

Turn-key Hunting & Income Farm  
Co Road 547  
Hill City, KS 67642

**\$396,000**  
160± Acres  
Graham County



## Turn-key Hunting & Income Farm Hill City, KS / Graham County

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### **SUMMARY**

#### **Address**

Co Road 547

#### **City, State Zip**

Hill City, KS 67642

#### **County**

Graham County

#### **Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

#### **Latitude / Longitude**

39.462379 / -99.877449

#### **Acreage**

160

#### **Price**

\$396,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/turn-key-hunting-income-farm-graham-kansas/84488/>



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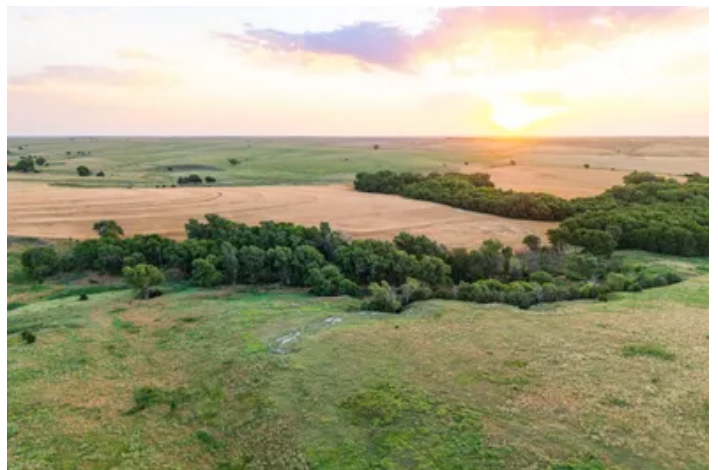
### **PROPERTY DESCRIPTION**

Located in Graham County, Kansas, this 160 +/- acre turn-key hunting farm offers a rare combination of proven recreational value and dependable farm income. With a well-balanced mix of tillable ground, cover, and habitat, this property is ready to hunt and offers the potential to generate revenue from day one. Just a few miles off Highway 283, access to the property is simple and convenient. The farm features a gated entrance on the west side, and the entire perimeter is fully fenced and cross-fenced. Approximately 100 +/- acres of tillable ground are currently in production, with a reliable tenant in place and strong annual income already established. The farm is well known for its exceptional wildlife activity. Whitetail and mule deer, upland birds, and wild turkeys all call this place home. On nearly every visit, mule deer can be seen moving to and from bedding areas or feeding across the open ground. With a healthy local herd, excellent genetics, and ample food and cover, this property has the ability to consistently produce mature bucks—both whitetail and mule deer. Several promising young deer are already showing great potential for the coming years. To make the hunting experience even better, the farm comes with quality improvements, including a Redneck blind on a 10-foot tower, a Banks blind set on a sturdy wooden stand, and two spin feeders—all strategically placed. Custom food plots are already established and blend seamlessly with the surrounding timber and tillable ground, making this farm ready to hunt without lifting a finger. The grassland portions of the farm have not been grazed in several years, which has created thick, undisturbed cover—ideal bedding for deer and quality habitat for upland game birds. For those looking to expand their hunting footprint, an additional 320 +/- acres to the south is available to lease, offering even more opportunity just next door. Utilities are already on site, including power and water, making this a strong candidate for a future cabin or residence. Whether you're looking to hunt, invest, build, or simply enjoy time in the outdoors, this property checks every box. With Hill City just 20 +/- minutes away, access to supplies, fuel, and local amenities is within easy reach. Whether you're chasing your next trophy buck, looking to diversify your land portfolio, or planning your future home in the country—this farm is ready to deliver! 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).

