

Arkansas River Hunting Farm
2282-2298 Road U
Syracuse, KS 67878

\$260,000
115± Acres
Hamilton County



Arkansas River Hunting Farm
Syracuse, KS / Hamilton County

SUMMARY

Address

2282-2298 Road U

City, State Zip

Syracuse, KS 67878

County

Hamilton County

Type

Farms, Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

37.94335 / -101.65061

Acreage

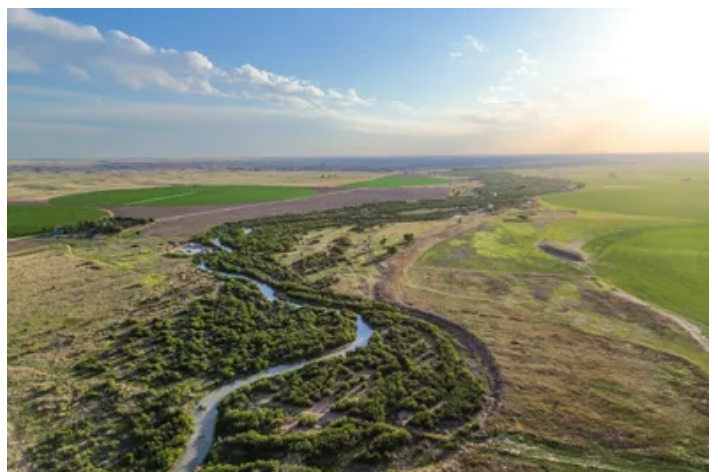
115

Price

\$260,000

Property Website

<https://arrowheadlandcompany.com/property/arkansas-river-hunting-farm-hamilton-kansas/82173/>



