

Rooster Ranch
SW 20th Ave
Anthony, KS 67003

\$330,000
116.800± Acres
Harper County



Rooster Ranch
Anthony, KS / Harper County

SUMMARY

Address

SW 20th Ave

City, State Zip

Anthony, KS 67003

County

Harper County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

37.090514 / -98.079562

Acreage

116.800

Price

\$330,000

Property Website

<https://arrowheadlandcompany.com/property/rooster-ranch-harper-kansas/65713/>



PROPERTY DESCRIPTION

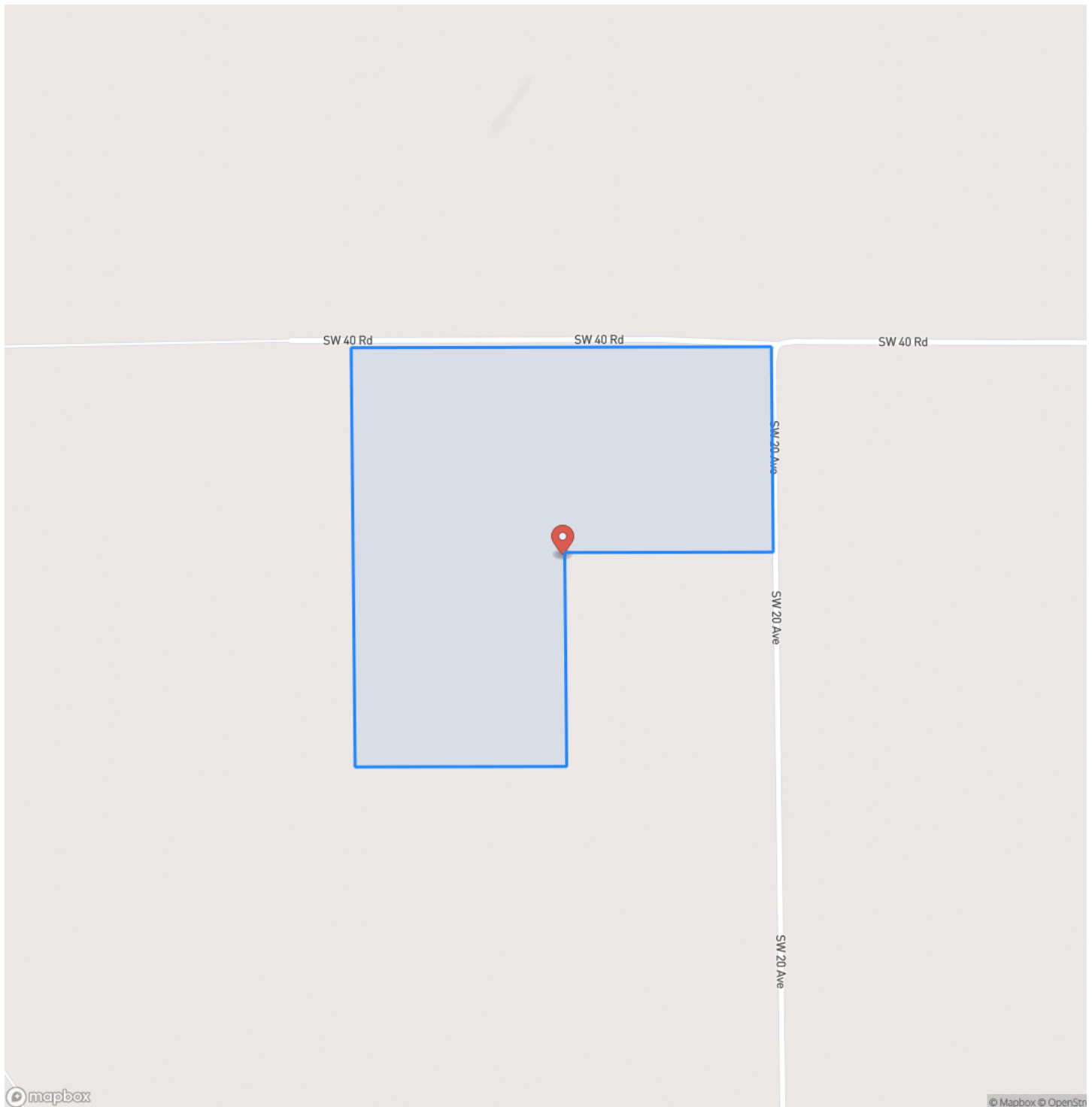
Introducing Rooster Ranch, 116 +/- acres of prime CRP ground located in south-central Kansas. This beautiful property is abundant with life, from mature whitetail to massive Kansas pheasant! A large portion of the property is currently enrolled in CRP and doesn't expire until 2025. The northern portion of this property features tall native grasses, creating some of the best bedding and cover for wildlife you can ask for. The southern section is carved out by a tributary of Beaver Creek, creating an amazing pinch point for whitetail coming out of the agricultural fields to bed. The dry creek is bordered by ample trees, creating a habitat suitable for giants. This tract has not been hunted in years and is ready for its next owner! Don't miss your chance to get a piece of what Kansas is known for. Located just 7 +/- miles from Anthony and just 40 +/- miles from Kingman. All showings are by appointment only. For more information or to schedule a private viewing, please contact Jacob Lemons at [\(620\) 501-3688](tel:6205013688).



