

The Duvall Ranch
NW 120 Rd
Attica, KS 67058

\$1,899,000
477.100± Acres
Harper County



The Duvall Ranch
Attica, KS / Harper County

SUMMARY

Address

NW 120 Rd

City, State Zip

Attica, KS 67058

County

Harper County

Type

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

Latitude / Longitude

37.337227 / -98.160224

Dwelling Square Feet

1800

Bedrooms / Bathrooms

2 / 1

Acreage

477.100

Price

\$1,899,000

Property Website

<https://arrowheadlandcompany.com/property/the-duvall-ranch-harper-kansas/66759/>



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PROPERTY DESCRIPTION

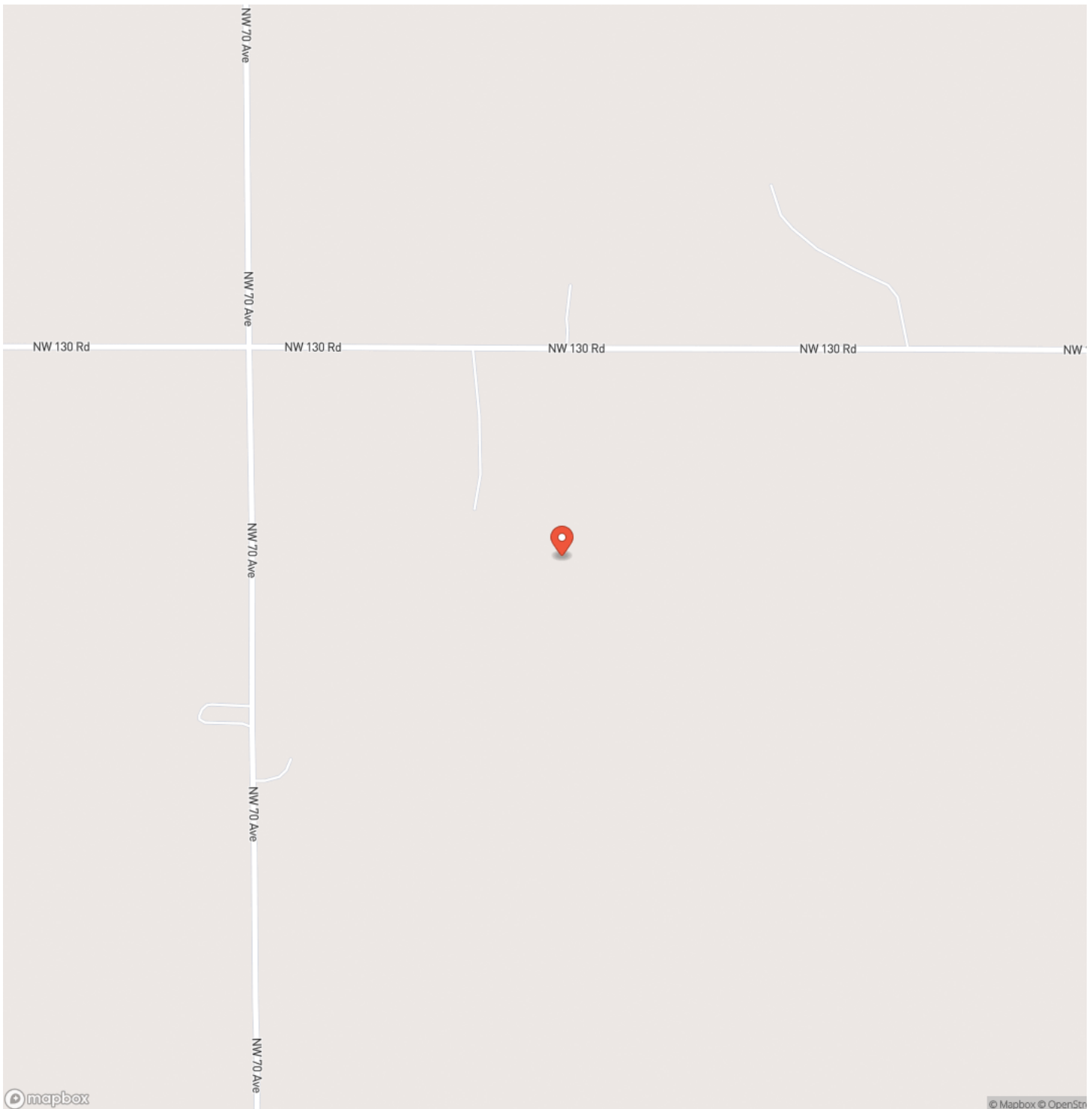
PRICE REDUCED! Introducing The Duvall Ranch: 477 +/- acres of whitetail paradise featuring 2 ponds, 130 +/- acres of tillable land, 50 +/- acres of CRP, and countless hills and timber blocks! This property not only boasts years of solid whitetail history but also provides additional revenue streams through CRP, wind farm production, and farming rights. Opportunities for cattle leases further enhance the endless possibilities this ranch offers. The 477 +/- acres consist of three separate tracts, all situated in the heart of exceptional Kansas whitetail hunting! The barn measures 30 x 60 feet, including a 30 x 40 living area with two bedrooms and one bathroom. There is one private bedroom, and the other bedroom has six bunk beds—four twin bunks and two queen bunks. This area is highly sought after due to its excellent mineral content and a mix of outstanding bedding and food sources. Don't miss your chance to own these stunning parcels! The properties are 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).



