

**The Ultimate Combo Farm**  
00000 SE Kochia  
Hazelton, KS 67061

**\$1,104,000**  
317.800± Acres  
Barber County



**The Ultimate Combo Farm  
Hazelton, KS / Barber County**

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**SUMMARY**

**Address**

00000 SE Kochia

**City, State Zip**

Hazelton, KS 67061

**County**

Barber County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

37.145 / -98.378

**Acreage**

317.800

**Price**

\$1,104,000

**Property Website**

<https://arrowheadlandcompany.com/property/the-ultimate-combo-farm-barber-kansas/106657/>



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### **PROPERTY DESCRIPTION**

Located in the heart of big buck country, this 317.8+/- acre tract in Barber County offers an outstanding combination of recreational opportunity and income-producing tillable ground! With diverse habitat, excellent topography, and strong wildlife numbers, this property checks all the boxes for the serious outdoorsman or investor looking for a well-rounded Kansas farm. The farm features large tillable fields in both the southwest and northeast corners, along with an additional smaller tillable section in the middle of the property. These productive acres provide excellent return on investment while also creating ideal food sources that naturally attract and hold wildlife throughout the year. Beyond the tillable acres, the property truly shines from a recreational standpoint. The rolling topography and natural layout create excellent travel corridors that deer heavily utilize. A large pond on the south end of the farm was covered in fresh deer tracks during a recent walk-through, showing just how much wildlife frequents the area. The pond also offers waterfowl potential, with ducks regularly using it throughout the season. Several tower blinds and feeders are already in place, allowing the new owner to step right into hunting opportunities from day one. In addition to the outstanding whitetail hunting, the property also offers excellent upland bird habitat. Numerous pheasants were seen and heard while touring the farm, along with quail throughout the property. It is not often you find a tract that offers strong opportunities for deer, ducks, pheasant, and quail all in one package! Conveniently located approximately 20+/- miles southeast of Medicine Lodge, 20+/- miles west of Anthony, 34+/- miles southwest of Harper, and 80+/- miles southwest of Wichita, this property combines seclusion with accessibility. Whether you are looking for a premier hunting property, an income-producing investment, or both, this Barber County tract deserves a serious look! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(620\) 501-3688](tel:6205013688).

