

Tower Shoot Ranch
Correction Line Rd
Rozel, KS 67574

\$1,100,000
626± Acres
Pawnee County



Tower Shoot Ranch
Rozel, KS / Pawnee County

SUMMARY

Address

Correction Line Rd

City, State Zip

Rozel, KS 67574

County

Pawnee County

Type

Farms, Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

38.269462 / -99.46457

Acreage

626

Price

\$1,100,000

Property Website

<https://arrowheadlandcompany.com/property/tower-shoot-ranch-pawnee-kansas/88386/>



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PROPERTY DESCRIPTION

PRICE REDUCED! Welcome to an exceptional 626 +/- acre, Pawnee County, Kansas property that combines strong agricultural production with outstanding recreational opportunities! Currently planted in sorghum, this tract offers excellent crop income potential while also serving as an incredible wildlife magnet. A seasonal creek runs through the tract, adding valuable habitat diversity and natural cover for game. The property is enrolled as a Controlled Shooting Area, making it ideal for upland bird operations. A large European-style tower is already in place, providing an exciting and unique setup for pheasant tower shoots. In addition to upland hunting, this farm supports trophy whitetail deer and holds an abundance of doves, enhancing the hunting opportunities. With a balance of productive cropland, natural habitat, and specialized hunting features, this property is well-suited for both agricultural and recreational investment. Whether you're looking to expand your farming operation, develop a premier hunting destination, or secure a versatile land investment, this 626+/- acre property delivers on every front! The property is located 28 +/- miles from Larned, 10 +/- miles from Rozel and just 35 +/- miles from Ness City. The seller will be removing the shed from the property. Contact listing agent for harvest photos. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Abe Peters at [\(620\)-388-4900](tel:620-388-4900).

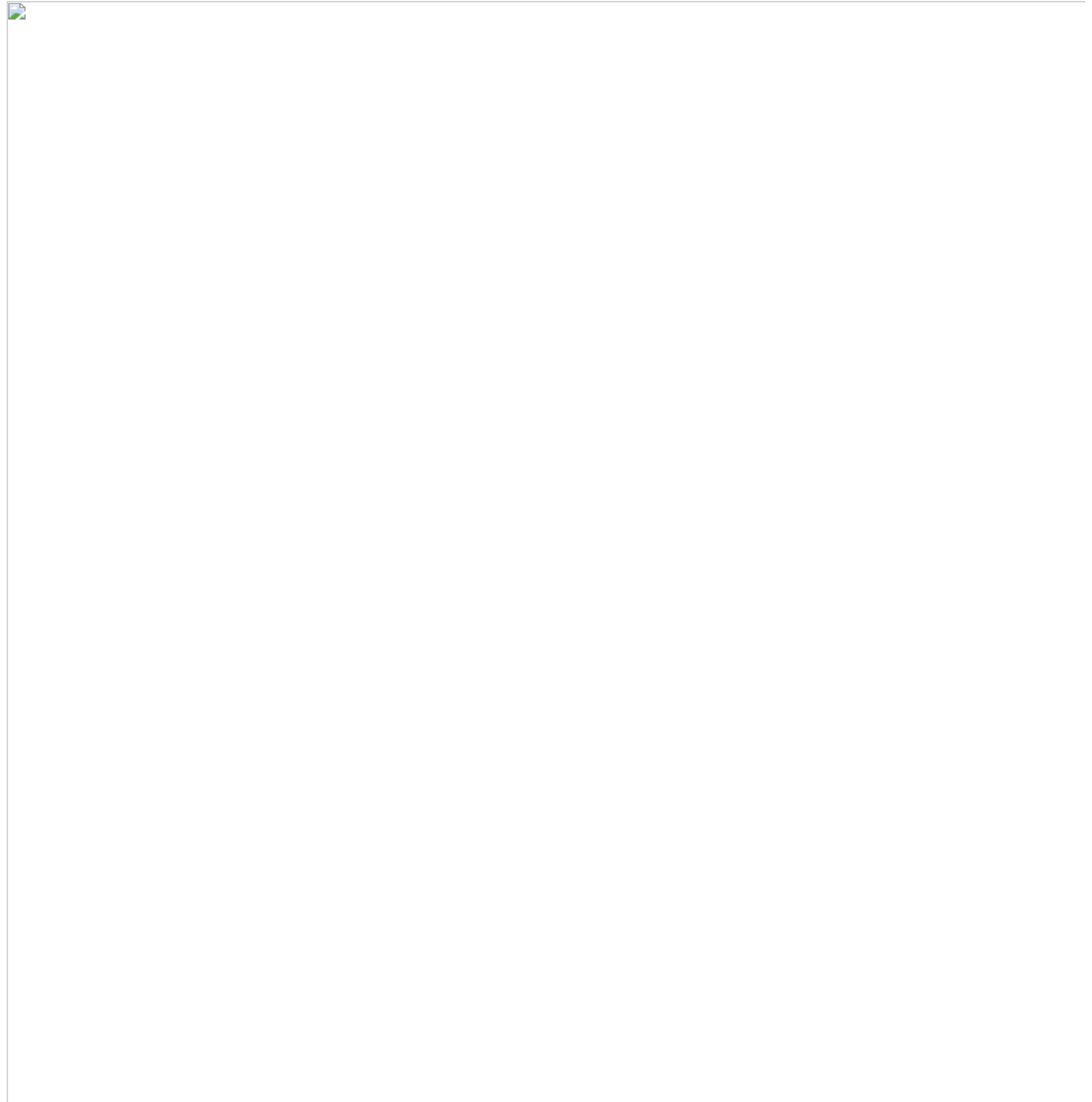
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



**Tower Shoot Ranch
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Locator Map



Locator Map



Satellite Map



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.

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