

The West Duvall Hunting Farm
NW 120th Rd
Attica, KS 67009

\$648,000
162.200± Acres
Harper County



The West Duvall Hunting Farm Attica, KS / Harper County

SUMMARY

Address

NW 120th Rd

City, State Zip

Attica, KS 67009

County

Harper County

Type

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

Latitude / Longitude

37.330105 / -98.212363

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 1

Acreage

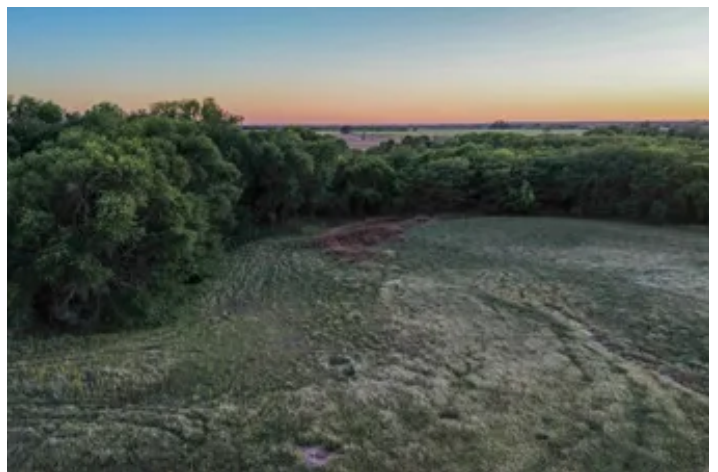
162.200

Price

\$648,000

Property Website

<https://arrowheadlandcompany.com/property/the-west-duvall-hunting-farm-harper-kansas/70649/>



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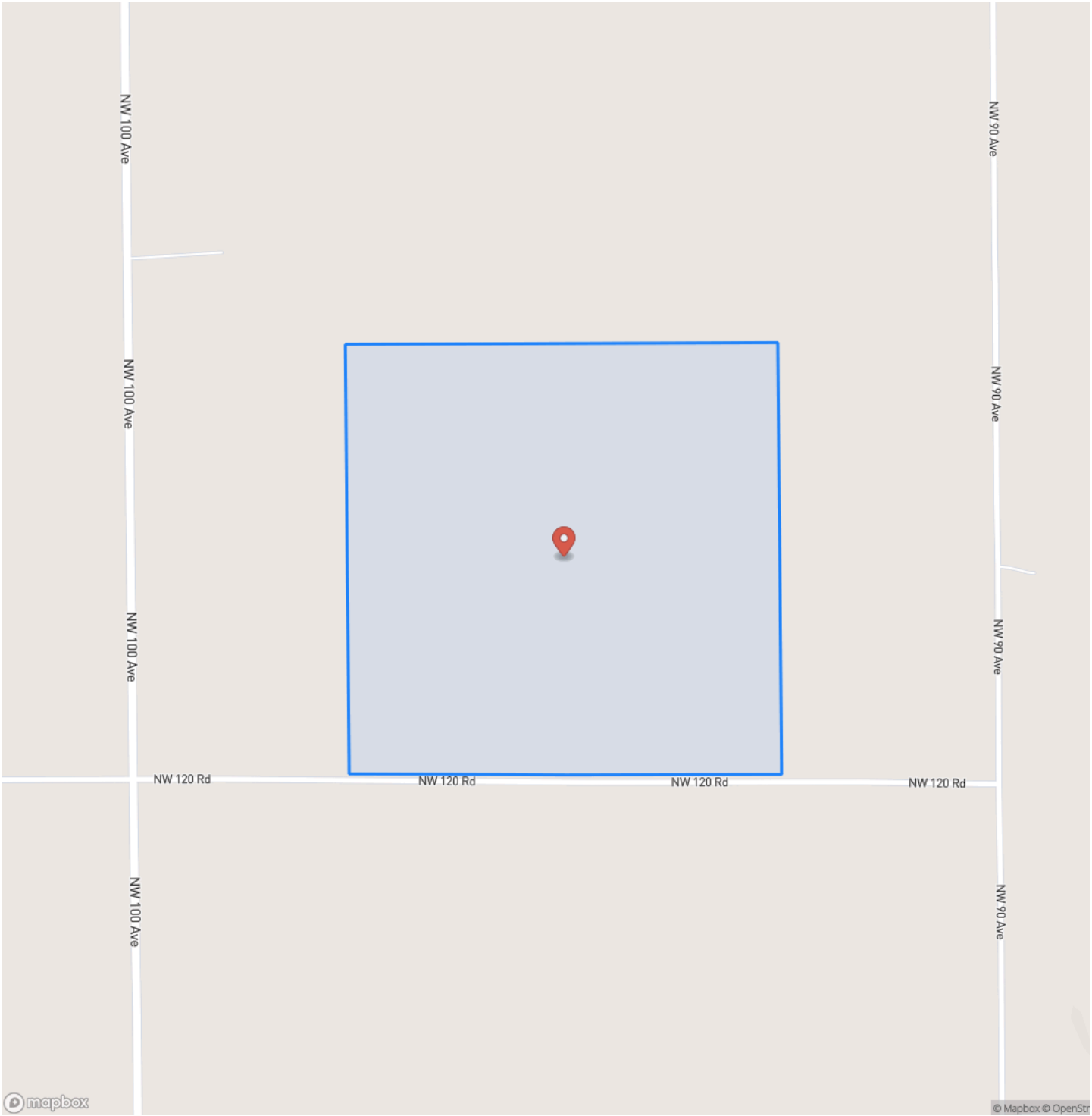
PROPERTY DESCRIPTION

