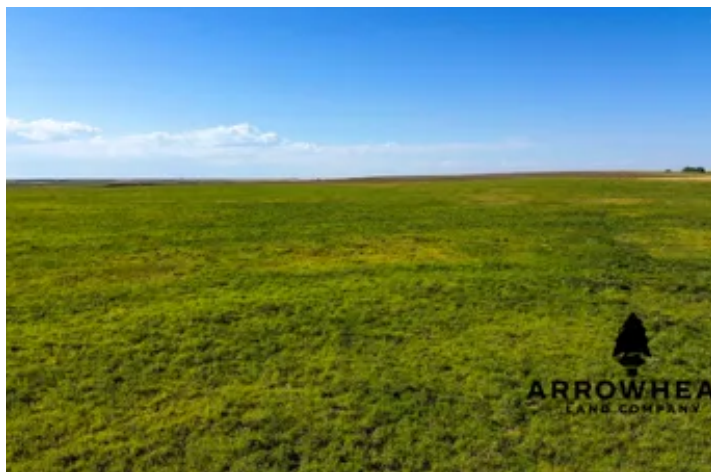


Smoky Hill Expired CRP  
TBD County Road J  
Utica, KS 67736

**\$229,500**  
153± Acres  
Gove County



**Smoky Hill Expired CRP**  
**Utica, KS / Gove County**

---

**SUMMARY**

**Address**

TBD County Road J

**City, State Zip**

Utica, KS 67736

**County**

Gove County

**Type**

Undeveloped Land, Recreational Land

**Latitude / Longitude**

38.70207 / -100.29678

**Acreage**

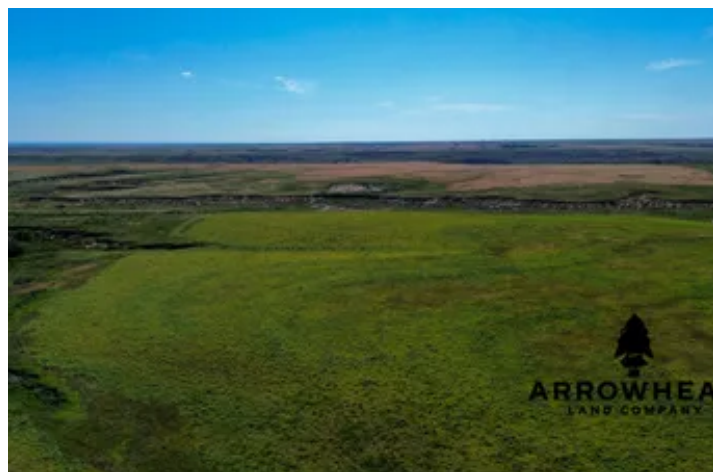
153

**Price**

\$229,500

**Property Website**

<https://arrowheadlandcompany.com/property/smoky-hill-expired-crp-gove-kansas/58974/>



## Smoky Hill Expired CRP Utica, KS / Gove County

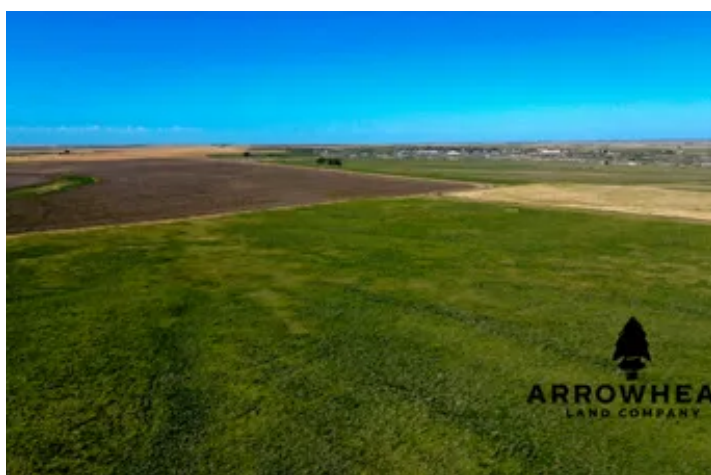
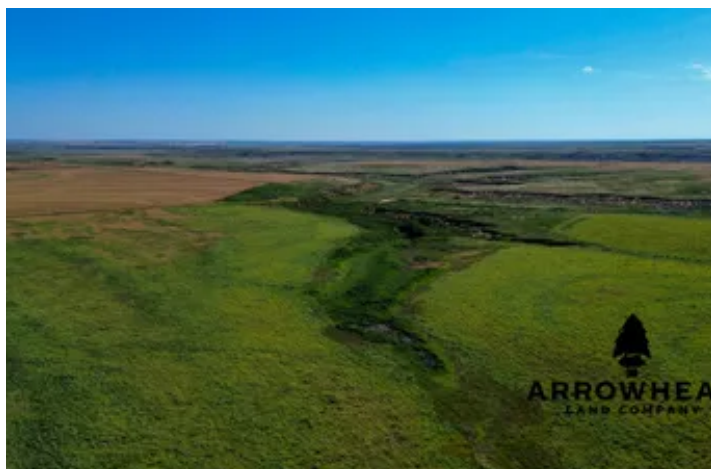
---

