

The Ultimate Recreational Farm
County Road 575
Bogue, KS 67625

\$1,395,000
620± Acres
Graham County



The Ultimate Recreational Farm Bogue, KS / Graham County

SUMMARY

Address

County Road 575

City, State Zip

Bogue, KS 67625

County

Graham County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

39.4739 / -99.6118

Acreage

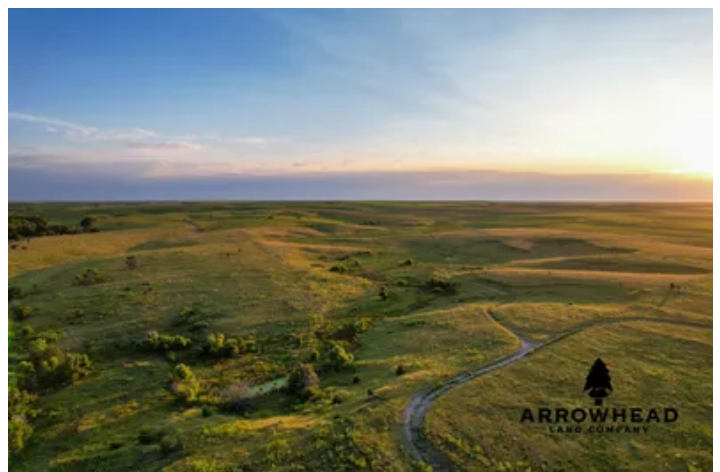
620

Price

\$1,395,000

Property Website

<https://arrowheadlandcompany.com/property/the-ultimate-recreational-farm-graham-kansas/44456/>