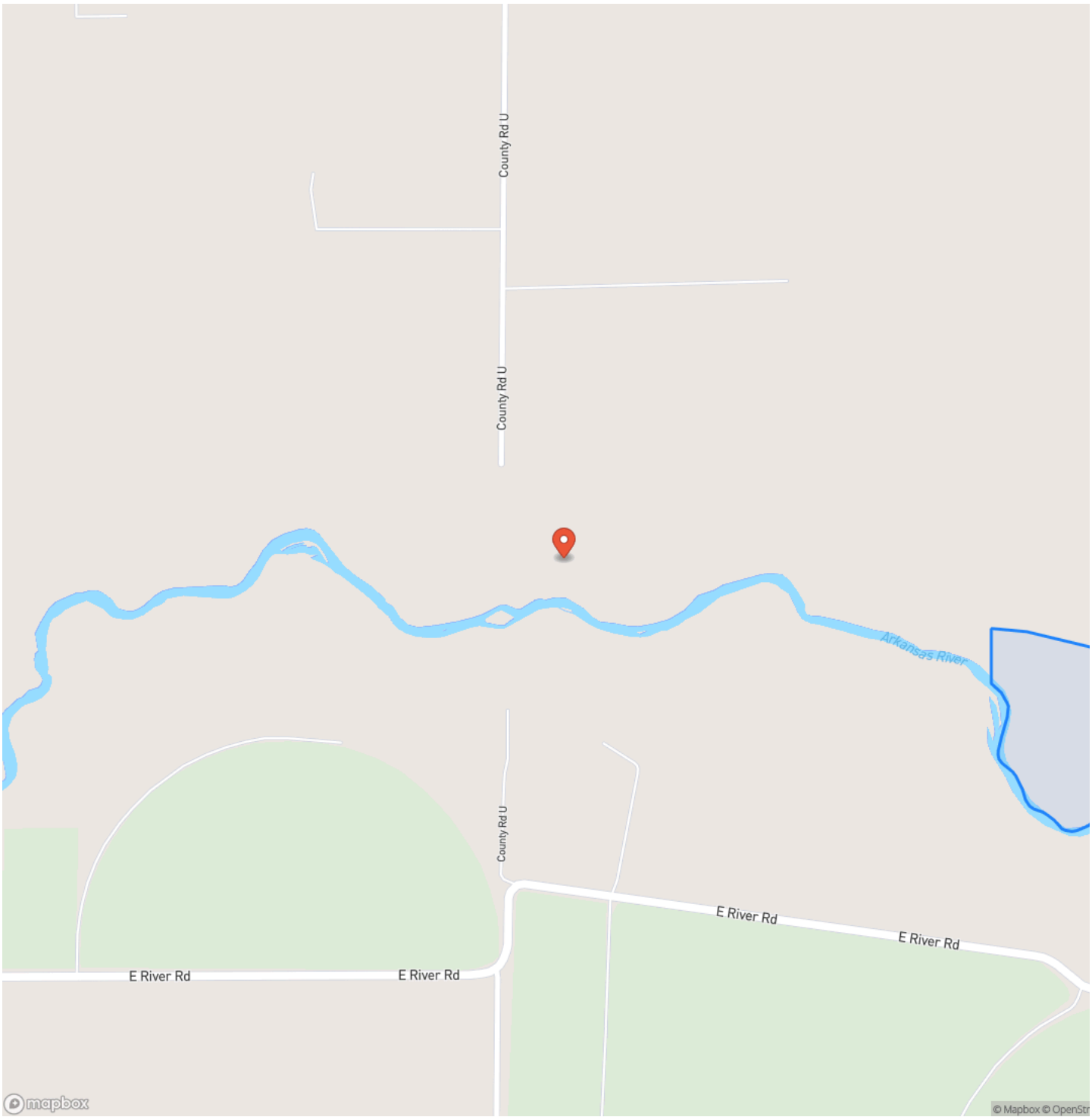
PROPERTY DESCRIPTION

Welcome to The Arkansas River Hunting Farm — a premier 115 ± acre hunting property in Hamilton County, Kansas! This exceptional tract features 55 ± acres of prime Arkansas River bottom hunting land, loaded with trails, deer sign, and everything an outdoorsman could want in a top-tier recreational property. A wide variety of game can be found here, including Mule Deer, Whitetail, Rio Grande Turkey, Upland Game, and Waterfowl—plus excellent Catfish fishing potential along the river. Properties like this rarely hit the open market, especially those with direct Arkansas River access in Southwest Kansas. This property is completely turn-key, outfitted with multiple blinds, feeders, and stands. Additionally, 51 ± acres are enrolled in CRP under the SAFE program (KS Lesser Prairie-Chicken), generating \$2,841 annually. The enrollment began on 10/01/2015 and runs through 09/30/2030. The CRP is currently managed by a local tenant in exchange for hunting rights on a neighboring parcel along the river. The sellers' mineral rights will convey with the sale. With diverse terrain and natural funnels, this property hunts much larger than its size—perfectly positioned to intercept cruising bucks all fall long. Located just 7 ± miles from Syracuse, you'll find all necessary amenities including restaurants, lodging, and supplies, making your hunting trips easy and convenient. This is a rare opportunity to own a prime Arkansas River hunting property with income potential and unmatched recreational value. All showings are by appointment only. For more information or to schedule a private tour, please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).

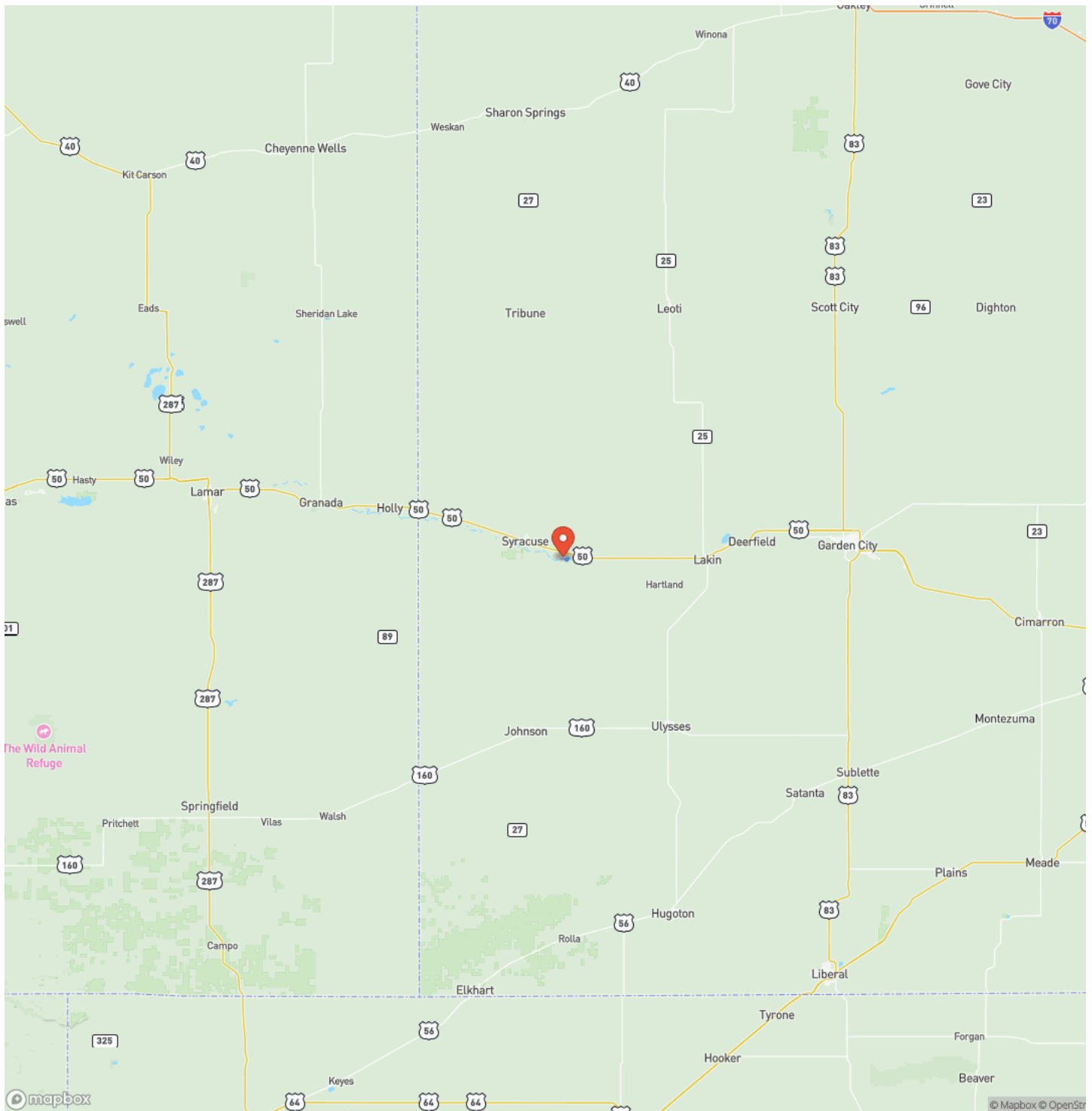
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Syracuse, KS / Hamilton County



