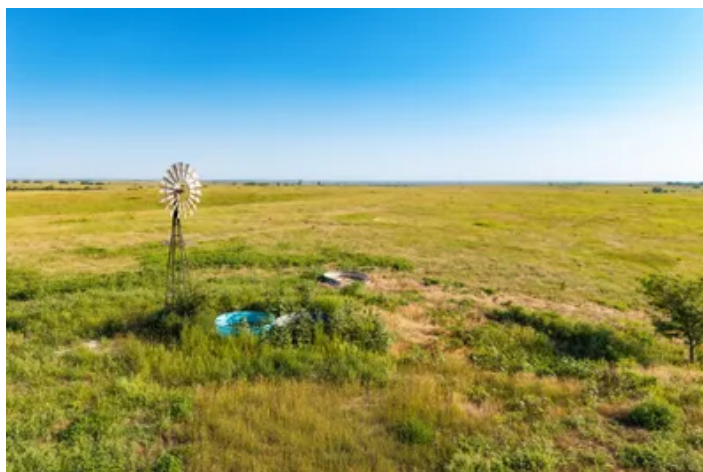


Fully Fenced Grassland
00000 290th Ave
Hill City, KS 67642

\$203,872
159.900± Acres
Graham County



Fully Fenced Grassland
Hill City, KS / Graham County

SUMMARY

Address

00000 290th Ave

City, State Zip

Hill City, KS 67642

County

Graham County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

39.281307 / -99.805316

Acreage

159.900

Price

\$203,872

Property Website

<https://arrowheadlandcompany.com/property/fully-fenced-grassland-graham-kansas/86909/>



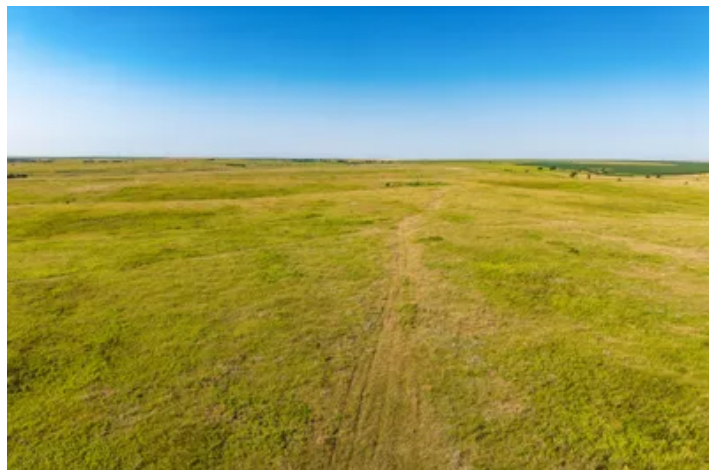
Fully Fenced Grassland Hill City, KS / Graham County

PROPERTY DESCRIPTION

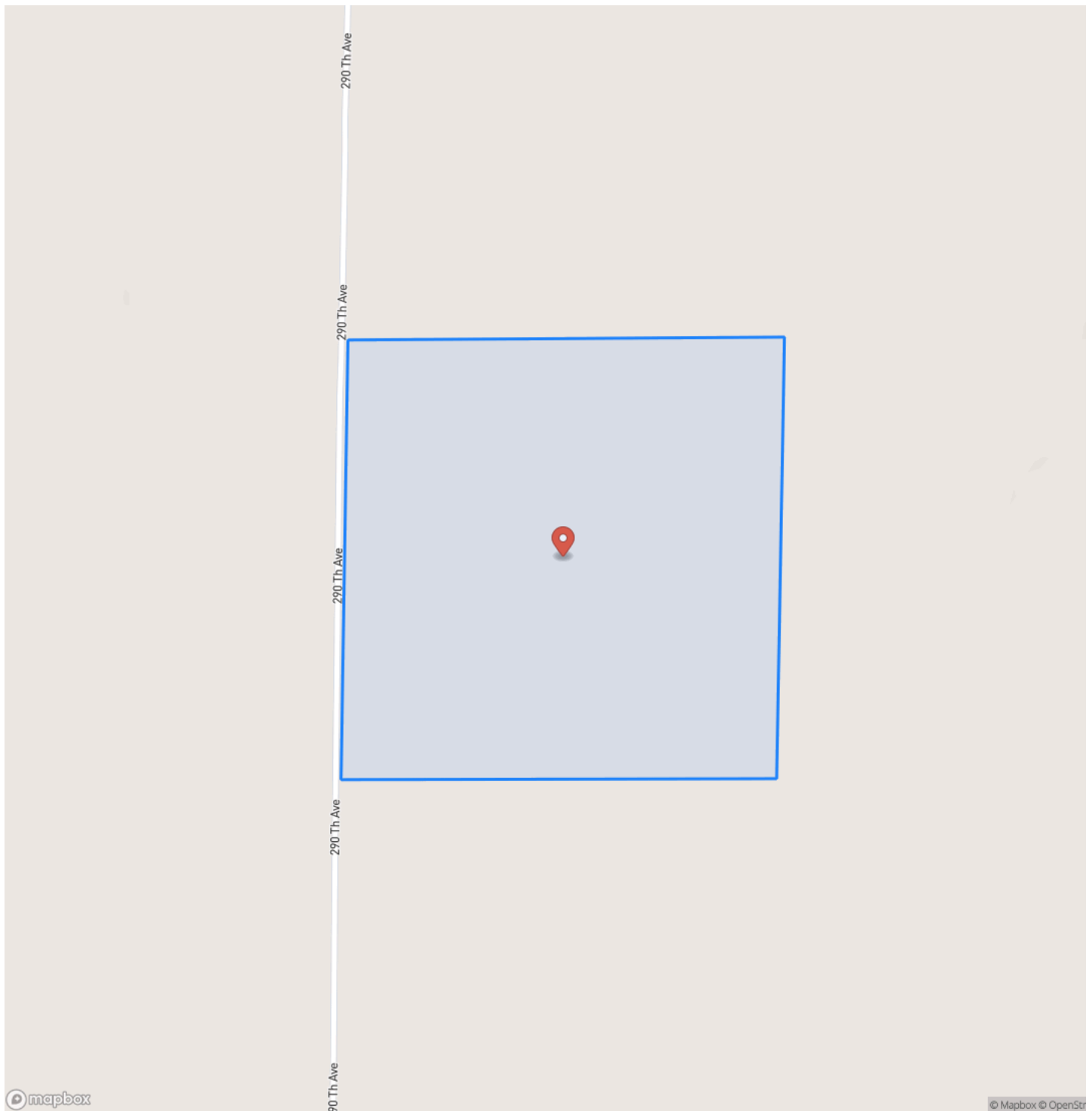
This 159.9 +/- acre tract sits in a strong grazing and hunting area just 6 +/- miles southeast of Hill City, Kansas, with quick access to Highway 283! The property features excellent native grass that's fully fenced and well-managed, making it turn-key for a livestock operation or a great addition to your existing setup. A functioning windmill provides steady water, and the overall condition of the grass and fencing reflects consistent care over the years. Beyond its grazing value, the property also offers solid hunting opportunities! The area holds a healthy population of upland birds, whitetail, and mule deer, and the cover and layout are ideal for deer movement. All of the seller's mineral interests will transfer with the sale. This is a clean, well-located tract with soil quality and recreational upside. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).