### **PROPERTY DESCRIPTION**

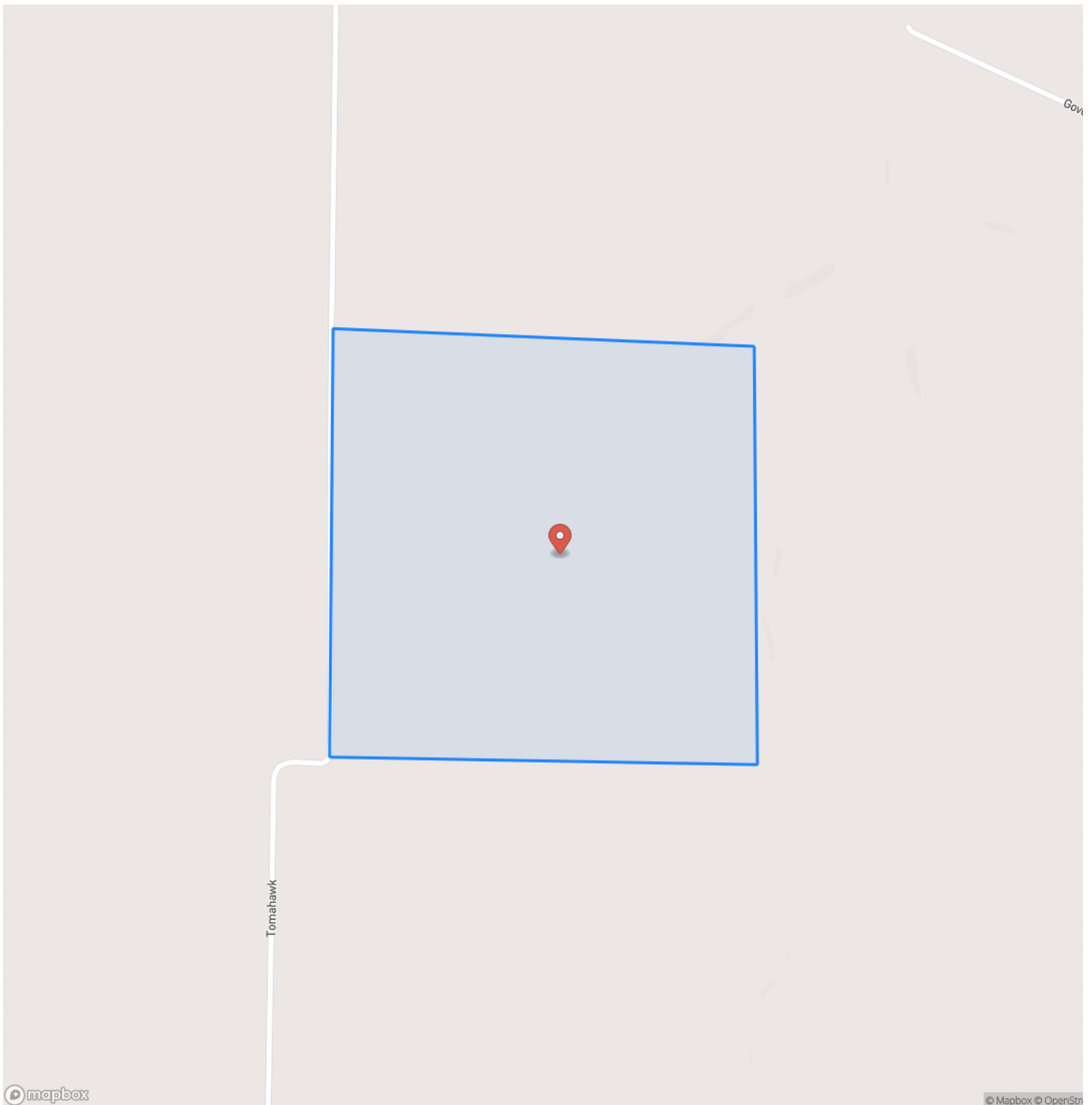
If you are looking for scenic views and unrivaled hunting opportunities, this is the property for you. 153 +/- acres of CRP boasting massive whitetail and mule deer, as well as quail, pheasant, and the elusive prairie chicken. This tract has so much to offer, whether you are an avid wing-shooter or a hardcore deer hunter! The grass is currently expired CRP, so it can be re-enrolled or broken out, completely at the buyer's discretion. Through the center of the property, you will find a valley that allows for easy access for wildlife, creating a property feature that breaks up the native grass landscape. Several fresh pheasant poultts have been observed this season, adding to the abundance of wildlife and exemplifying the diversity of all the species that call this property home. Just 40 +/- minutes from Quinter, 50 +/- minutes from WaKeeney, and under an hour from Hays, allowing access to any amenities one may need. If you have any questions or are interested in a private showing, please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).