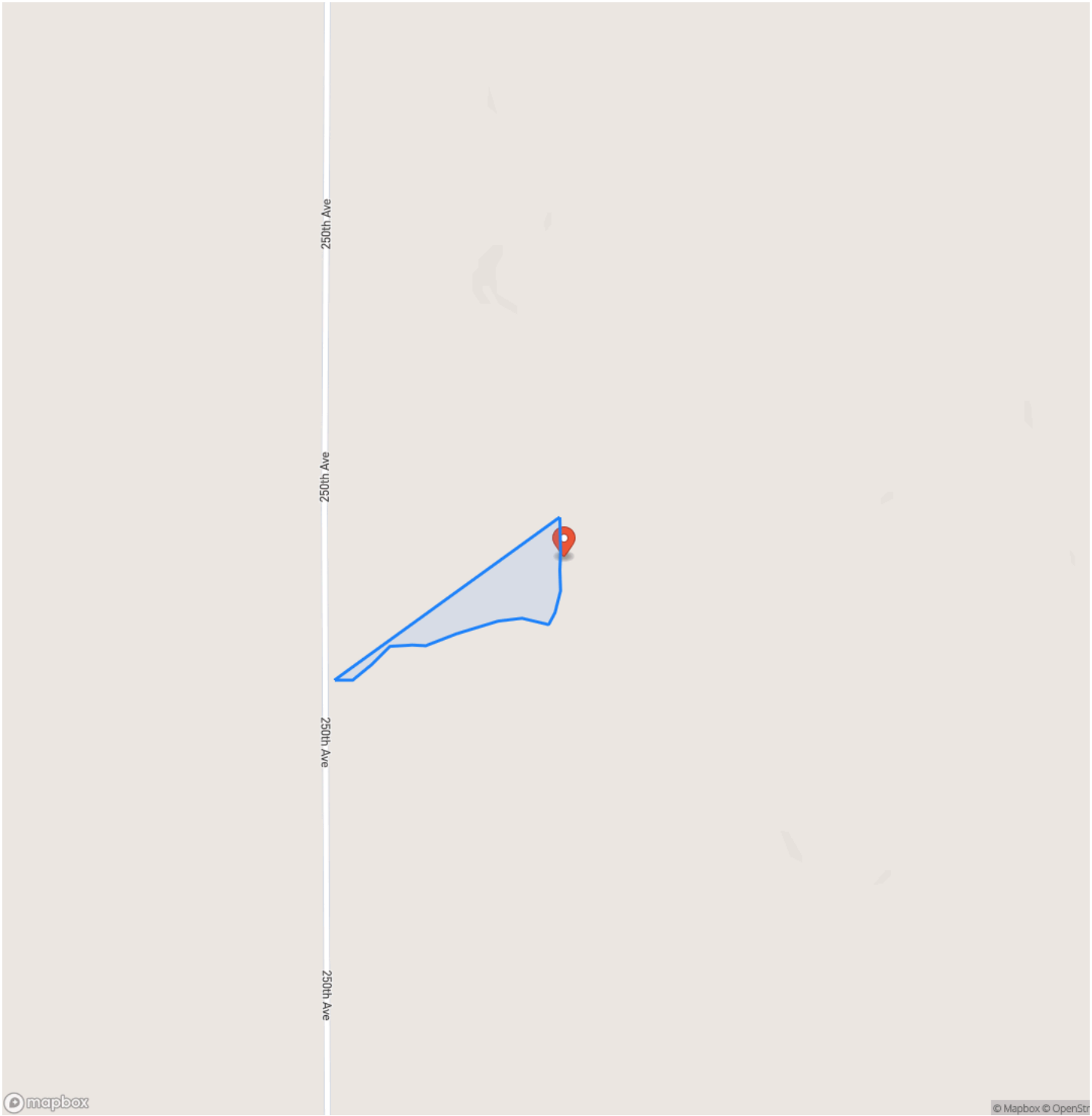


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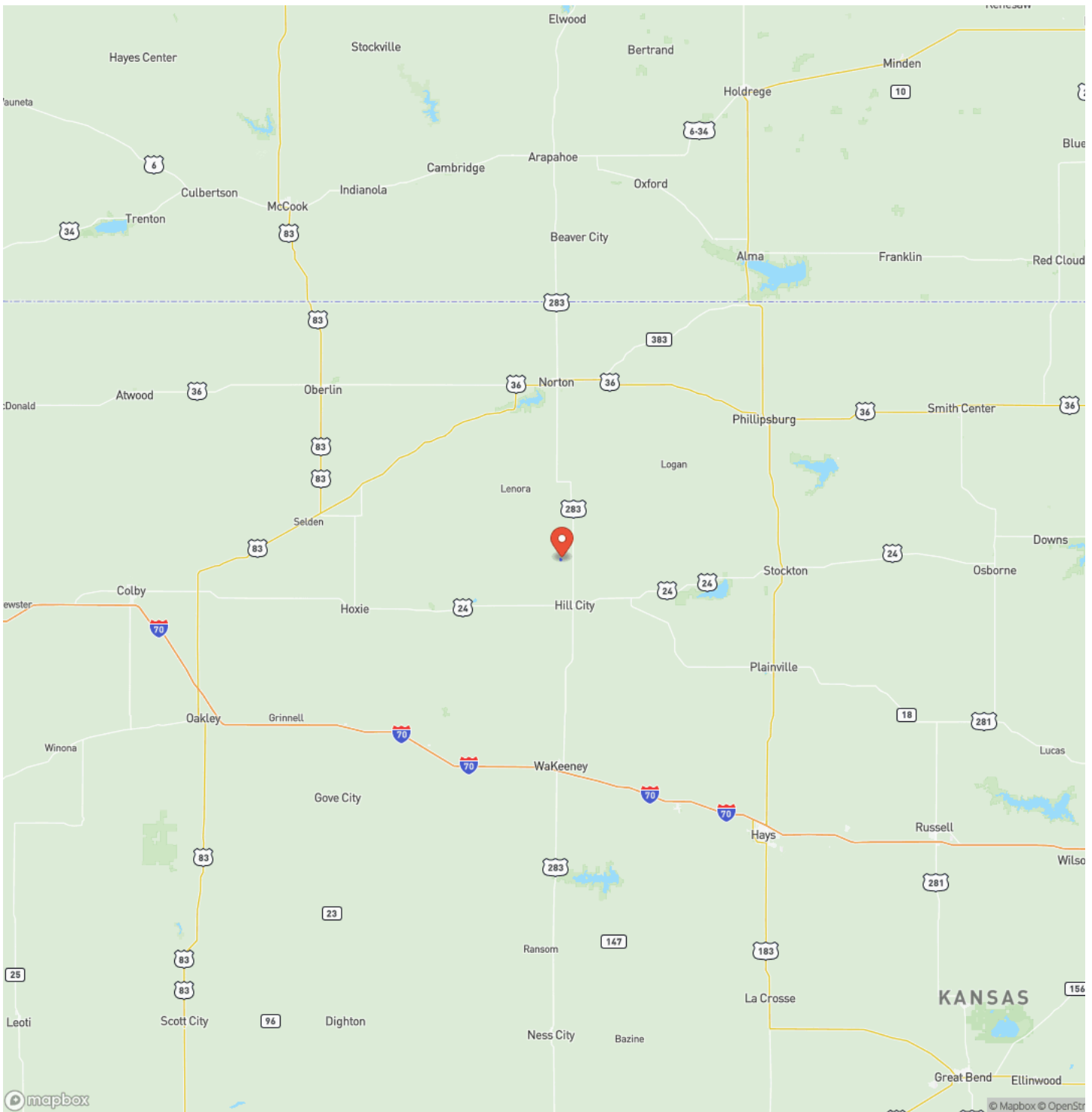
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# Locator Map



## Locator Map





## Satellite Map



## Turn-key Hunting & Income Farm Hill City, 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

## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **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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