

Prime Hunting & Revenue Farm
1316-1396 NW 40th Ave
Harper, KS 67124

\$625,200
156.300± Acres
Harper County



Prime Hunting & Revenue Farm
Harper, KS / Harper County

SUMMARY

Address

1316-1396 NW 40th Ave

City, State Zip

Harper, KS 67124

County

Harper County

Type

Undeveloped Land, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

37.351843 / -98.108024

Acreage

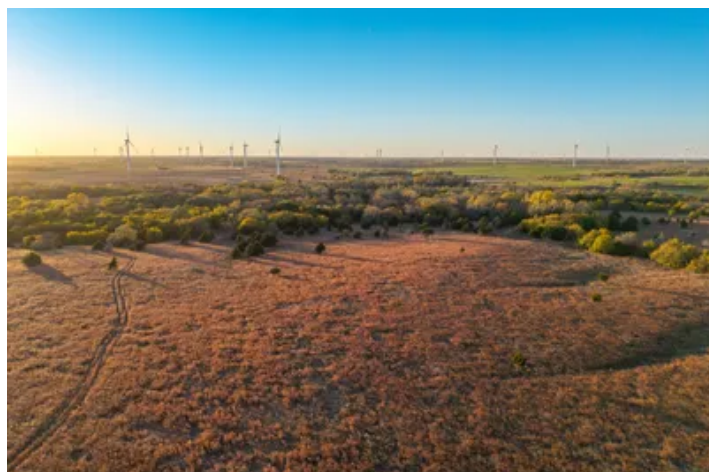
156.300

Price

\$625,200

Property Website

<https://arrowheadlandcompany.com/property/prime-hunting-revenue-farm-harper-kansas/78596/>

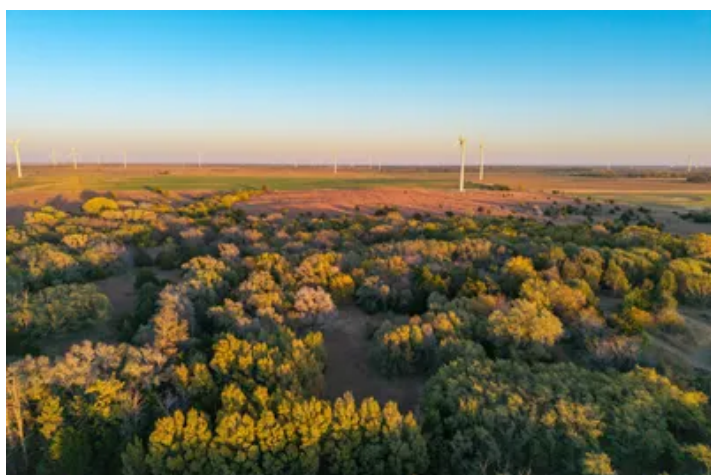
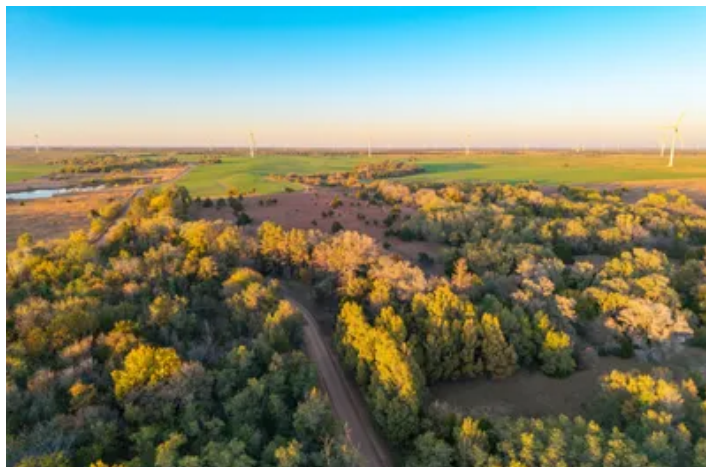