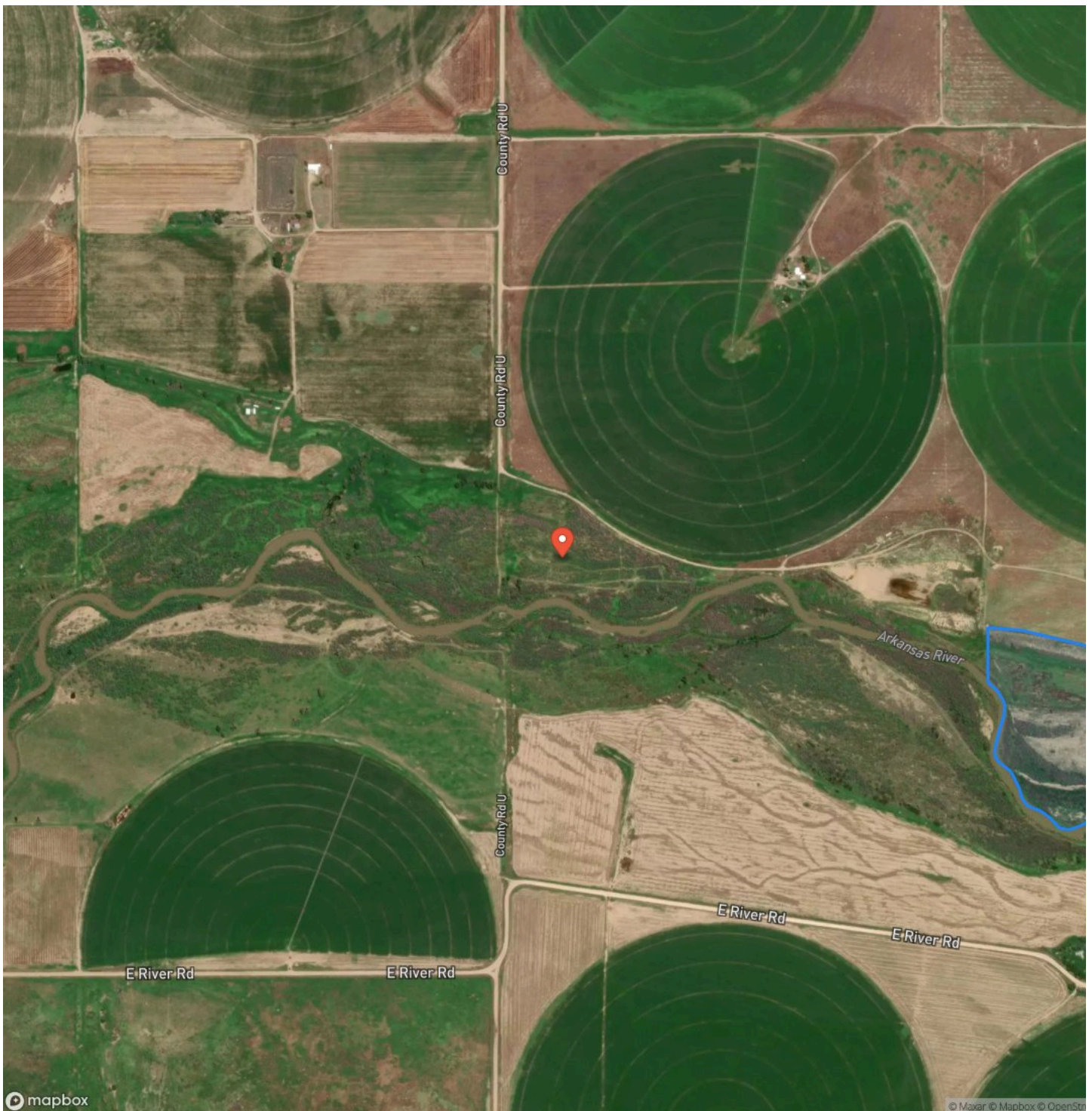
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single 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.



www.arrowheadlandcompany.com

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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