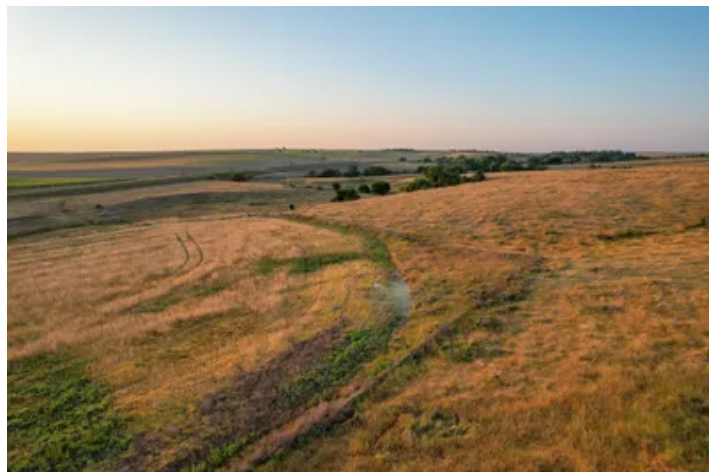
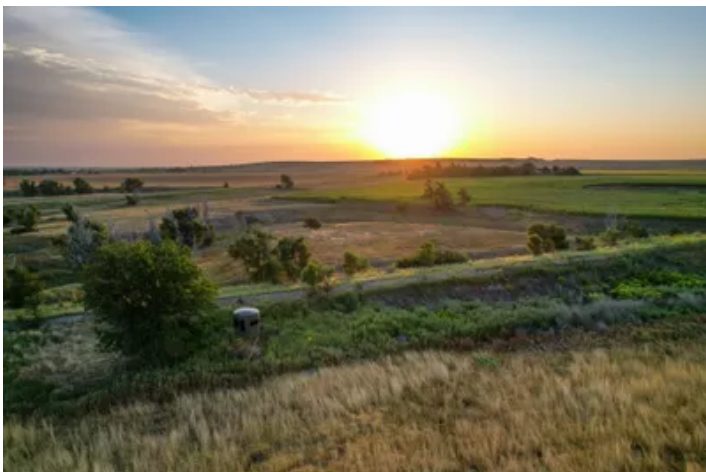


Turn-Key Oberlin Hunting Farm
US 36
Oberlin, KS 67749

\$335,000
158.530± Acres
Decatur County



Turn-Key Oberlin Hunting Farm Oberlin, KS / Decatur County

SUMMARY

Address

US 36

City, State Zip

Oberlin, KS 67749

County

Decatur County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

39.824926 / -100.492545

Acreage

158.530

Price

\$335,000

Property Website

<https://arrowheadlandcompany.com/property/turn-key-oberlin-hunting-farm-decatur-kansas/84967/>