PROPERTY DESCRIPTION

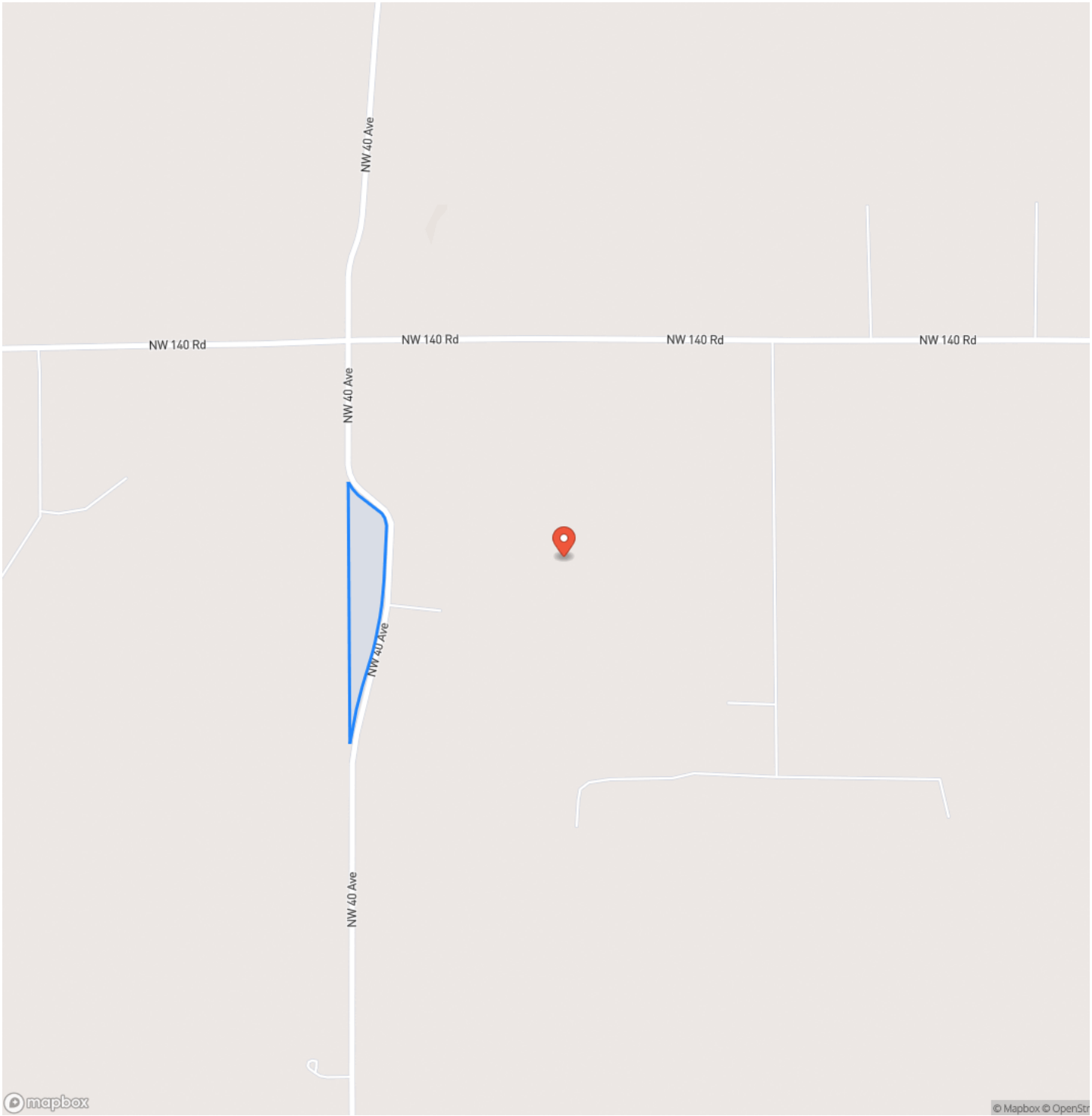
Take a look at this awesome 156.3 +/- acres of prime timber and grassland located in Harper County, Kansas! This property has the perfect mix for massive whitetails. Not only does this tract offer enormous potential for deer hunting, but it also provides amazing financial revenue streams from cattle leases and wind turbines. Adding to its appeal, the property features a well-maintained cabin equipped with electricity, water, and plumbing—making it the perfect setup for a comfortable deer camp or weekend getaway. Located just 8 +/- miles from the city of Harper, this county is highly sought after due to its rich mineral content and exceptional bedding habitat for wildlife. Don't miss your opportunity to own this whitetail paradise! 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).

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.