PROPERTY DESCRIPTION

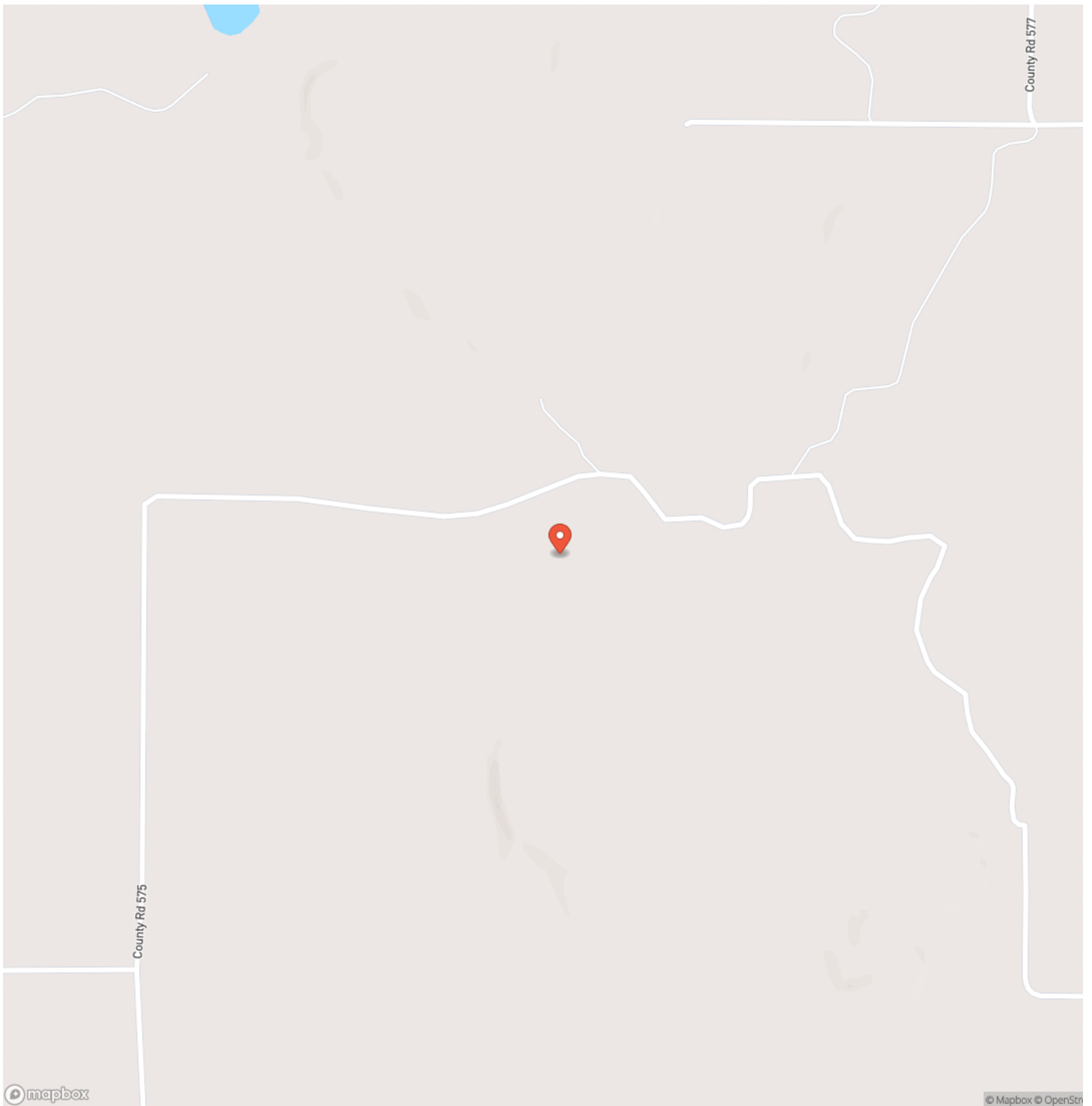
PRICE REDUCED! Located in Graham County, Kansas, this remarkable 620 +/- acre recreational property offers premier opportunity for any outdoorsman. The land has an exceptional stand of native grass, untouched by grazing for over a year, creating an incredible habitat for a diverse range of wildlife. Alongside producing giant whitetail and mule deer, this property also offers the chance at other game such as pheasant, quail, and turkey. With strategic placement, there are multiple custom food plots grown up with sorghum, radishes, clover, chicory, millet, and alfalfa, providing food sources to grow and hold mature deer. A turn-key hunting haven awaits, complete with two redneck 6x5 blinds perched atop 10-foot towers and two 750 pound redneck feeders, ensuring readiness for any hunter. A timbered, spring-fed creek bottom gracefully runs from the north to the south complemented with a diverse mix of timber. The lush tree cover and towering vegetation established offers a premier habitat for top-tier hunting. Multiple trail systems interlace the property, accompanied by strategic access points and custom creek crossings fitted with steel drain tubes, facilitating ease of movement and resource management. A haven of seclusion, the creek bottom remains concealed from road view allowing the wildlife to feel safe and covered. The property also presents numerous deep draws and cuts that cater to the mule deer. Additionally, the property includes custom pipe fence corrals and access to rural water. Nearby electricity opens doors to future aspirations of constructing a home, hunting cabin, or other structures. With a history of producing world-class deer that resonate with Kansas' legacy, this property promises continued excellence for generations to come. A gated entrance on the western side adds to the seclusion that is offered. Owning your very own Kansas farm allows you to skip right past the draw and get guaranteed tags every year to hunt your very own farm. The property is conveniently located within half an hour of Stockton and Hill City, with Hays Regional Airport just an approximate hour's drive away. The rarity of farms of this caliber and size gracing the market underscores its exceptional appeal, with the added potential for an excellent grazing lease amplifying its allure. Sellers mineral interests will transfer to buyer with strong mineral activity in the area. This property stands as a testament to the splendor of Kansas' natural offerings and the remarkable prospects it holds for the fortunate outdoorsman. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).



