

Holtz Ranch Along Turkey Creek
110101-110159 SW 100th St
Coats, KS 67124

\$1,999,000
459.700± Acres
Pratt County



Holtz Ranch Along Turkey Creek Coats, KS / Pratt County

SUMMARY

Address

110101-110159 SW 100th St

City, State Zip

Coats, KS 67124

County

Pratt County

Type

Farms, Hunting Land, Ranches, Single Family, Recreational Land, Residential Property

Latitude / Longitude

37.493944 / -98.946387

Dwelling Square Feet

1120

Bedrooms / Bathrooms

3 / 2

Acreage

459.700

Price

\$1,999,000

Property Website

<https://arrowheadlandcompany.com/property/holtz-ranch-along-turkey-creek-pratt-kansas/65111/>



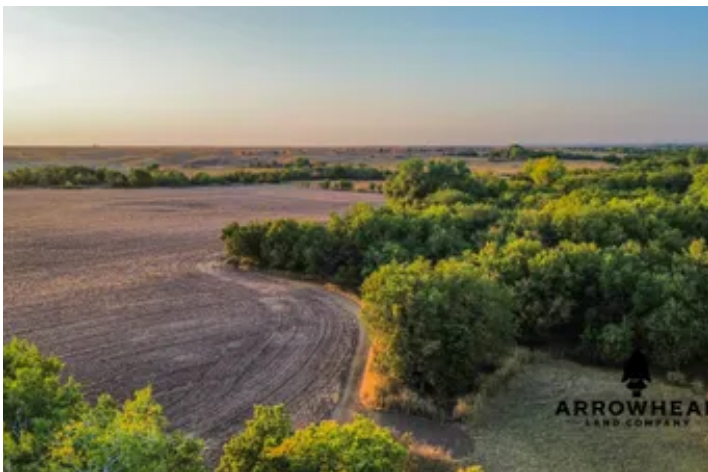
Holtz Ranch Along Turkey Creek Coats, KS / Pratt County