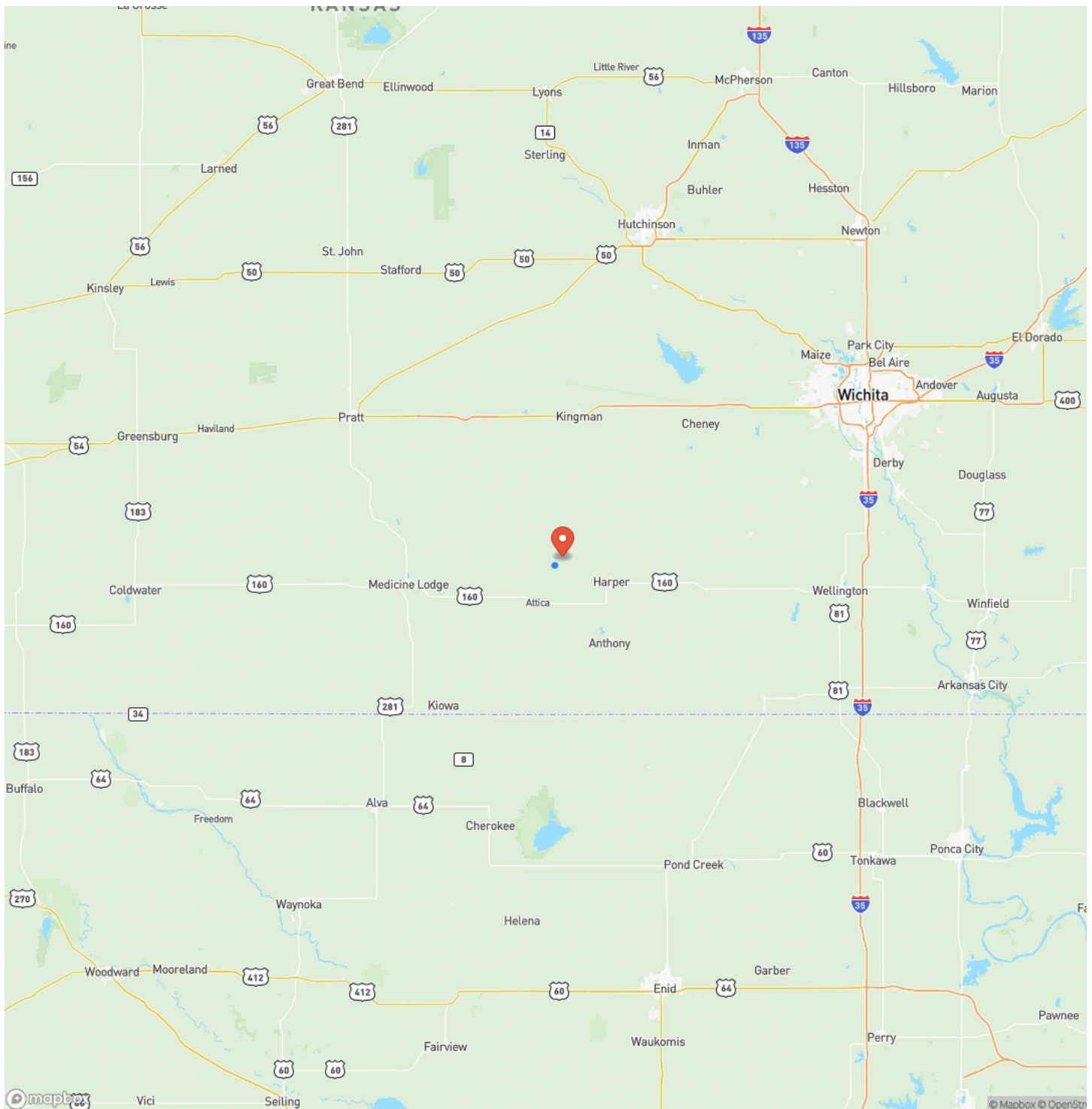
The Duvall Ranch
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Locator Map



Locator Map



Satellite Map

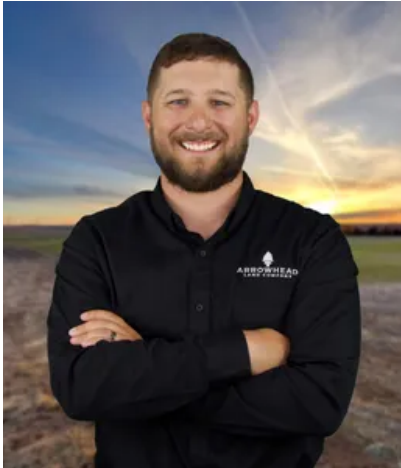


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Attica, KS / Harper County

LISTING REPRESENTATIVE

For more information contact:



Representative

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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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