

**Coldwater 229.5**  
**Coldwater, KS 67029**

**\$495,000**  
**229.500± Acres**  
**Comanche County**



**Coldwater 229.5**  
**Coldwater, KS / Comanche County**

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**SUMMARY**

**City, State Zip**

Coldwater, KS 67029

**County**

Comanche County

**Type**

Farms, Hunting Land, Ranches

**Latitude / Longitude**

37.1304 / -99.2128

**Acreage**

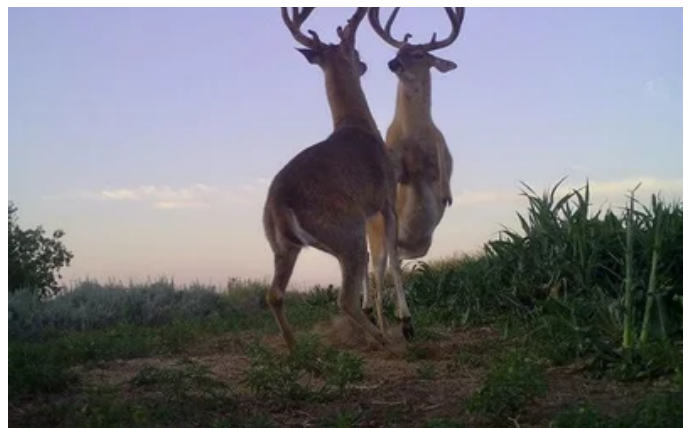
229.500

**Price**

\$495,000

**Property Website**

<https://greatplainslandcompany.com/detail/coldwater-229-5-comanche-kansas/28257>



## Coldwater 229.5

### Coldwater, KS / Comanche County

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## **PROPERTY DESCRIPTION**

### **\*Seller Financing Available\***

This property is located approximately 7 miles South and 6 miles East of Coldwater Kansas with county road access running along the North side. 229.5 +/- acres total of Kansas real estate with roughly 80% farm ground, leaving 20% grass, draws, big cottonwoods, and other mature trees. The majority of the farm ground is St. Paul silt loam, where intense farming is possible. The farm ground is currently on a year-by-year lease with the lease payment around \$5,400 per year. This property has excellent big buck hunting possibilities as well, due to the location: 1.5 miles North of the Salt Fork Arkansas River and 1.5 miles Southwest of the Nescatunga Creek. The Coldwater 229.5 is within hunt Unit 16 where age structure and genetics meet and is well known for producing massive whitetails in Kansas. There are 3 sides of good fence around this land with an old wood corral in the NE corner. A rural water hydrant sits in the center of the property and a water well is located toward the South end. This is an excellent opportunity to own some Kansas real estate in big buck country!

- *Mature trees*
- *Crop ground*
- *low areas*
- *26" avg rainfall*
- *Rural water*
- *No Minerals*
- 9 Miles North of the Oklahoma State line
- 20 minutes from Coldwater KS
- 25 mins from Protection KS
- 45 mins from Sun City KS
- 55 minutes from Medicine Lodge KS
- 1hr 15mins from Pratt KS
- 50 mins from Buffalo OK
- 1 HR from Alva OK