PROPERTY DESCRIPTION

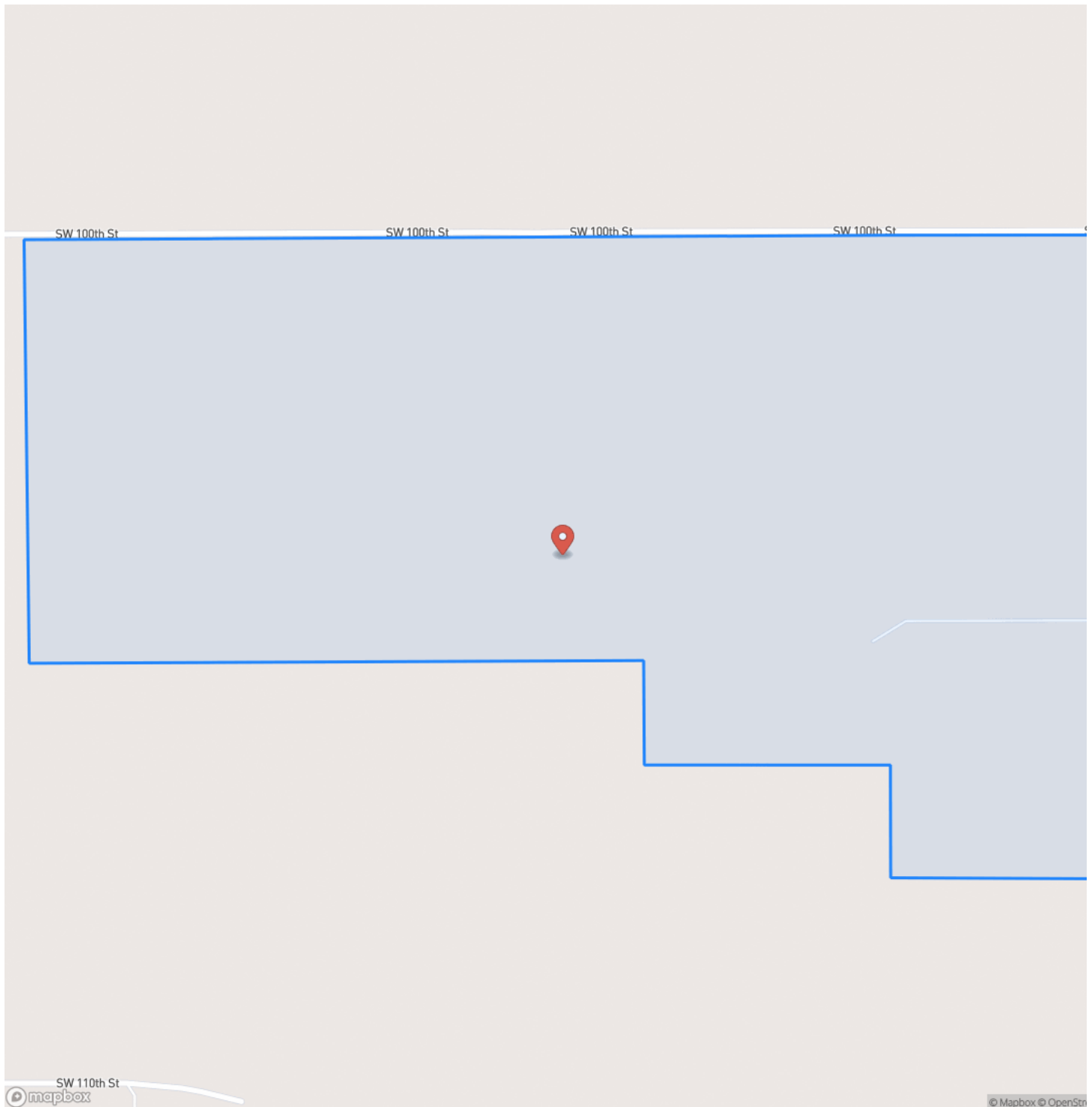
PRICE REDUCED! If you are looking for the best of what Kansas has to offer for whitetail hunting, look no further than Holtz Ranch, with Turkey Creek running right through it! This magnificent property sits in the heart of big buck country, just 7 +/- miles west of Coats and 10 +/- miles south of Cullison. One of the most important features of this tract is the natural springs that feed into Turkey Creek and keep the pond and marsh full year-round. On the western side of the property, you will find multiple valleys that direct game off the agricultural fields back into the creek bottoms, seemingly undetected. This ranch, along with several surrounding it, is known for large deer! When people think of the perfect property in Kansas to grow giants, this is it! On the eastern side of the property, you will find several dryland agricultural fields that come together in the perfect pinch point, leading down to the creek. Just to the east of the fields is 18 +/- acres of CRP currently enrolled with 8 years remaining. There is a 3-bedroom, 2-bathroom house on the property, providing a great base camp to access the land however needed. As mentioned before, there is a spring-fed, stocked pond that sits just on the other side of the brick barn. Properties like this one don't come up often, so don't miss your chance to own this historic ranch. 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).