Introducing The West Duvall Hunting Farm: 162 +/- acres of whitetail paradise featuring a water well that has been drilled in the pasture for wildlife, 50 +/- acres of tillable land with 22 +/- acres of alfalfa planted in 2024, countless hills, and blocks of timber! Not only does this property have years of solid whitetail hunting history, but it also provides a revenue stream through farming rights. Opportunities for cattle leases further enhance the possibilities that this farm offers. The 162 +/- acres are located in the heart of phenomenal Kansas whitetail hunting; Harper County is renowned and unforgettable to anyone lucky enough to hunt it. The property also features a newly constructed barndo, measuring 30 x 60, with a 30 x 40 living area that includes two bedrooms and one bath. There is one private bedroom, while the other bedroom is outfitted with six bunk beds—four twin-size bunks and two queen-size bunks. Having this living space on the property makes it the perfect setup for deer camp! This area is highly sought after due to its rich mineral content, as well as its mix of excellent bedding and food sources. Don't miss your chance to own this stunning parcel! The property is conveniently located just 7 +/- miles from Attica, 15 +/- miles from Harper, and 30 +/- 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).

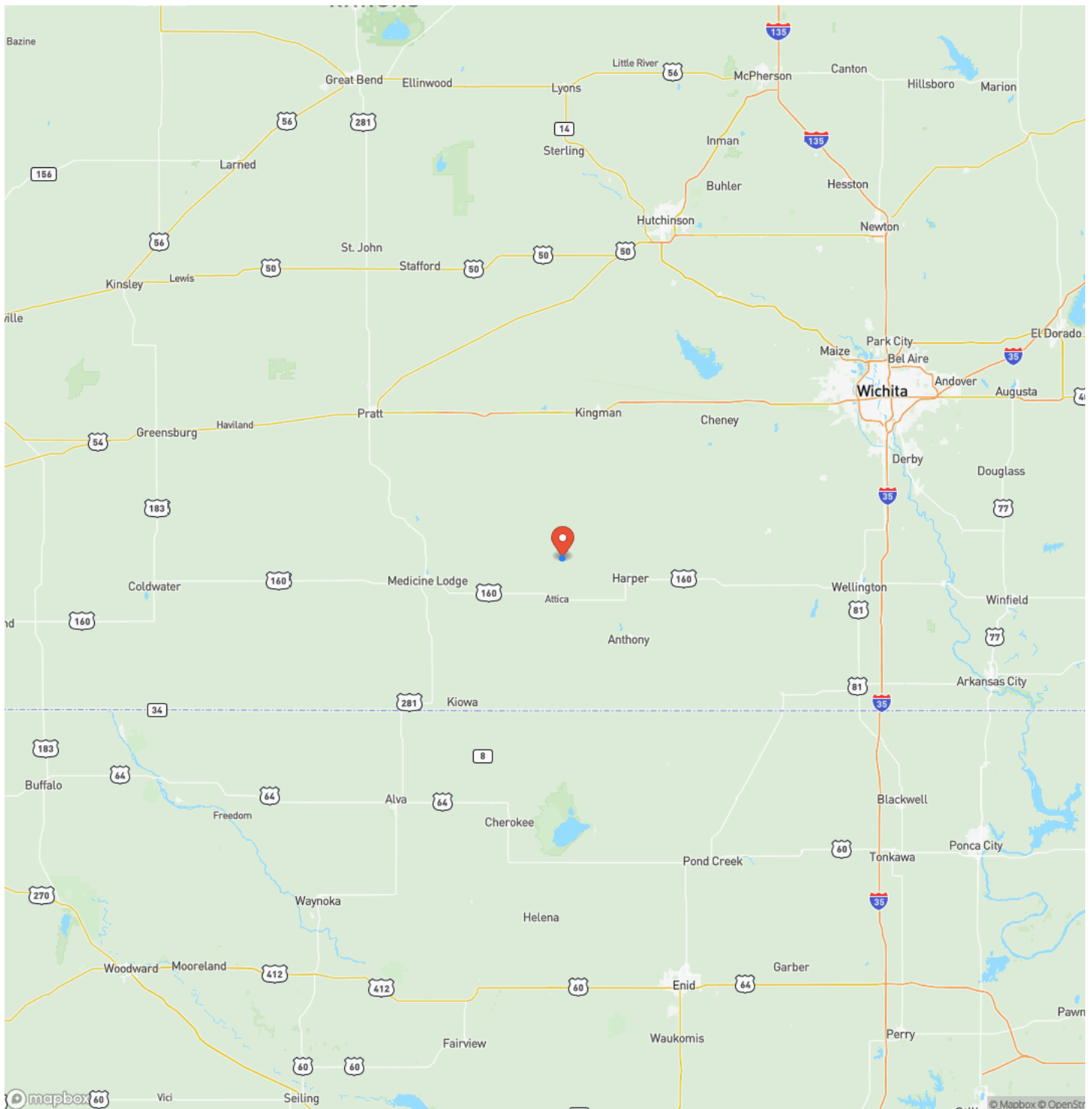
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Locator Map



Locator Map



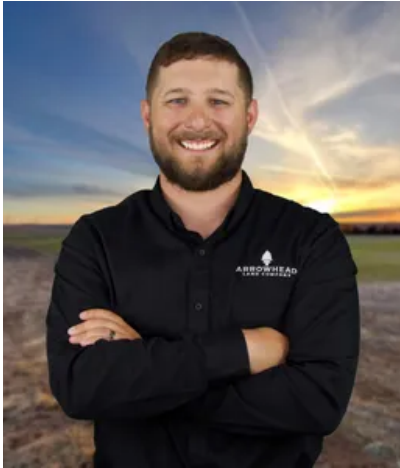
Satellite Map



The West Duvall Hunting Farm Attica, KS / Harper County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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www.arrowheadlandcompany.com

DISCLAIMERS

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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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