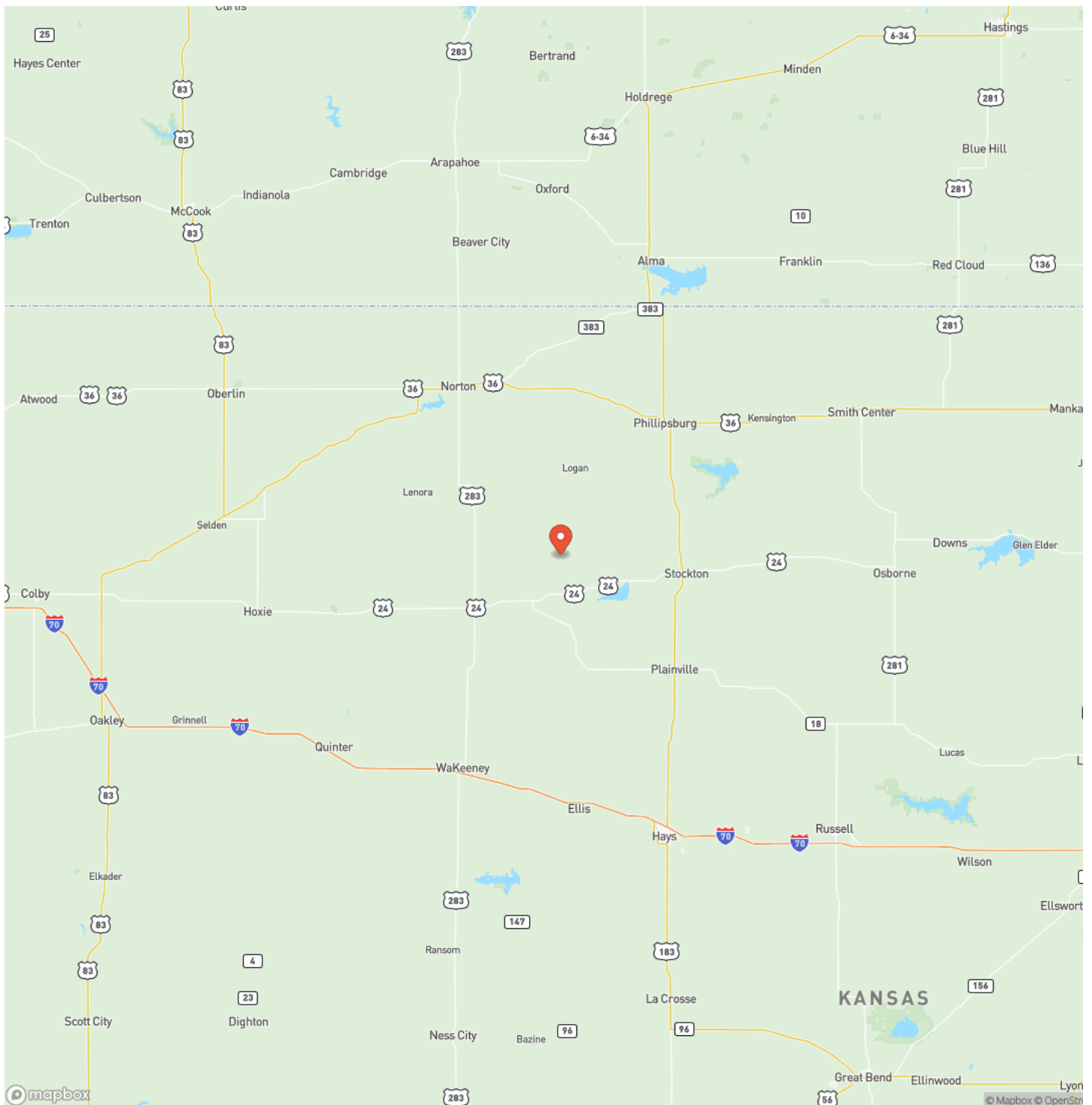
The Ultimate Recreational Farm
Bogue, KS / Graham County



Locator Map



Locator Map



Satellite Map



The Ultimate Recreational Farm

Bogue, KS / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

Hoxie, KS 67740

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

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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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

