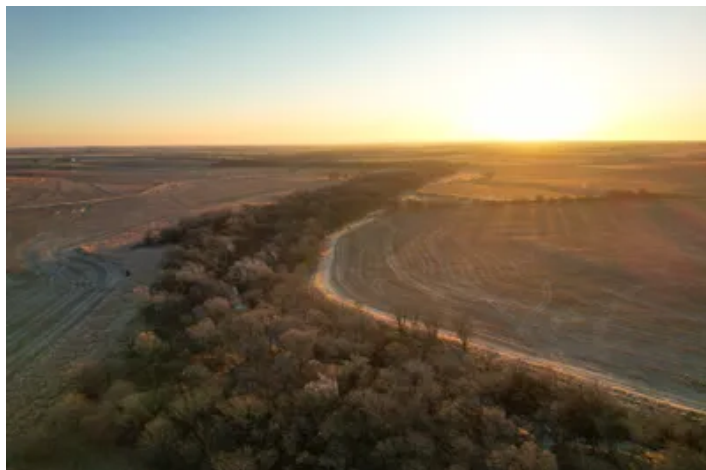
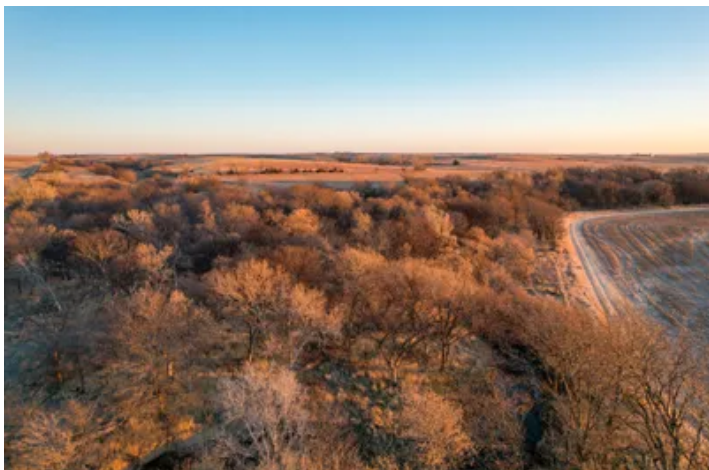


**Bow Creek Legacy Hunting Farm**  
W 1200 Rd  
Logan, KS 67646

**\$2,400,000**  
864.100± Acres  
Phillips County



**Bow Creek Legacy Hunting Farm**  
**Logan, KS / Phillips County**

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**SUMMARY**

**Address**

W 1200 Rd

**City, State Zip**

Logan, KS 67646

**County**

Phillips County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

39.567723 / -99.542479

**Acreage**

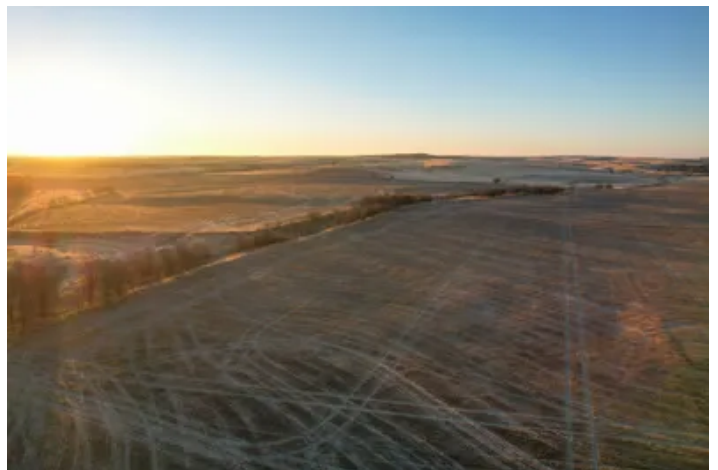
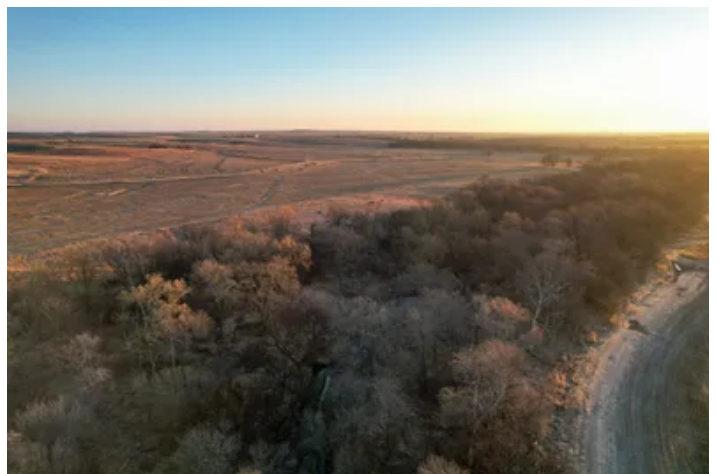
864.100