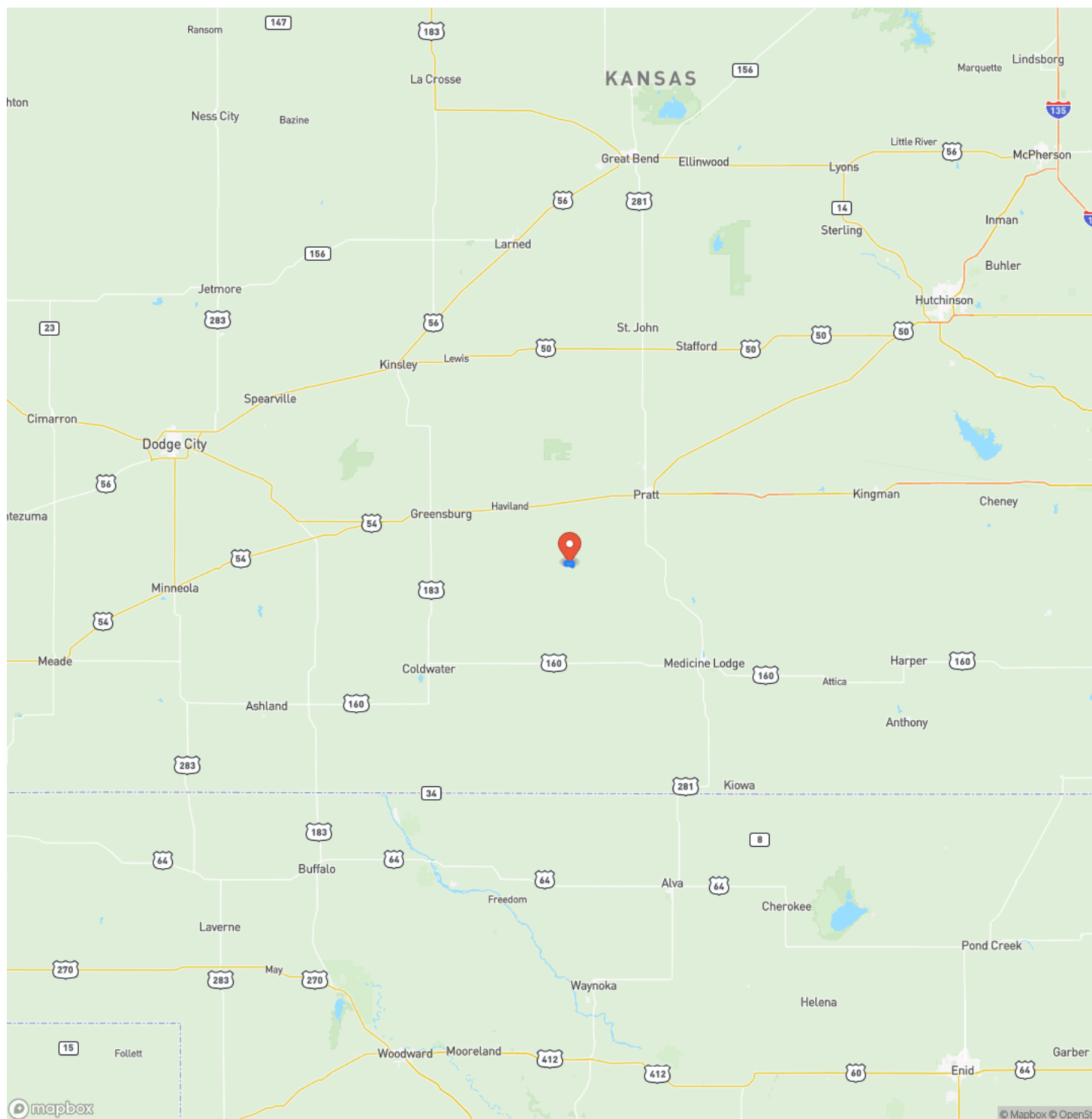
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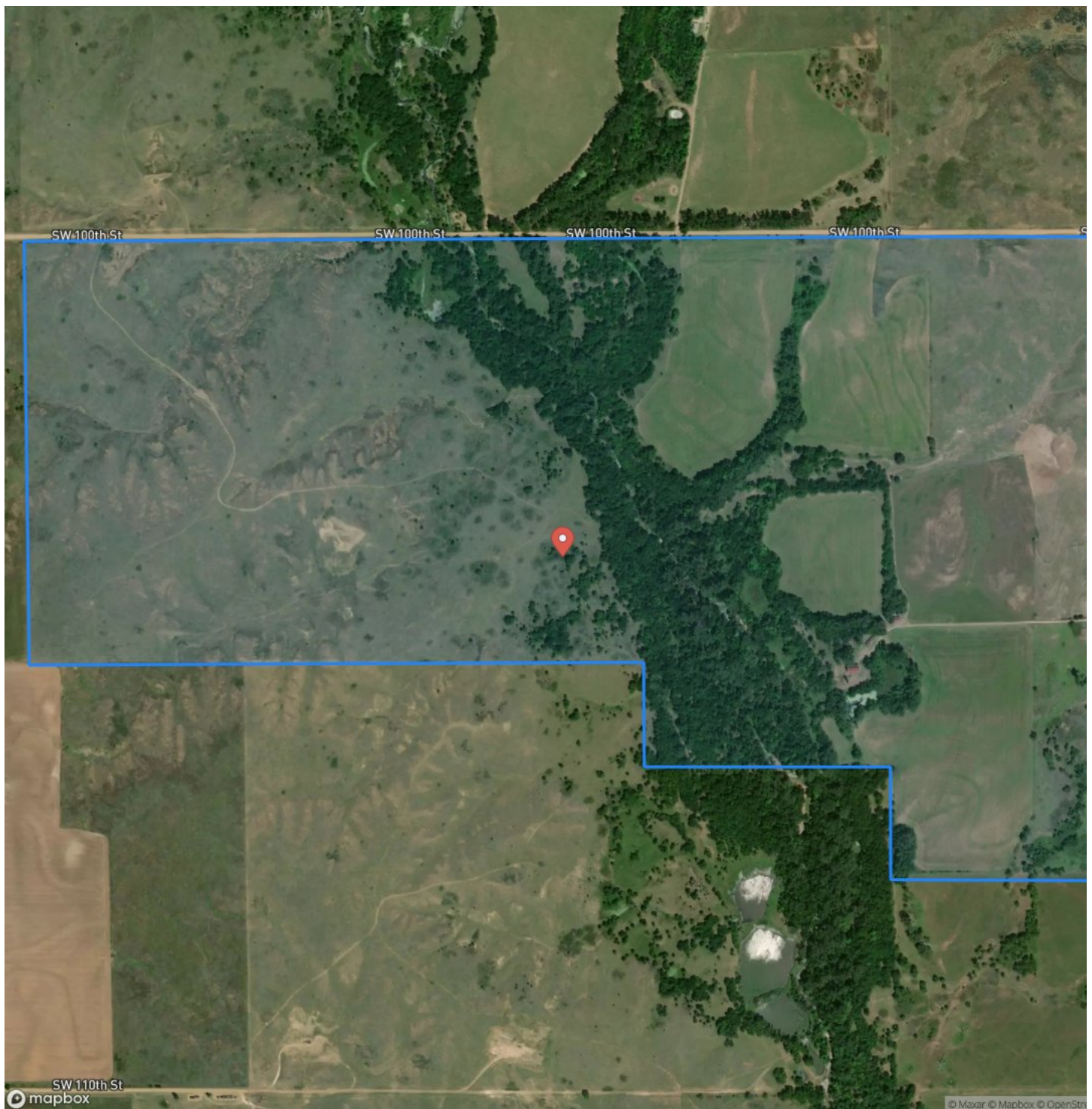
Locator Map



Locator Map



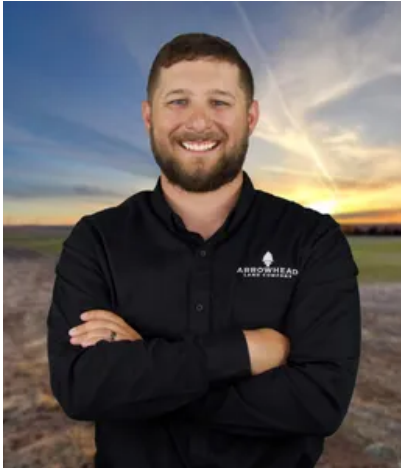
Satellite Map



Holtz Ranch Along Turkey Creek Coats, KS / Pratt County

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

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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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