Turn-Key Oberlin Hunting Farm Oberlin, KS / Decatur County

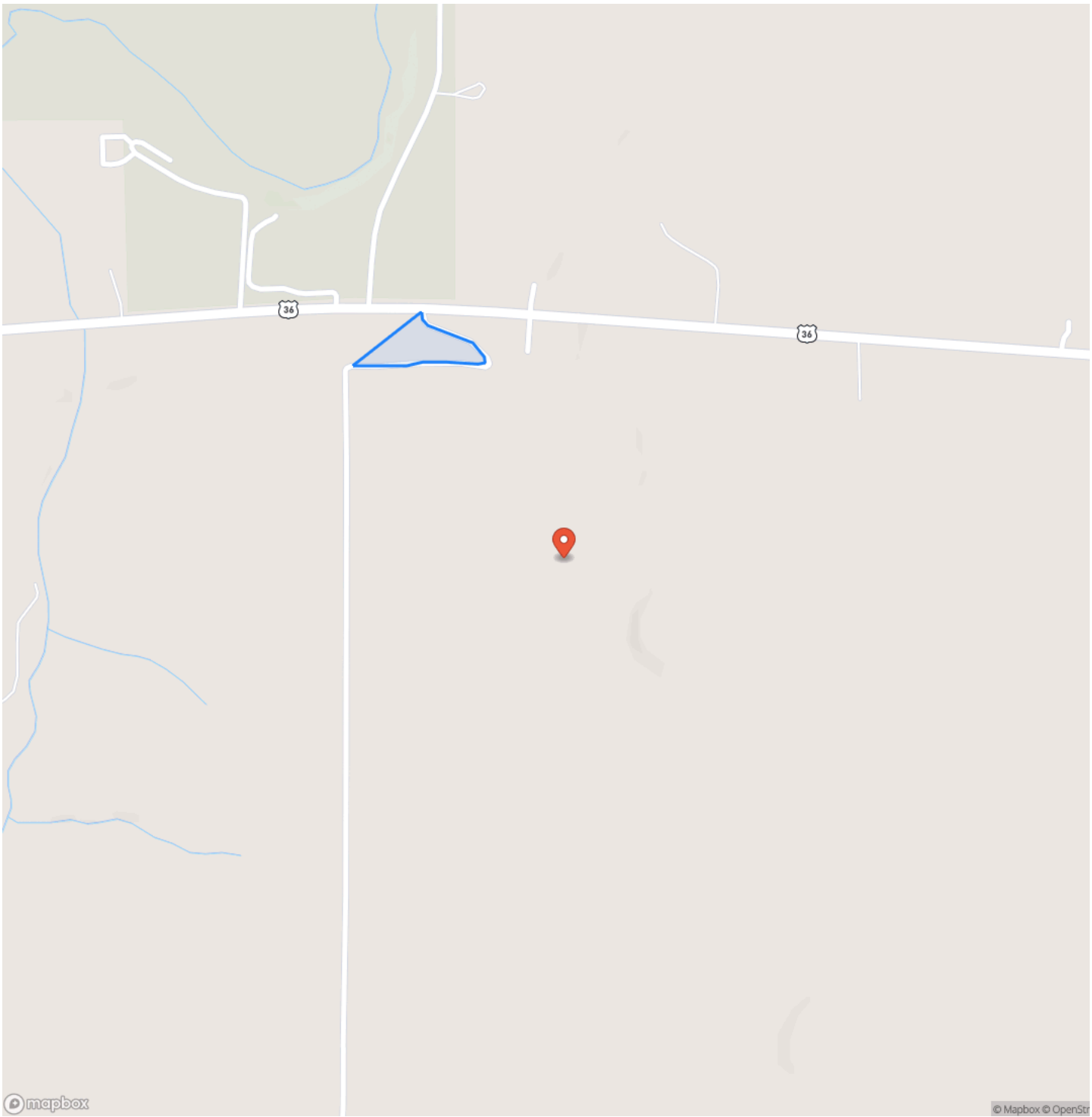
PROPERTY DESCRIPTION

If you're in the market for an exceptional hunting property in Northwest Kansas, this 160 +/- acre farm in Decatur County is a must-see! Whether you're a Kansas resident or a nonresident, this turn-key setup is ready for you to enjoy the upcoming hunting season! The farm comes fully equipped with 2 Banks elevated blinds, feeders, and well-established food plots. As you explore the property, you'll find secluded, timbered canyons that provide excellent bedding areas for wildlife, enhancing the overall hunting experience. The land consists of approximately 80.77 +/- acres of dryland tillable ground, offering a solid return, and 77.76 +/- acres of ungrazed grassland that serves as outstanding habitat for wildlife. Its strategic layout creates a vital deer travel corridor, connecting two major bedding areas and increasing your chances during the season. Abundant with upland game, whitetail, and mule deer, this farm offers incredible opportunities throughout the hunting seasons. Situated in Kansas Unit 1, it qualifies nonresidents for a guaranteed hunt-own-land deer tag. Conveniently located just outside Oberlin and under 4 +/- hours from Denver, CO, with all-weather access off Highway 36, this property is ready for you to hunt this fall. Don't miss this rare opportunity to own a premier hunting property in Northwest Kansas! Seller's mineral interest conveys. 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:785-769-3038).