**MORE INFO ONLINE:**

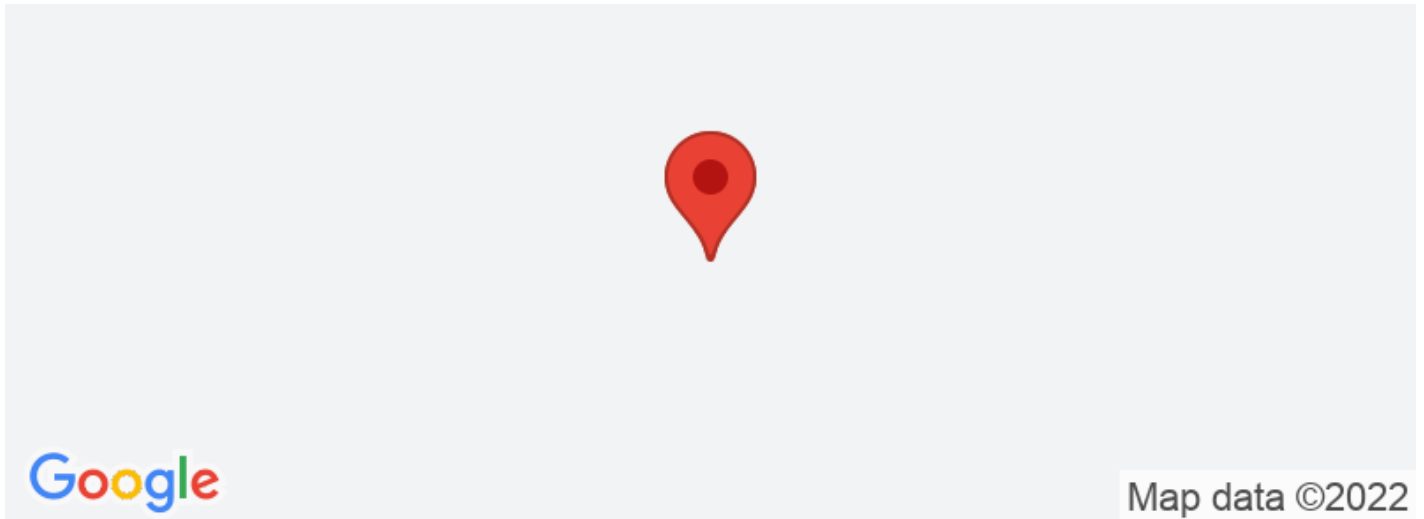
**[greatplainslandcompany.com](http://greatplainslandcompany.com)**

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## Locator Maps

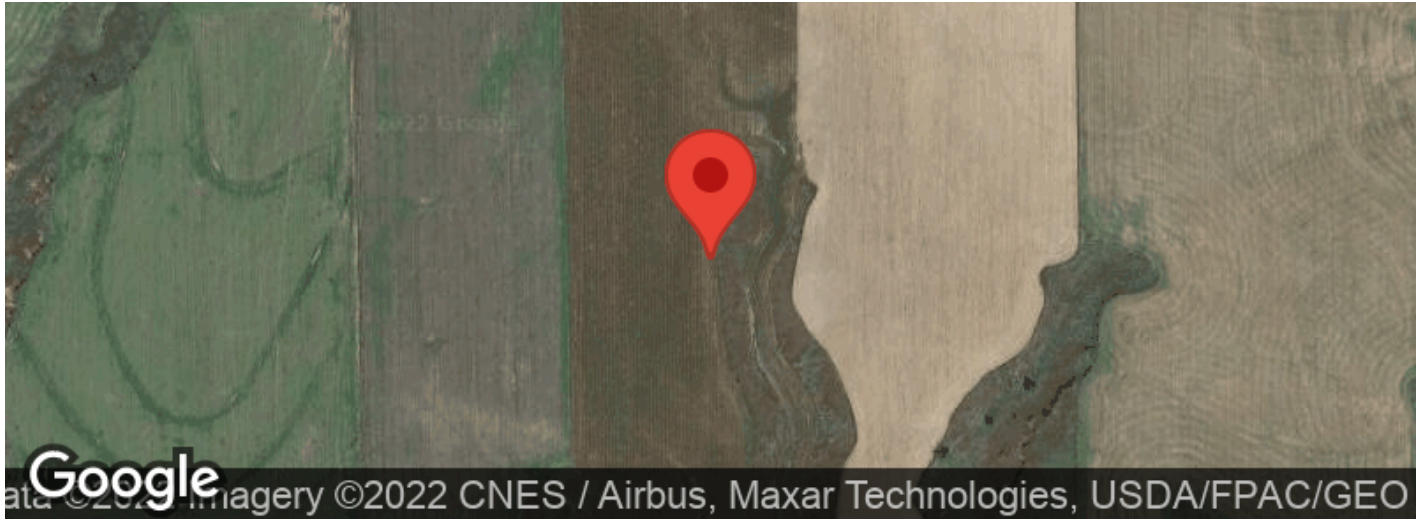


**MORE INFO ONLINE:**

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## Aerial Maps



**MORE INFO ONLINE:**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Ky Pfleider

**Mobile**

(580) 430-7005

**Email**

ky@greatplains.land

**Address**

501 N. Walker Ave., Suite 100

**City / State / Zip**

Oklahoma City, OK 73102

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**NOTES**

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**MORE INFO ONLINE:**

**[greatplainslandcompany.com](http://greatplainslandcompany.com)**

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## **DISCLAIMERS**

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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.

**MORE INFO ONLINE:**

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