

Turn-Key Chikaskia River Hunting Farm
1299 E US Hwy 160
Argonia, KS 67004

\$1,400,000
181.100± Acres
Sumner County



Turn-Key Chikaskia River Hunting Farm Argonia, KS / Sumner County

SUMMARY

Address

1299 E US Hwy 160

City, State Zip

Argonia, KS 67004

County

Sumner County

Type

Single Family, Hunting Land, Recreational Land, Riverfront, Residential Property

Latitude / Longitude

37.2845 / -97.8036

Dwelling Square Feet

1280

Bedrooms / Bathrooms

3 / 2

Acreage

181.100

Price

\$1,400,000

Property Website

<https://arrowheadlandcompany.com/property/turn-key-chikaskia-river-hunting-farm-sumner-kansas/105254/>



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PROPERTY DESCRIPTION

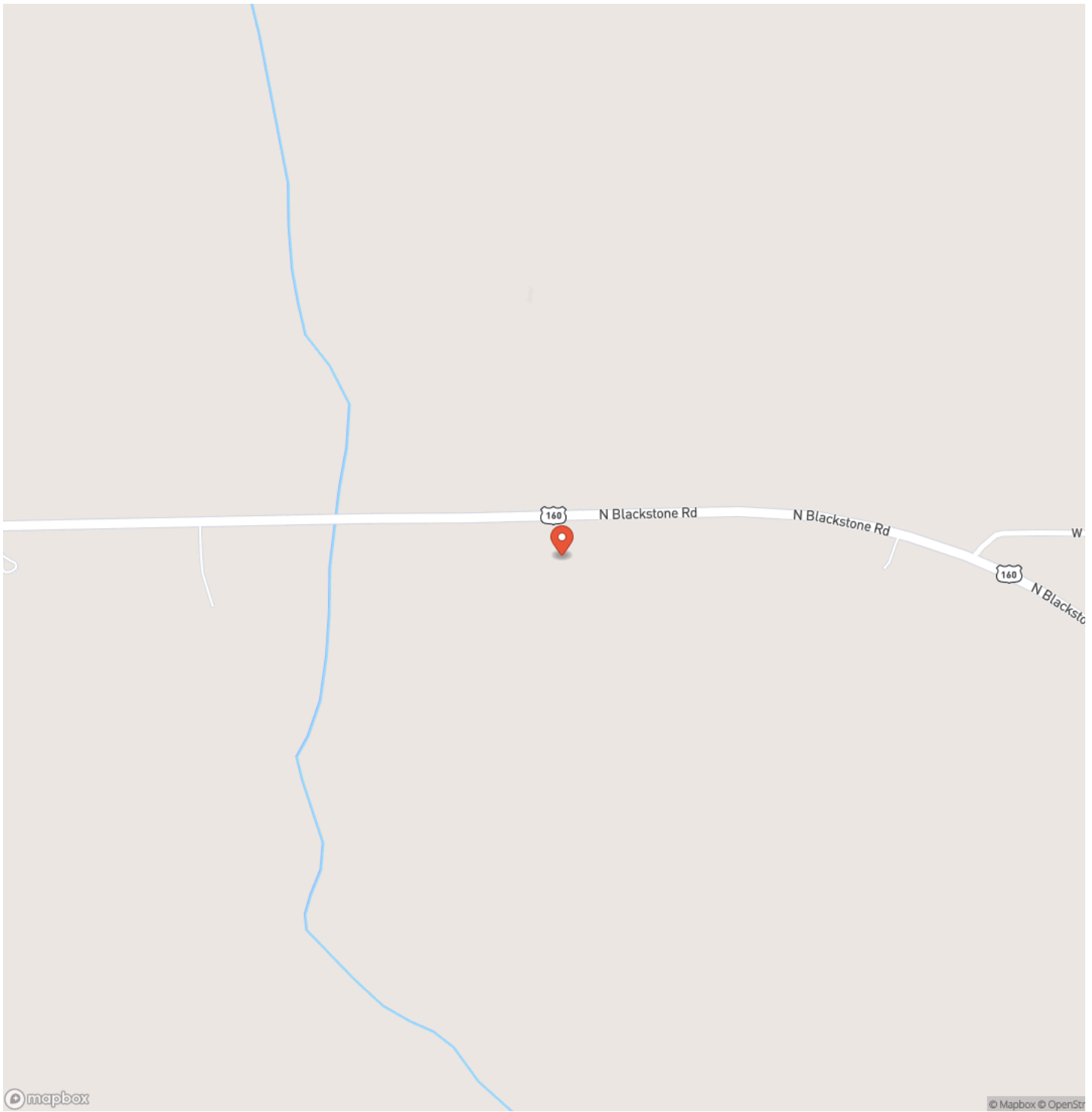
Located in the heart of big buck country, this 181.1+/- acre Harper County, Kansas hunting paradise is the definition of a turn-key recreational dream property! From the moment you pull through the gate, it is clear this place was built with serious hunters in mind. Featuring almost 1+/- mile of Chikaskia River frontage, this farm offers everything needed to consistently grow and hold mature whitetails while providing year-round outdoor enjoyment. The diverse landscape is nothing short of incredible. Towering mature timber stretches along the river corridor while thick cedar pockets and expansive native grasses create the perfect combination of bedding cover, travel routes, and natural food sources. The habitat on this farm is exactly what seasoned hunters dream about, and the wildlife numbers reflect it. Harper County is known for producing trophy-class Kansas whitetails, and this property is loaded with deer and turkeys from one end to the other. A maintained trail system winds throughout the entire property, allowing easy access to every corner of the farm without disturbing wildlife movement. Every stand location and feeding area has been strategically planned and is ready to hunt from day one. The property includes 10 tower blinds and feeders already in place, creating an opportunity for multiple hunters to comfortably hunt different wind directions and setups throughout the season. Beyond the recreational appeal, the property also features a clean and comfortable 1,280+/- sqft 3 bedroom, 2 bathroom modular home that makes an excellent hunting lodge or full-time residence. The house uses well water and has a septic system in place. A 30x40 insulated shop on the property provides ample room for equipment, ATVs, tractors, decoys, and hunting gear. This is the type of property where you can arrive Friday evening, unload your gear, and immediately hit the stand without needing to spend years developing the farm. Conveniently located just 23+/- miles west of Wellington, 39+/- miles southeast of Kingman, and only 47+/- miles southwest of Wichita, this rare Harper County property combines seclusion, accessibility, and top-tier hunting habitat into one incredible package. Properties with this level of river frontage, habitat diversity, improvements, and turnkey hunting setup rarely hit the market! If you have been searching for a legitimate Kansas recreational property capable of producing unforgettable hunts and lifelong memories, this is one you do not want to miss! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(620\) 501-3688](tel:6205013688).

