

Premier Turn-Key Hunting Farm
0000 Xylan Rd
Chanute, KS 66720

\$700,000
158± Acres
Woodson County



Premier Turn-Key Hunting Farm
Chanute, KS / Woodson County

SUMMARY

Address

0000 Xylan Rd

City, State Zip

Chanute, KS 66720

County

Woodson County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.743744 / -95.53891

Acreage

158

Price

\$700,000

Property Website

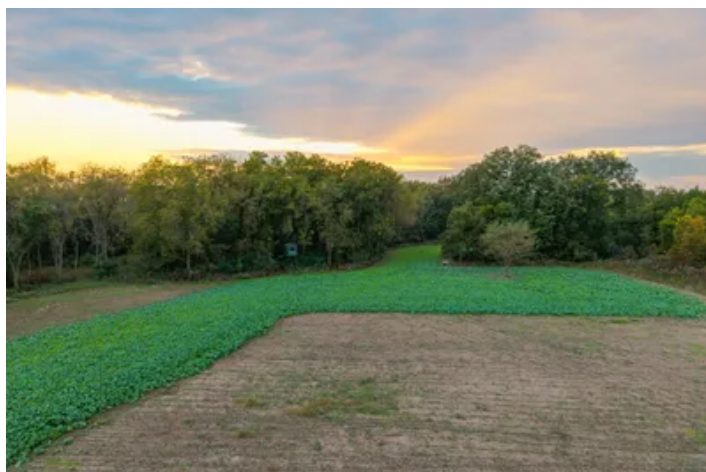
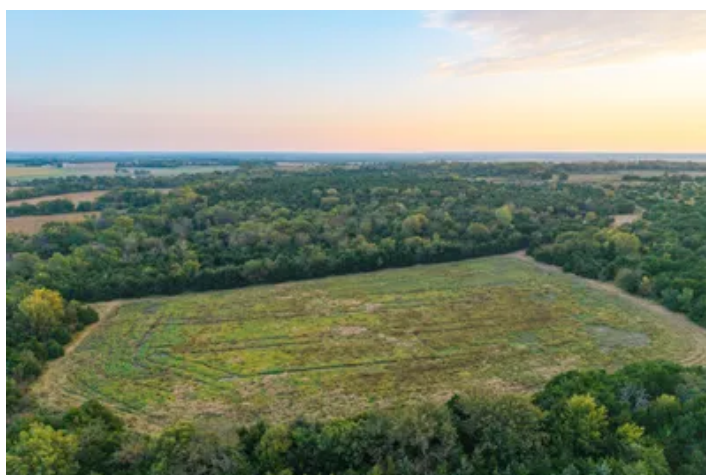
<https://arrowheadlandcompany.com/property/premier-turn-key-hunting-farm-woodson-kansas/92130/>