**Price**

\$2,400,000

**Property Website**

<https://arrowheadlandcompany.com/property/bow-creek-legacy-hunting-farm-phillips-kansas/70114/>

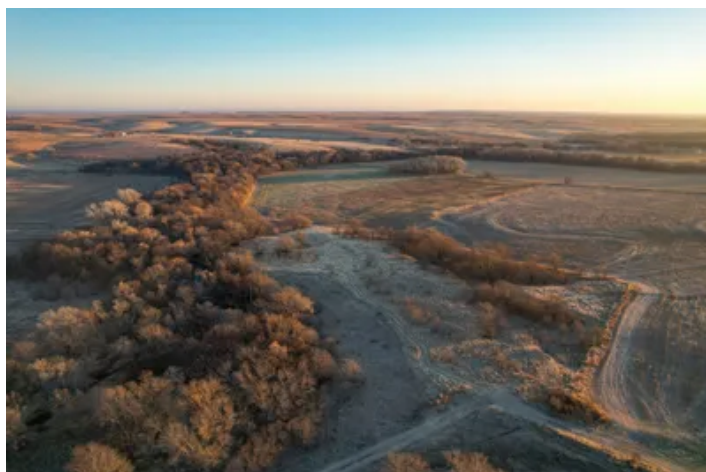
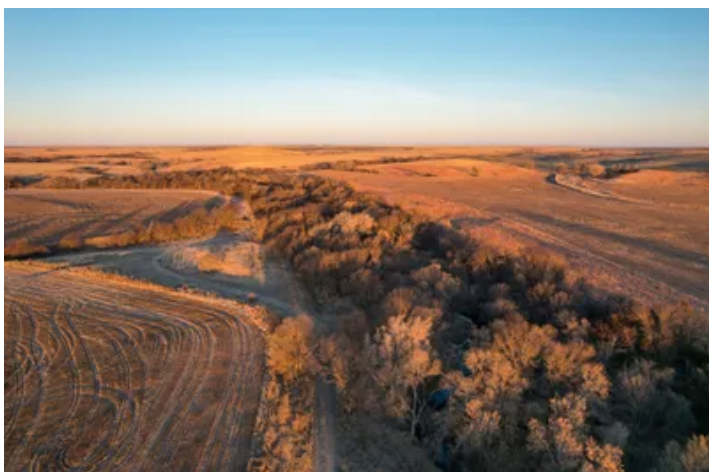
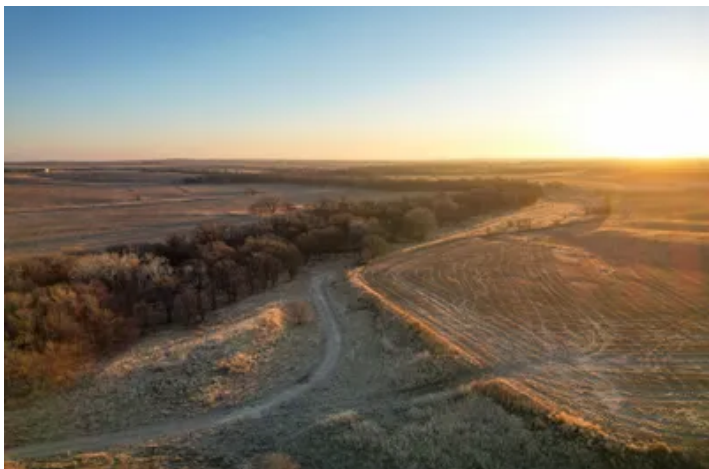