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.

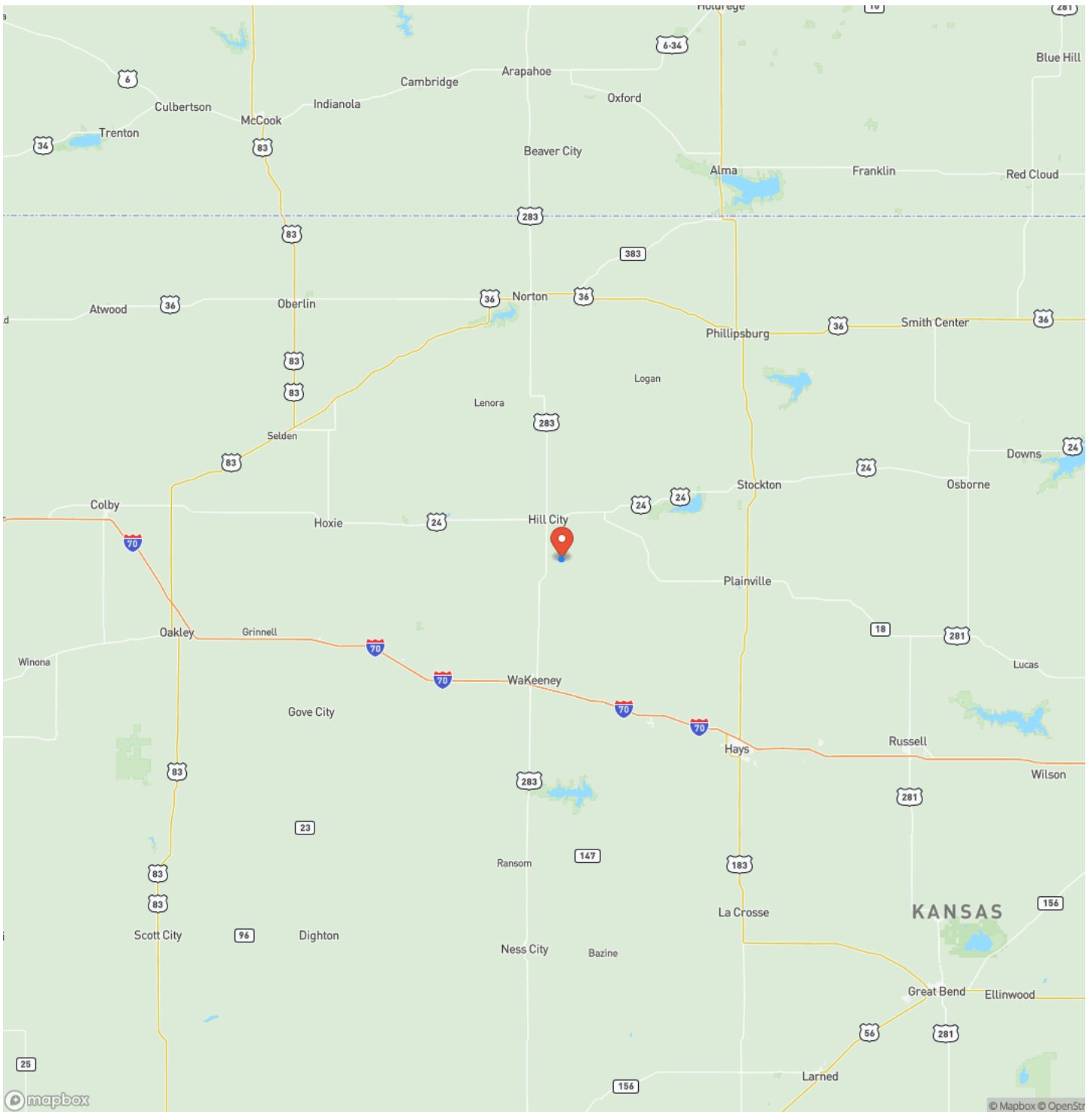
Fully Fenced Grassland
Hill City, KS / Graham County



Locator Map



Locator Map



Satellite Map



Fully Fenced Grassland Hill City, KS / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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.

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.



www.arrowheadlandcompany.com

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