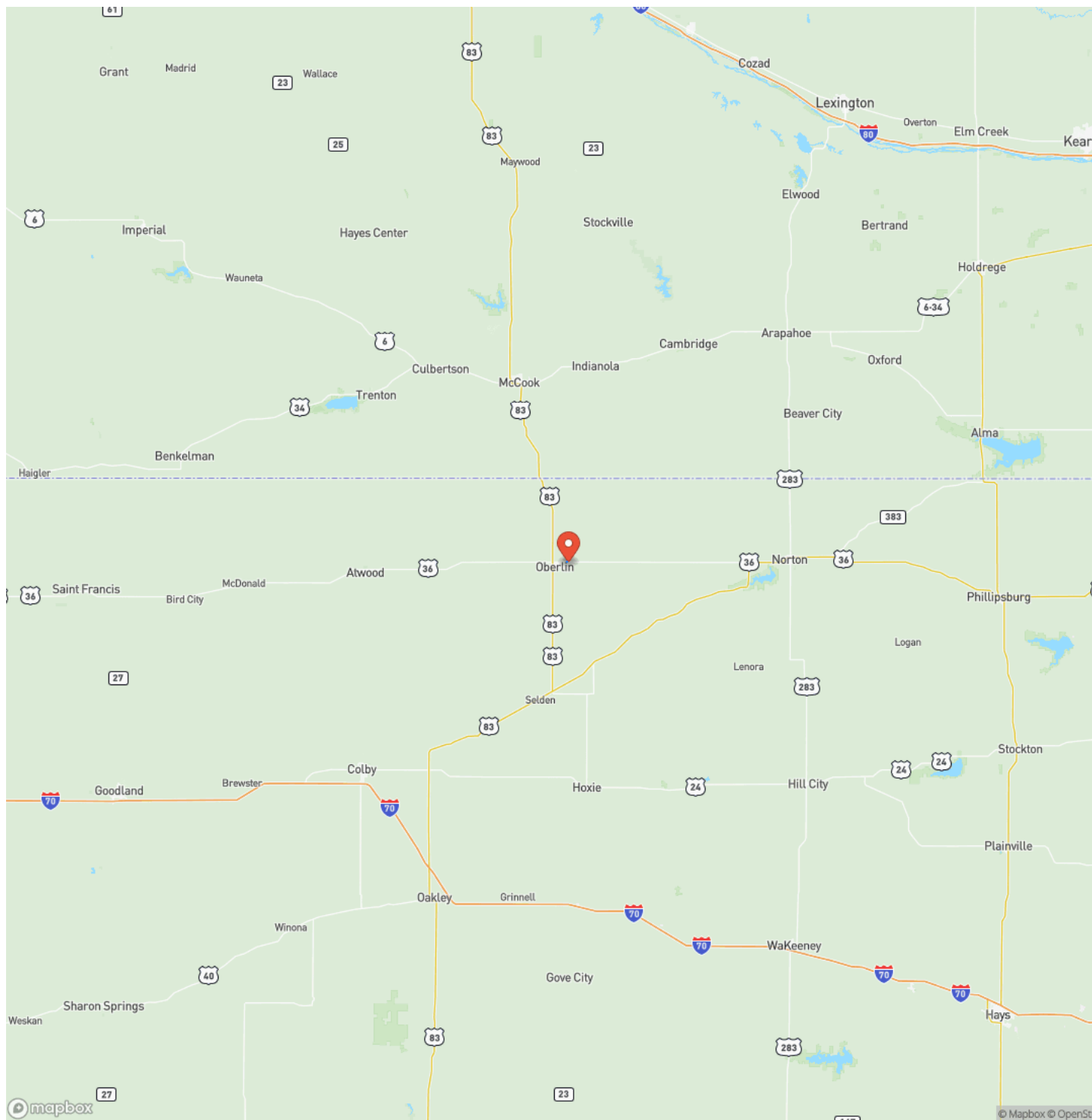
Turn-Key Oberlin Hunting Farm
Oberlin, KS / Decatur County



Locator Map



Locator Map



Satellite Map



Turn-Key Oberlin Hunting Farm Oberlin, KS / Decatur County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank 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.

[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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