**PROPERTY DESCRIPTION**

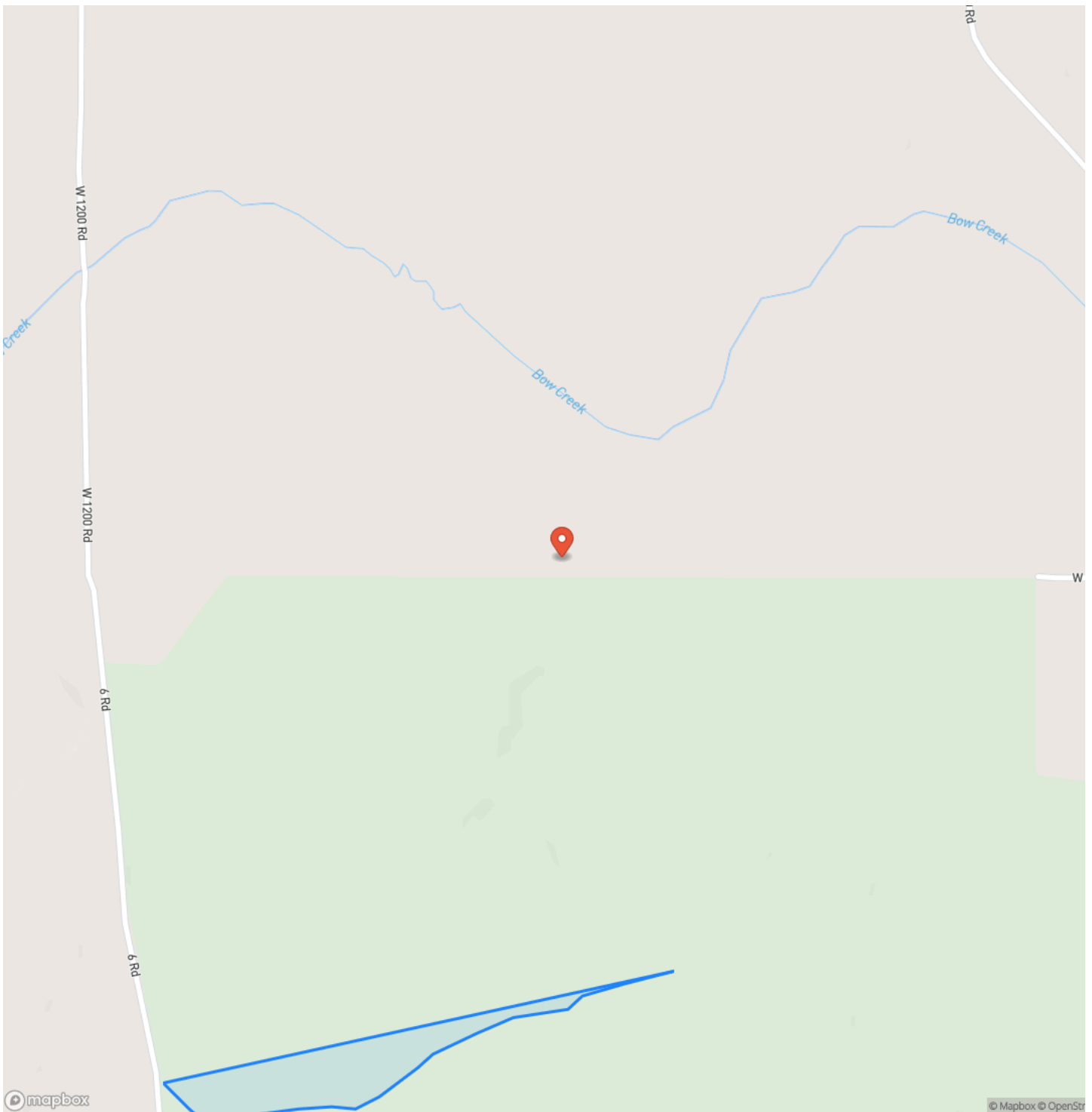
Introducing the Bow Creek Legacy Hunting Farm 864.1 +/- acres located in both Phillips and Rooks County, Kansas! This farm is in a highly desirable area to grow and harvest mature, giant whitetails in the state of Kansas! The biggest highlight this farm presents is over 1.25 miles of Bow Creek. As you navigate through the creek bottom, you will notice it is covered with multiple rubs and scrapes, as well as heavily traveled deer trails. The creek changes course multiple times, allowing you to set up multiple stand locations to accommodate changing winds. Being surrounded by agricultural fields, this farm gives you the freedom to customize your food sources year-round, along with the help of different feeder locations. The multiple blinds and feeders that are set up are included in the sale, making this hunting farm ready for you to take full advantage of the incredible hunting it offers. With multiple points of access, it is a breeze to sneak in and out of your setups. The Bow Creek Legacy Hunting Farm has been highly managed for age structure, with multiple bucks on the property exceeding 5.5 years old. It is currently in year 3 of a cover improvement program featuring dense creek bottoms, brushy draws, and canyons. The property is also in year 2 of predator and nest predator management. These efforts have proven effective, as seen in the healthy populations of turkey and upland game scattered throughout this property. While touring the property, multiple covies of quail were observed. To add to the amazing hunting opportunities, there is also potential to chase mule deer! South of Bow Creek are pasture canyons that provide great, secluded cover for rutting bucks and other wildlife. To top it all off, there is year-round live water and natural springs! With 387.8 +/- acres of grass, 215.24 +/- acres of timber/brush, and 261.06 +/- acres of mainly Class 1 and 2 tillable land, this farm showcases endless possibilities and potential. There is even a nice yearly return with a tenancy arrangement on the grass and tillable land. This is truly a legacy farm that you will want to keep forever, primarily because farms of this caliber on Bow Creek rarely come to the open market! Take advantage of this rare opportunity to own one of the best hunting farms hitting the market in Kansas! Sellers' mineral interest will convey. All showings are by appointment only. If you would like more information or wish to schedule a private viewing, please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).