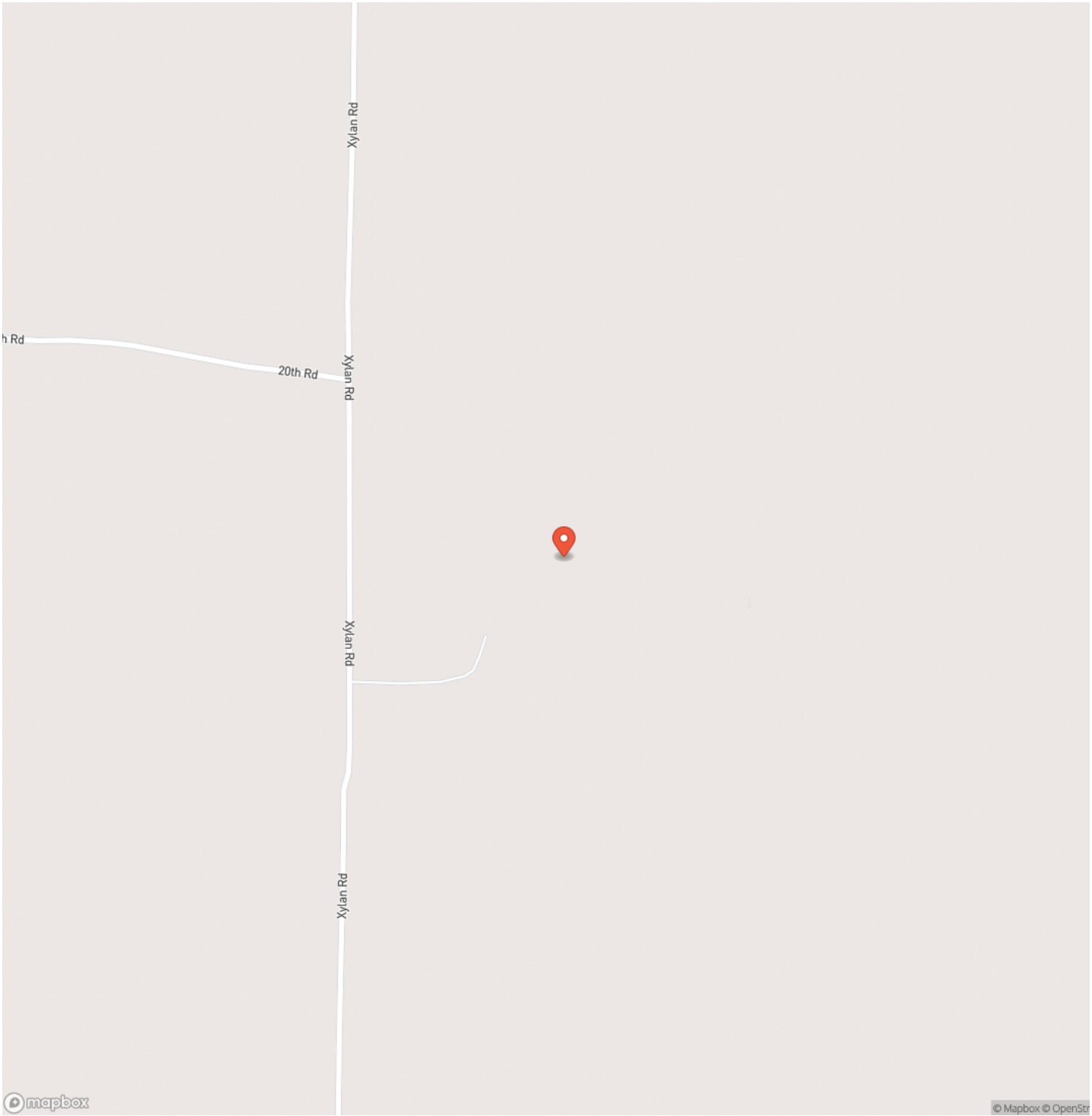
PROPERTY DESCRIPTION

This 158 +/- acre property in Woodson County, Kansas, is a true whitetail hunter's farm — built and managed with deer in mind! The work that's been done on this place over the years has turned it into a proven hunting tract that consistently holds deer and produces mature bucks. Three established large food plots, totaling over 8 +/- acres in size, provide reliable food sources throughout the year, while two spring-fed ponds offer water for both wildlife and great fishing opportunities. The 5.5 +/- acre food plot in the northeast corner has been rotated between corn and soybeans for six years and left standing annually for wildlife, with soybeans currently planted this season. Two additional plots—located in the northwest and southern portions—have been planted to annual blends each year and are already established for the next owner to enjoy this season. The combination of cedar thickets, native grasses, and pockets of timber creates the perfect balance of bedding cover and security that trophy whitetails demand. The layout of the land is ideal for deer movement, with rolling topography that naturally funnels wildlife through. This farm is loaded with deer sign, and it is easy to see why multiple big bucks have been harvested here over the years. In addition to outstanding whitetail hunting, the farm comes alive each spring with turkey activity, offering exceptional hunting opportunities. The diverse mix of habitat, food sources, and cover creates an ideal environment for sustaining healthy deer and turkey populations, resulting in world-class hunting year after year. While walking the property, a covey of quail was flushed, showing the quality upland habitat as well. The farm is fully fenced and features a great system of interior trails, allowing easy access to stands, food plots, and pond locations. Walnut trees scattered along the south end add character and long-term value to the property. Located 49 +/- miles southwest of Garnett, 43 +/- miles northwest of Parsons and 9 +/- miles northwest of Chanute, this property offers easy access while still providing the seclusion that serious hunters look for. With water and electricity conveniently available at the road, this property would make an ideal setting for a hunting cabin, weekend retreat, or forever home. If you're after a ready-to-hunt property with proven success, diverse habitat, and a setup that holds deer year-round, this Woodson County farm deserves a serious look! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Shea Miller at [\(913\) 208-1364](tel:9132081364). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

