting bucks can be found throughout as well as heavy game trails from animals coming to and from the premises. Thick timber to the south and west are sure to help keep deer populations up in the area. It also gives you the benefit of hunting right next door to such dense cover. Flat areas with good soil are more than ideal for putting in some food plots to further draw the buck of a lifetime into range. A healthy population of quail also thrive in this environment. If you wanted to start a bird hunting operation, it would be hard to find one that is better setup to do so. Sitting close to Woodson County State Fishing Lake which has over 180 surface acres of water. Fishing the state lake can be a great day and as a bonus there is lots of public hunting ground surrounding it. If you choose to build a small cabin on the property, you can find power running down the road on either side.

Don't miss your chance to own this functional piece of real estate. If you have been looking for something that can do just about everything in the book, then you should schedule a showing to come view this property in person. Call or text Andrew at (620) 313-0783 for your private tour.

- Livestock Operation

- Good Fencing
- Ideal Soil
- Perfect Grazing Conditions
- Hunting
- Whitetail Deer
- Oak Trees
- Quail
- Predators
- Location
- Close to Yates Center, KS
- Less than 2 Hours to Wichita, KS
- 2 Hours to Olathe, KS
- 2 Hours to Joplin, MO

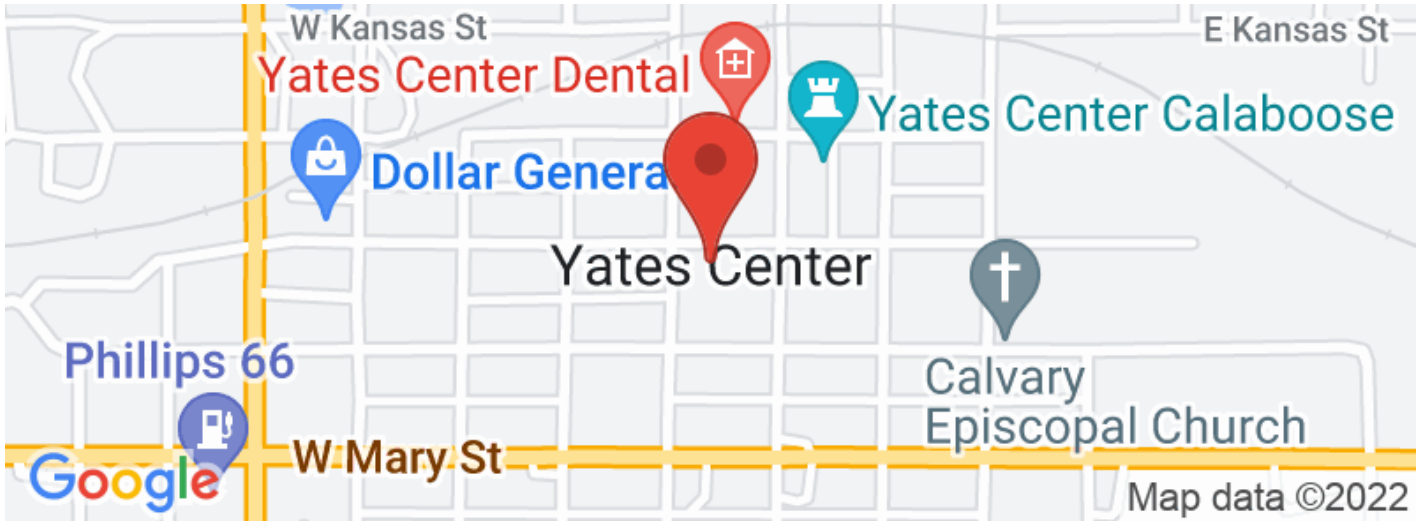


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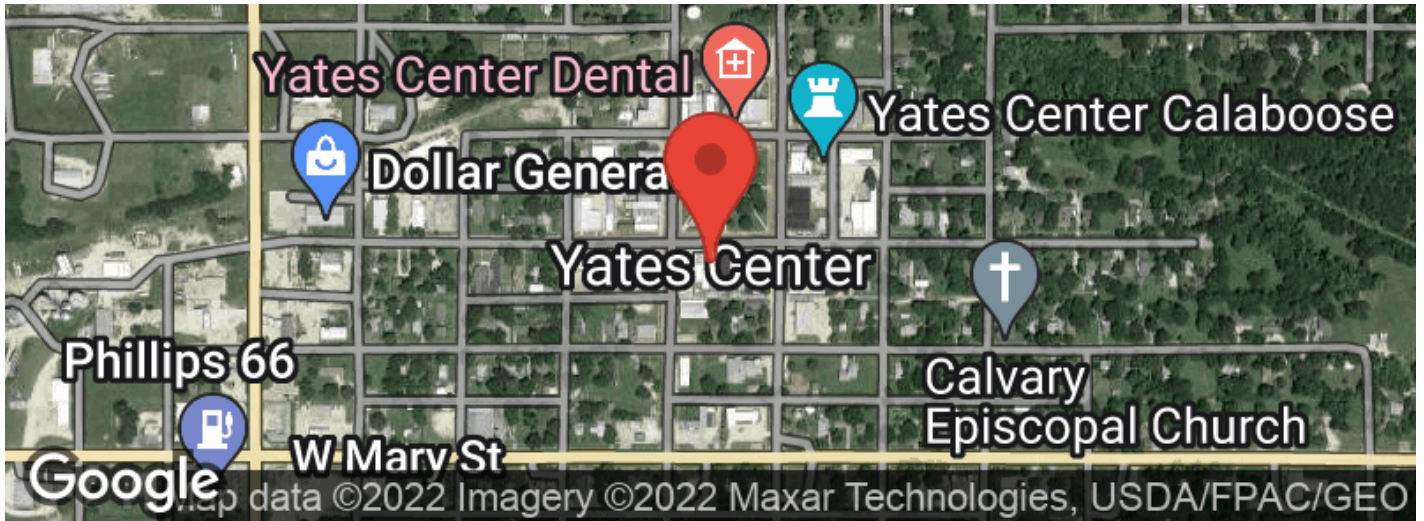


## Locator Maps





## Aerial Maps



**Quarter Section of Gorgeous Kansas Real Estate**  
**Yates Center, KS / Woodson County**

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**LISTING REPRESENTATIVE**

For more information contact:



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**Address**

1007 Main Street

**City / State / Zip**

Neodesha, KS 66757

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**NOTES**

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# NOTES

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## **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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**MORE INFO ONLINE:**

**MossyOakProperties.com**