**Bow Creek Legacy Hunting Farm**  
**Logan, KS / Phillips County**

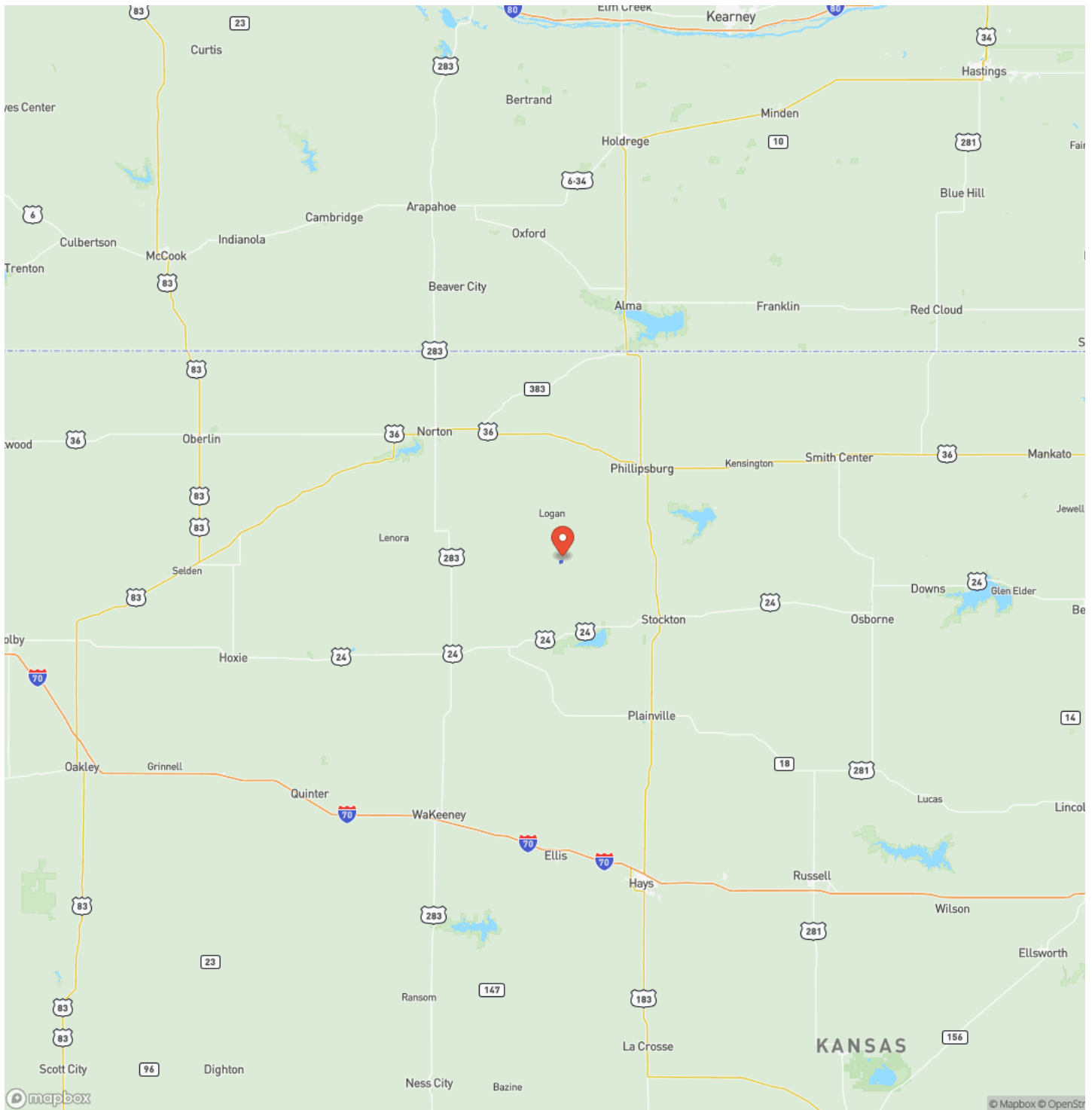
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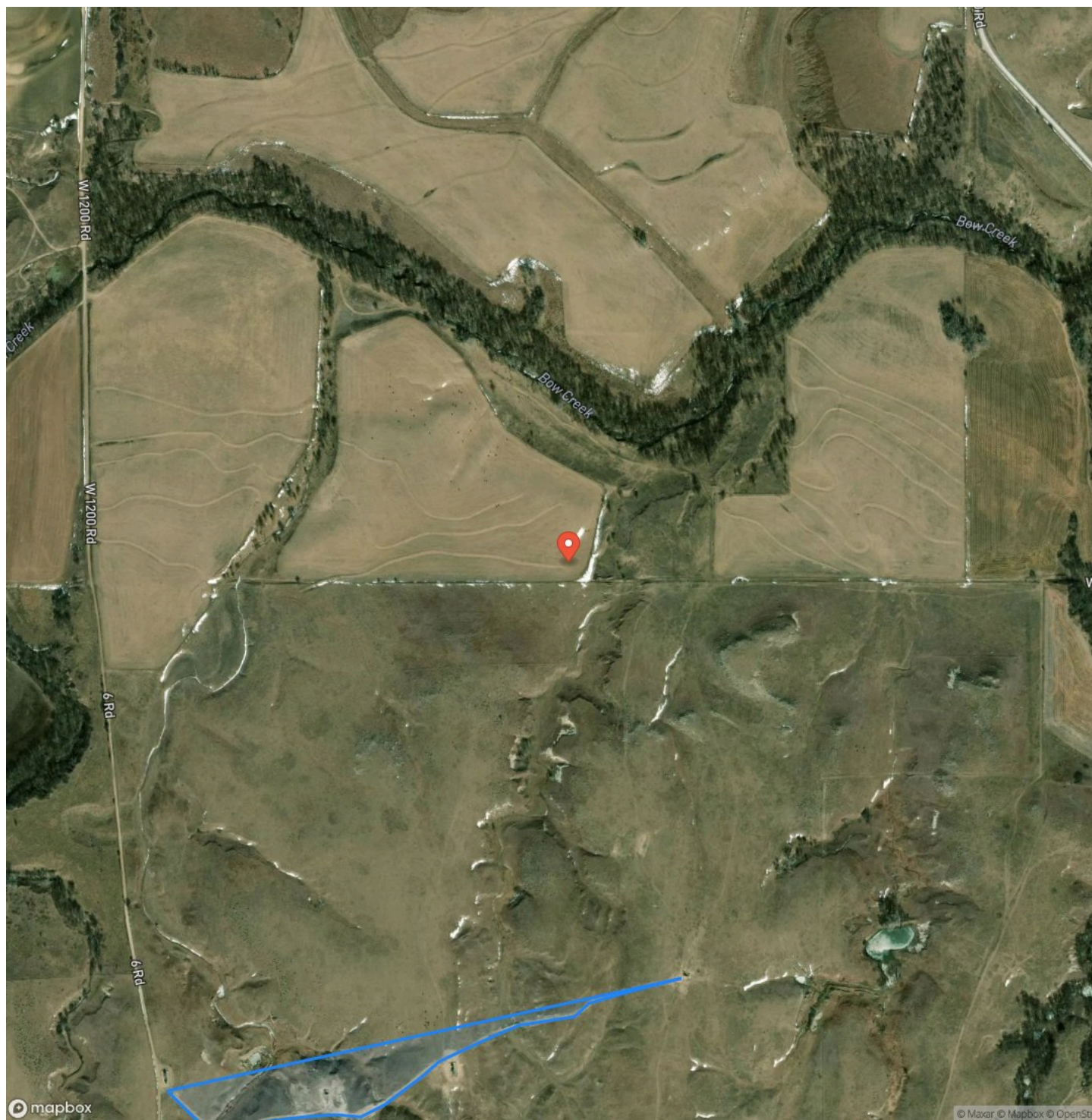
## Locator Map



## Locator Map



## Satellite Map



**Bow Creek Legacy Hunting Farm**  
**Logan, KS / Phillips 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



[illegible]

## **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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**Arrowhead Land Company**  
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Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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