

Reno County Hunting and CRP  
W Pleasant Valley Rd  
Langdon, KS 67583

**\$873,480**  
301.400± Acres  
Reno County



## Reno County Hunting and CRP Langdon, KS / Reno County

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### **SUMMARY**

**Address**

W Pleasant Valley Rd

**City, State Zip**

Langdon, KS 67583

**County**

Reno County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

37.844449 / -98.283878

**Acreage**

301.400

**Price**

\$873,480

**Property Website**

<https://www.mossyoakproperties.com/property/reno-county-hunting-and-crp-reno-kansas/34989/>





## **PROPERTY DESCRIPTION**

High-quality whitetails, turkeys, and quail all inhabit this half section in southwest Reno County, Kansas. Running north and south, the land contains 301 acres of hunting, grazing, and income opportunities!

Access to the north half of the property is simple, dropping south off of Highway 61 and traveling half a mile on dirt road puts you at the northwest corner. Lerado Road, bordering the west side of the property, has a bridge that is out creating three mile-sections of land with no thru roads! Accessing the south half of the property requires a quick jog around the mile-section. With that said, traffic near the tract is low but you still have good access to get into and out of the property.

There are 112.75 acres of clean native grass enrolled in CRP, paying out \$6,970 annually. The contract is set to expire in 2031 and the owners are currently on an 80/20 split with an operator who manages the land. Surrounding the area enrolled in CRP are pockets and strips of timber that create habitat diversity. The northern third of the land has Silver Creek running from the west boundary to the east boundary. Even during this year's drought, Silver Creek held plenty of water for wildlife. This area has traditionally been used for summer grazing cattle. With a year or two of rest the pasture would be allowed to recover, and the wildlife value would go up tremendously! Along the west side of the property is a band of young, scrub timber that was treated during the summer of 2022 to remove undesirable species. Many of the mature trees will continue to grow while new growth of forbs and grasses can be expected. This entire area is already a thicket but with a couple of growing seasons under its belt, you will have the most dense and desirable bedding area in the neighborhood!

A quick glance at the satellite imagery and one can see that the entire neighborhood holds a huge amount of wildlife habitat and is prime for all species of wildlife. Big, mature white-tailed deer are no exception. Through a quick survey of the land with a handful of trail cameras, we found a good age structure of bucks, solid genetics, and a healthy density of deer. Turkeys have also been observed, as well as coveys of bobwhite quail. With neighboring landowners focused on managing for older age-class bucks, any serious hunter will find satisfaction in hunting this property season after season. By allowing the pasture to recover and adding some quality food sources, a savvy land manager could create a wildlife mecca out of this property!

Contact the listing agent, Tyler Gentry at [\(316\) 641-3173](tel:3166413173) or [tgentry@mossyoakproperties.com](mailto:tgentry@mossyoakproperties.com) to schedule a showing. Trail cameras are currently running on the property and pictures will be updated as they become available.

- 301 +/- Acres
- Live Water from Silver Creek

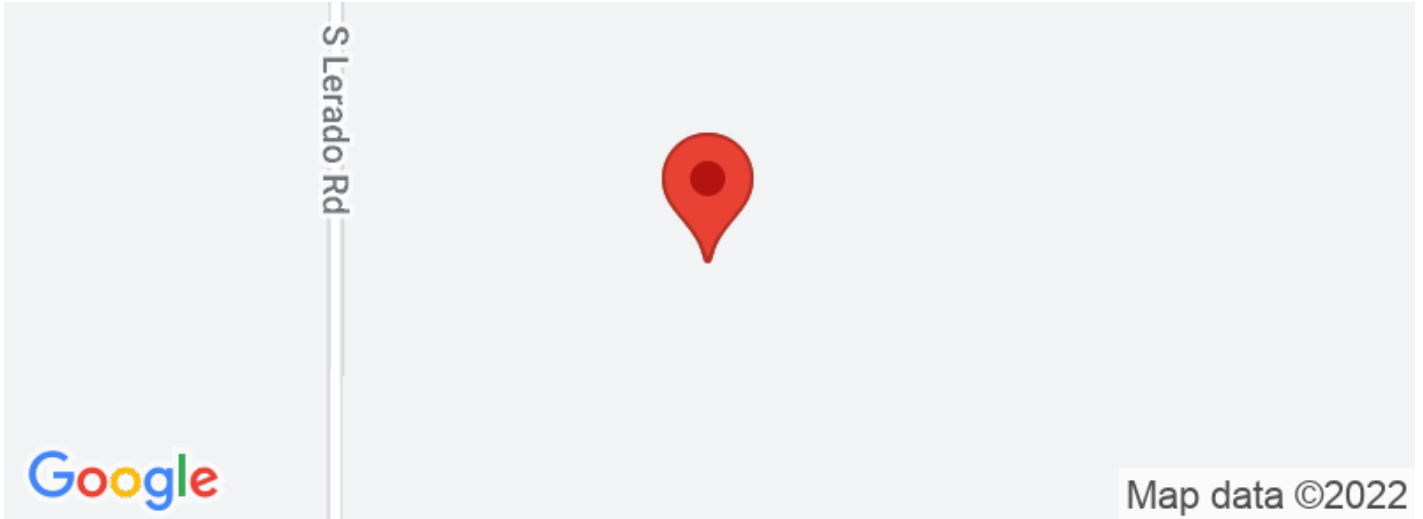
- Native Grass Prairie
- Wooded Pasture with Young Timber
- Deer Hunting
- Turkey Hunting
- Quail Hunting
- Waterfowl Potential
- CRP Income
- Grazing Income
- Dirt Road Frontage
- 25 minutes to Kingman, KS
- 30 minutes to Hutchinson, KS
- 1 hour to Wichita, KS
- 2 hours, 10 minutes to Enid, OK
- 3 hours, 45 minutes to Kansas City, MO

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## Locator Maps





## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Tyler Gentry

### Mobile

(316) 641-3173

### Email

tgentry@mossyoakproperties.com

### Address

### City / State / Zip

South Central Region, KS 67147

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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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**Mossy Oak Properties of the Heartland**

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**Springdale, AR 72762**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**