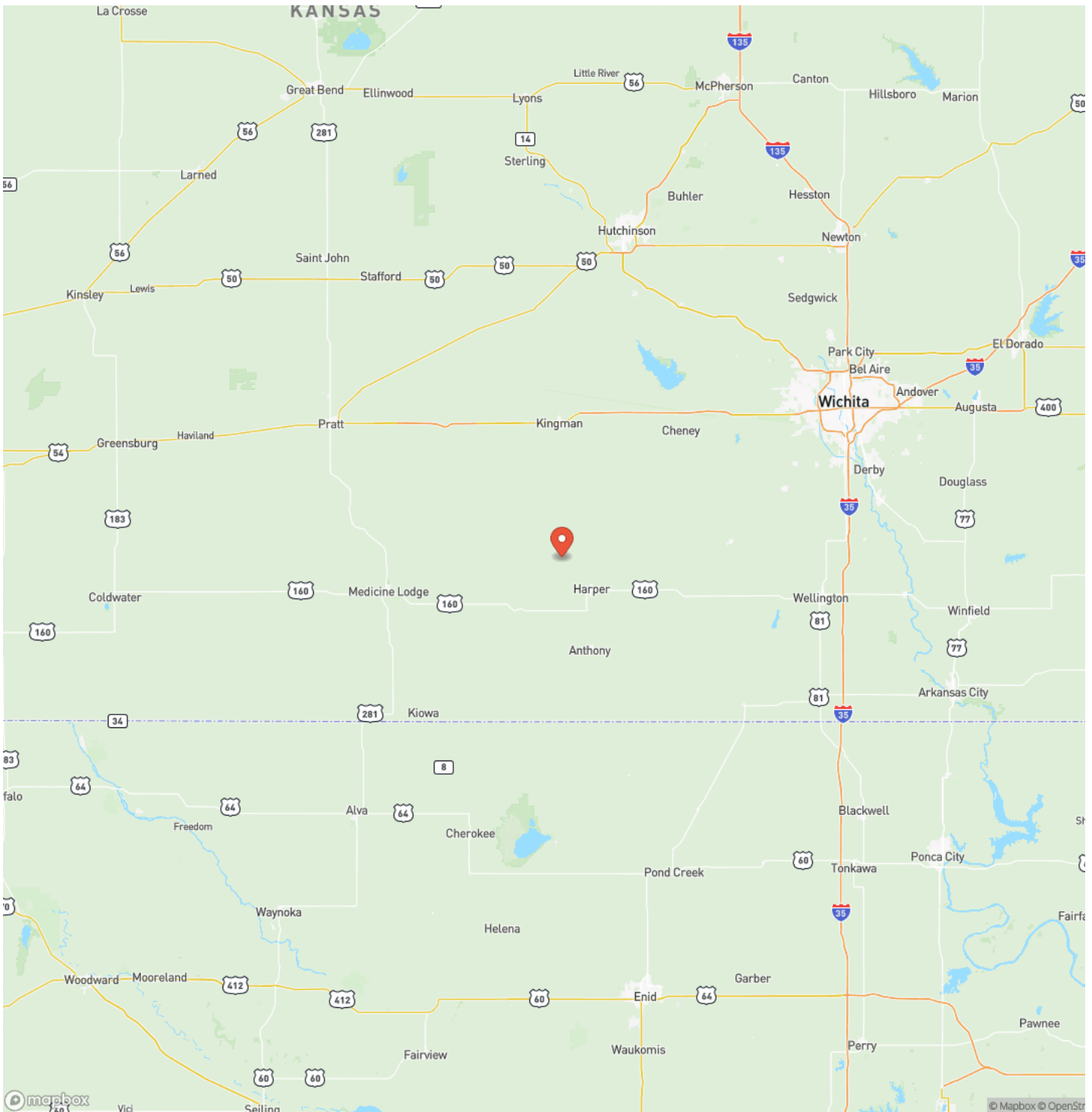
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Harper, KS / Harper County