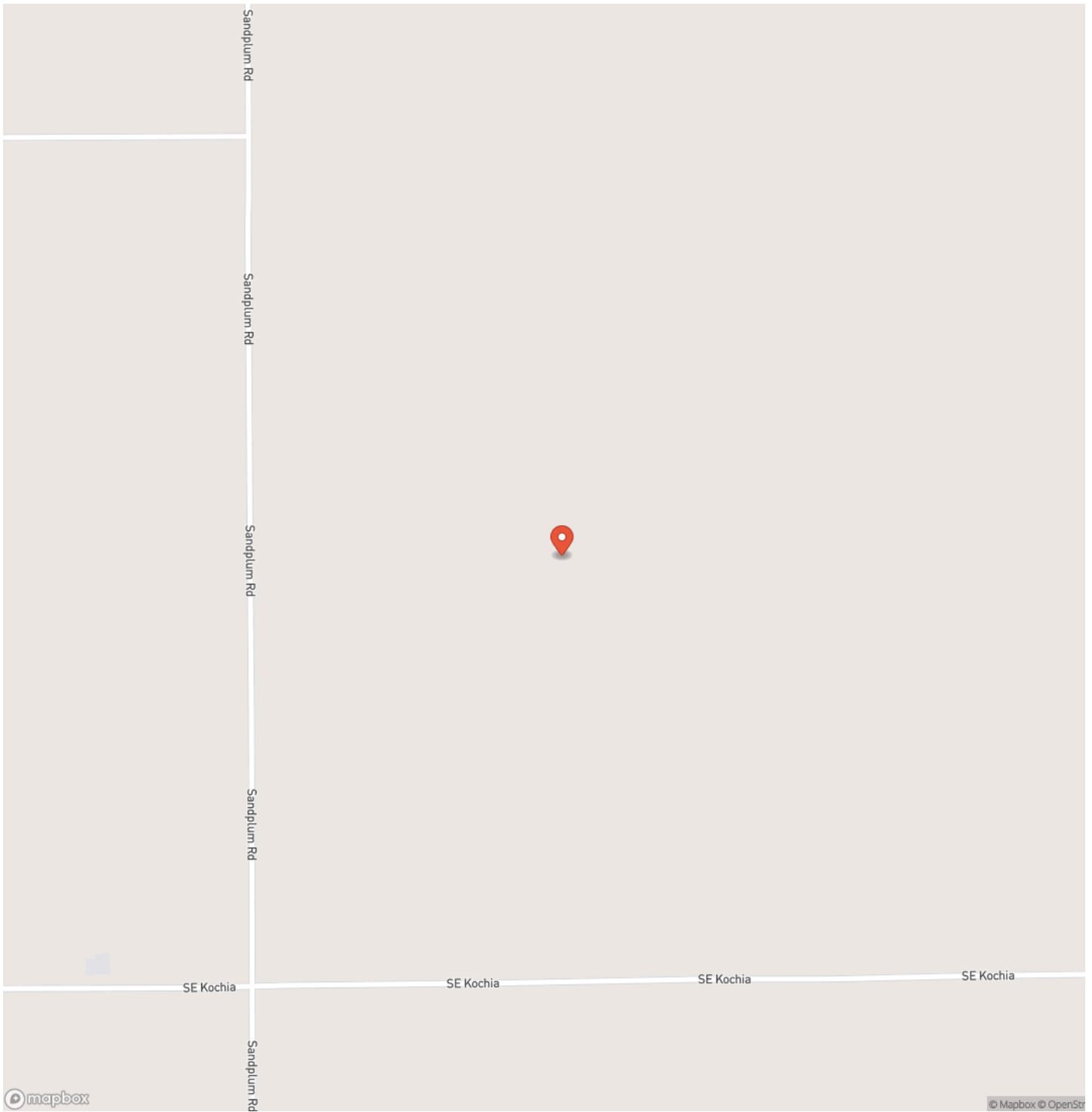
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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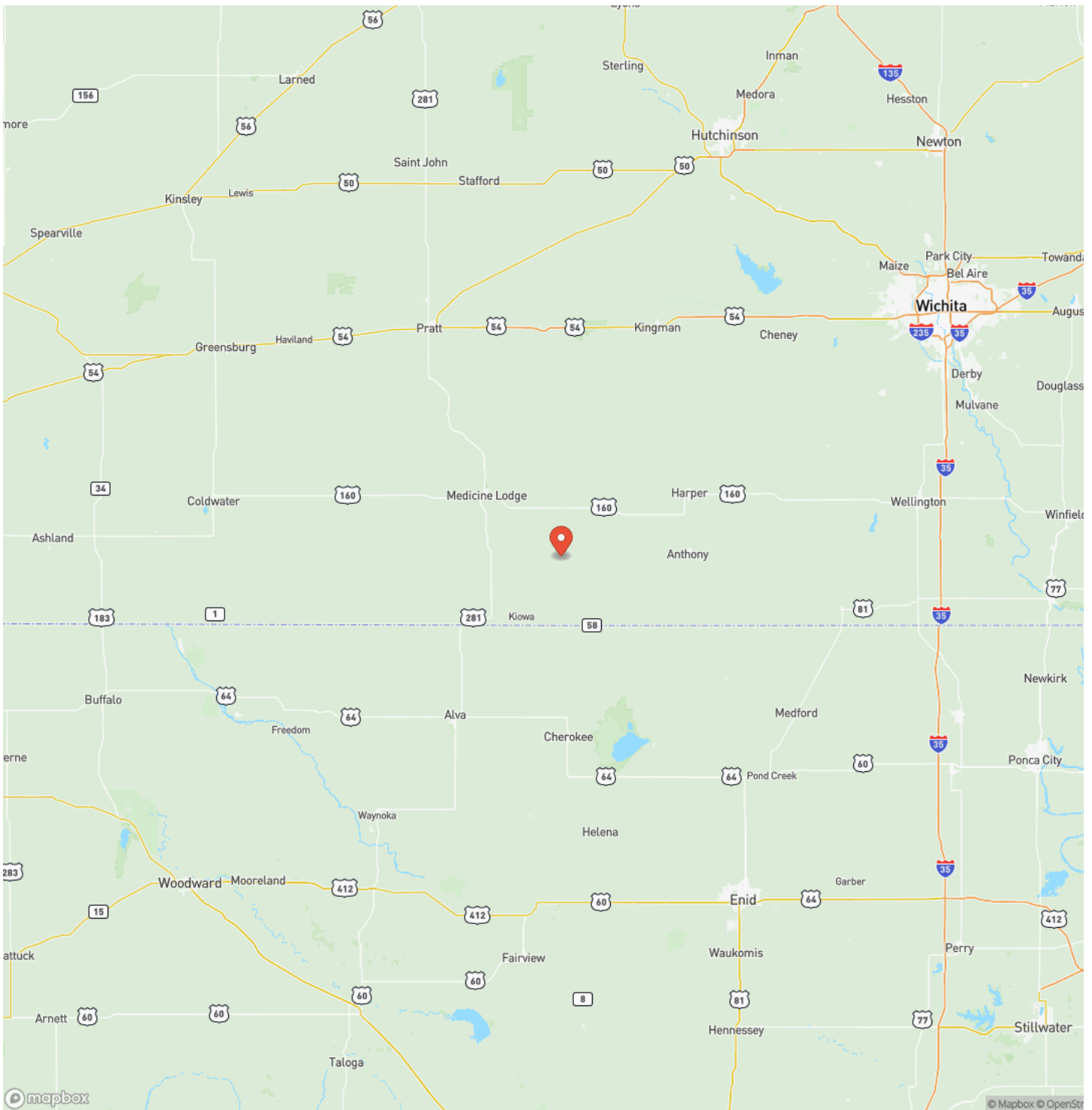
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

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