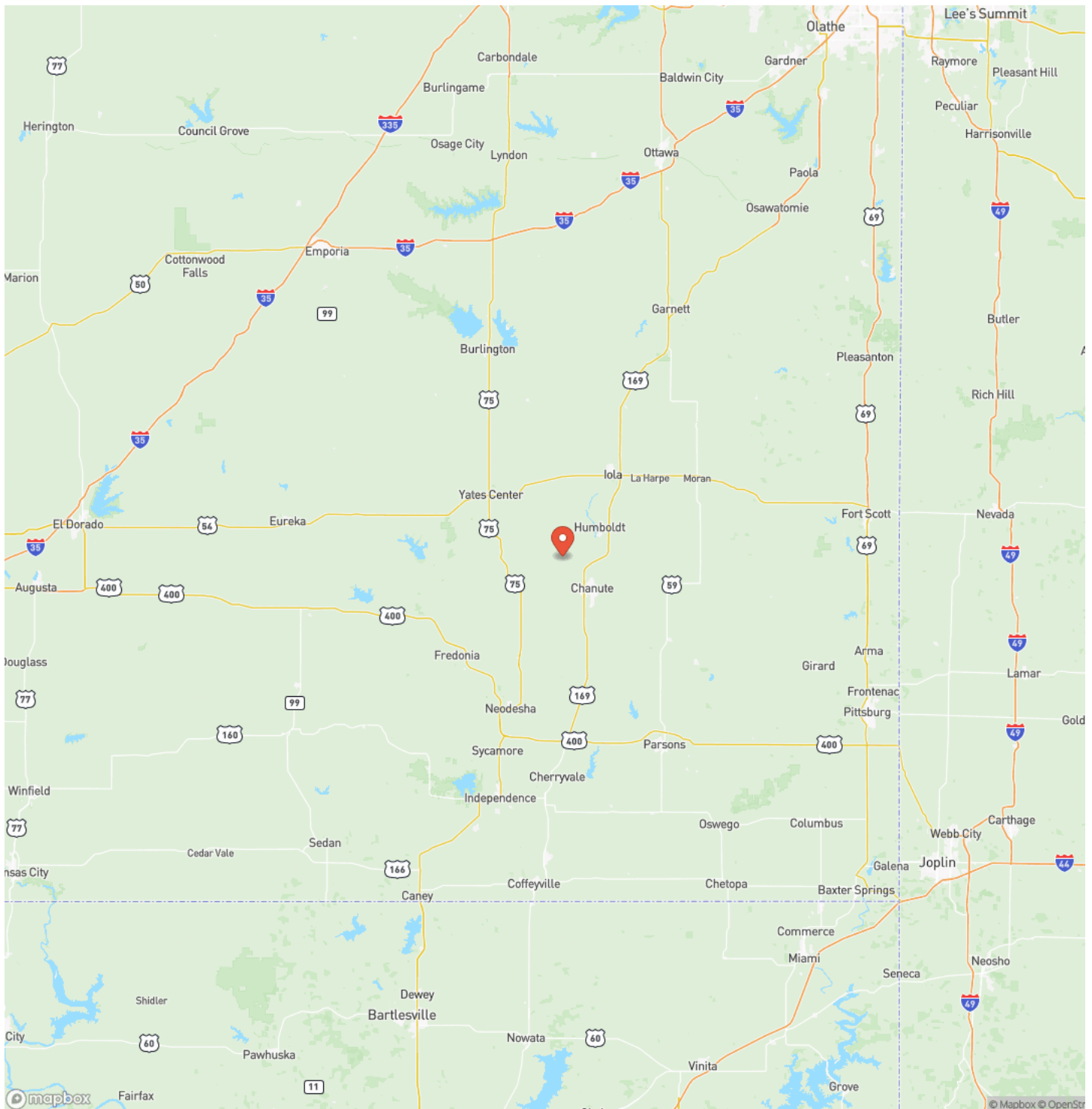
Premier Turn-Key Hunting Farm
Chanute, KS / Woodson County



Locator Map



Locator Map



Satellite Map



Premier Turn-Key Hunting Farm Chanute, KS / Woodson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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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