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.

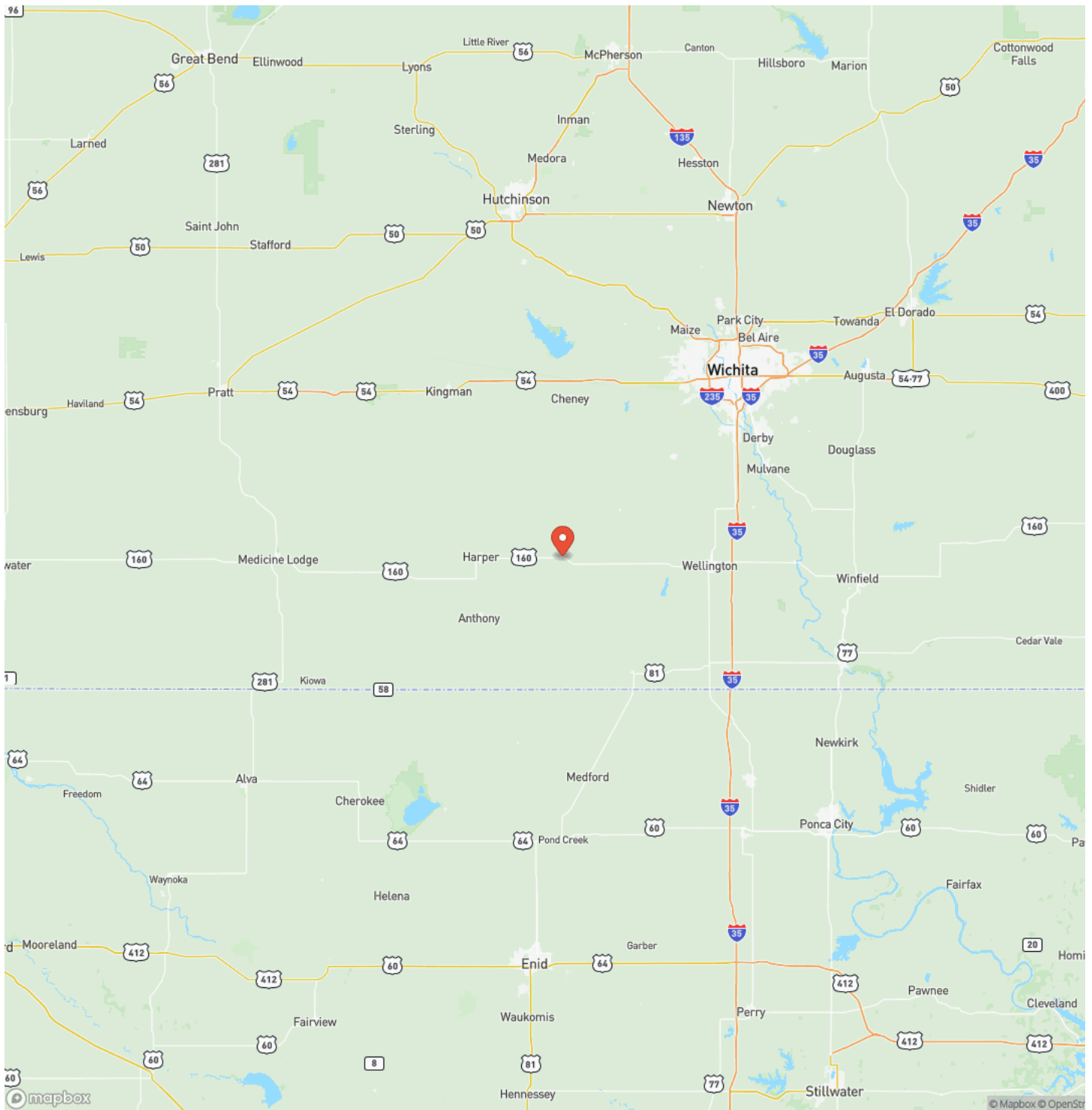
**Turn-Key Chikaskia River Hunting Farm
Argonia, KS / Sumner County**



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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