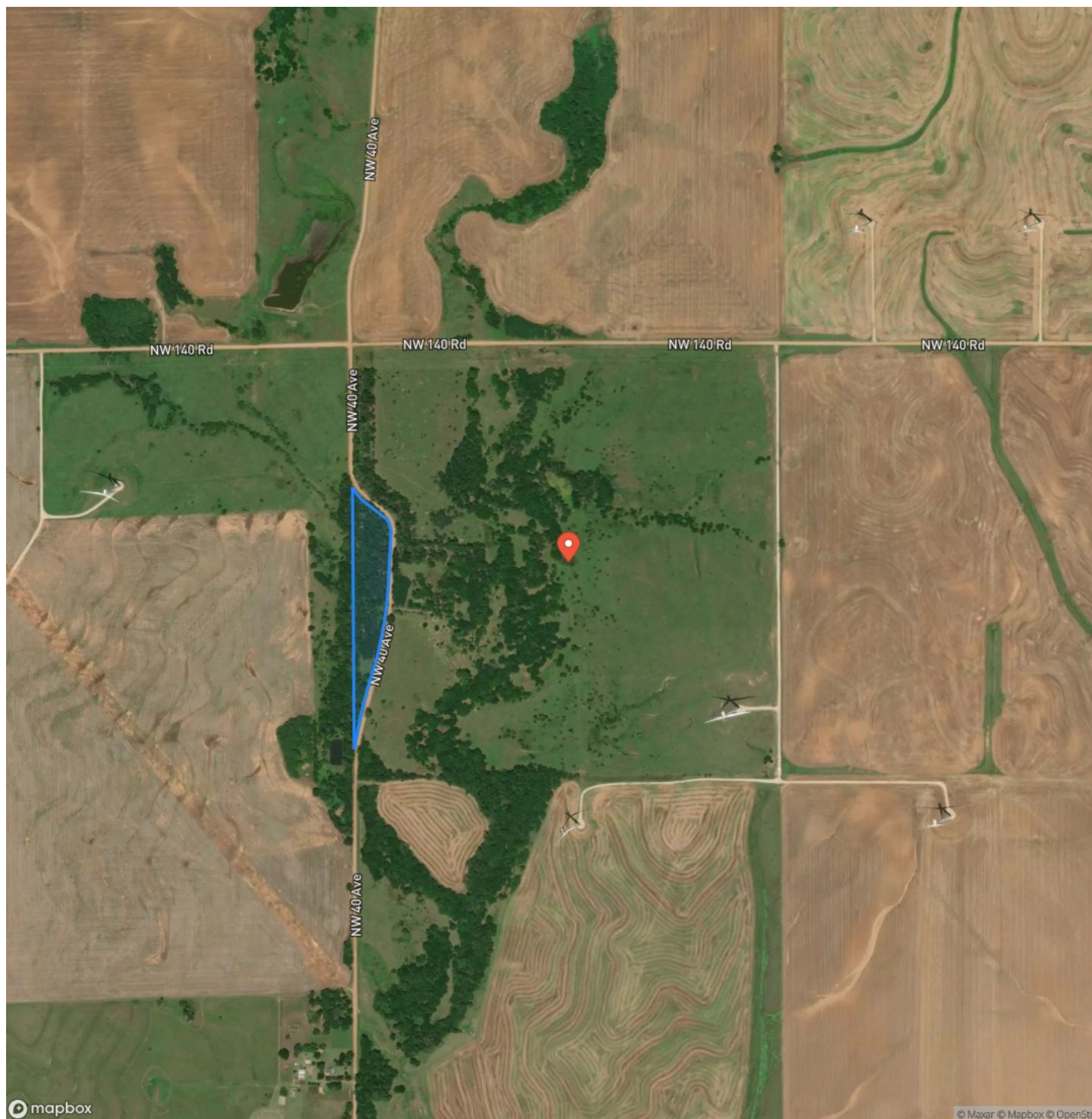
Locator Map



Locator Map

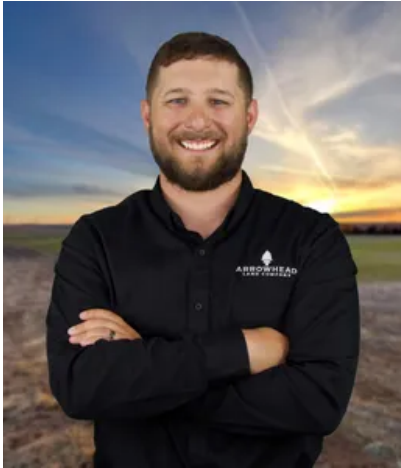


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

Mobile

(580) 727-5019

Office

(620) 501-3688

Email

jacob.lemons@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank 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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