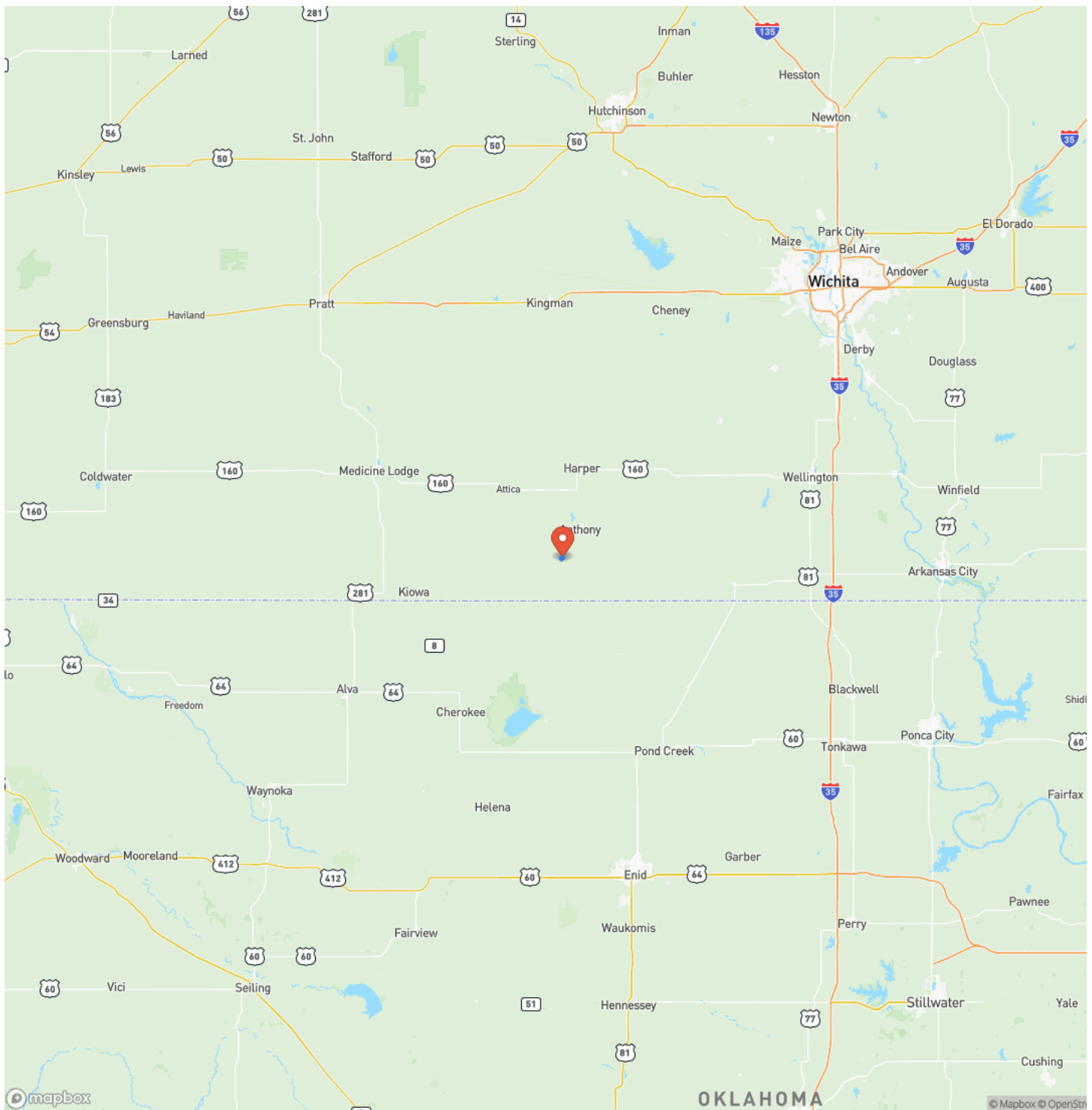
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Locator Map



Locator Map



Satellite Map

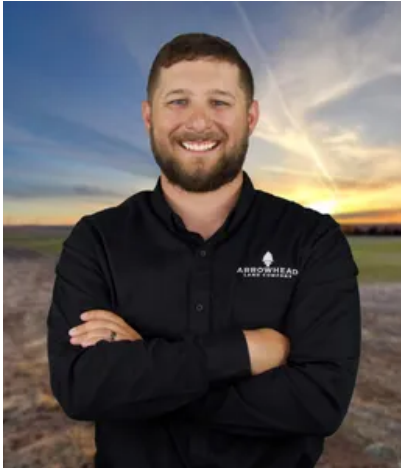


Rooster Ranch

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LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

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Address

City / State / Zip

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NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

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.



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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