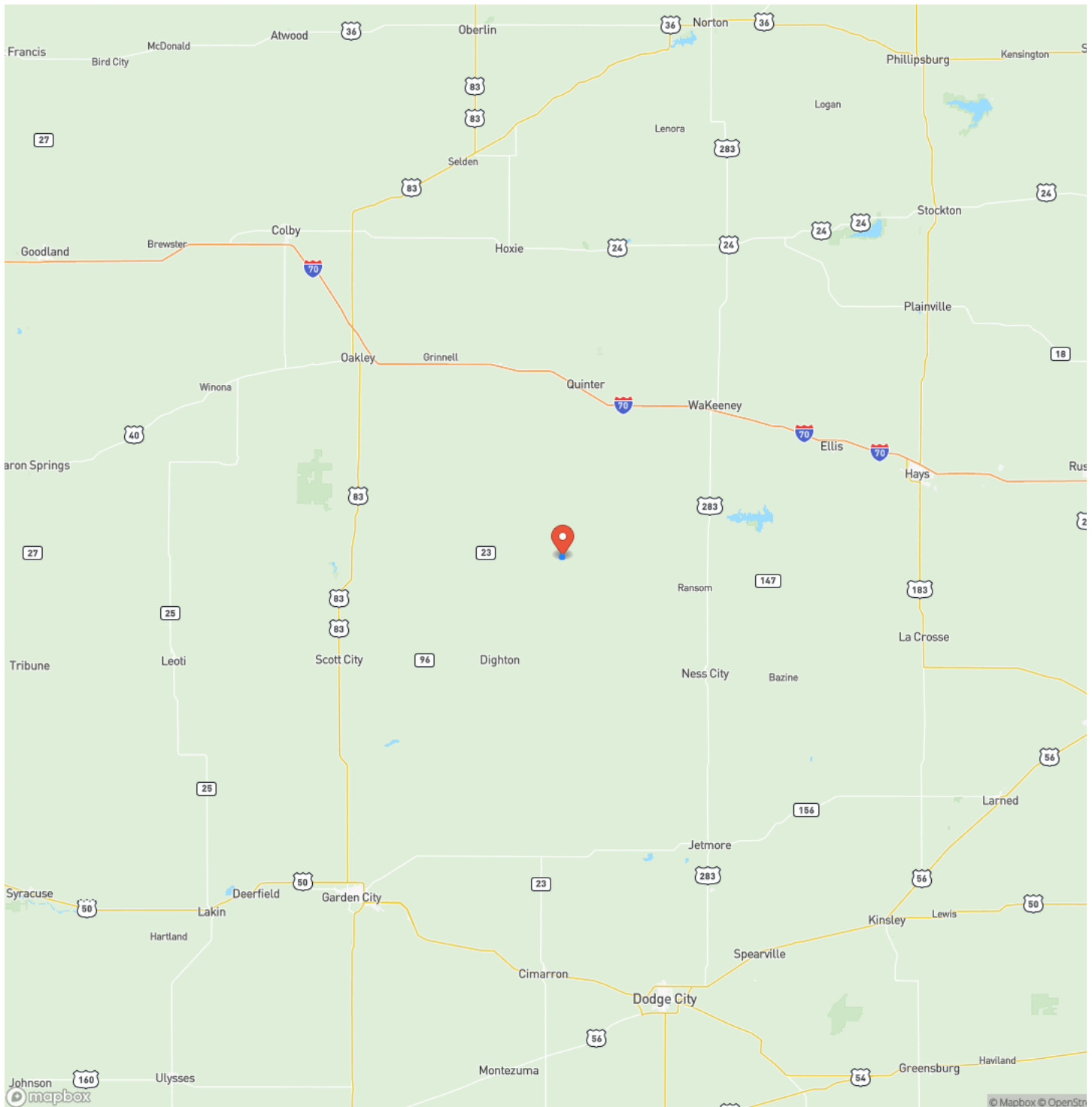




## Locator Map



## Locator Map





## Satellite Map



## Smoky Hill Expired CRP Utica, KS / Gove 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



**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



[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.



---

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

---

