

290+/- Acres of Trophy Deer and Turkey Paradise in
Rooks County, Kansas
00000 Co Rd
Codell, KS 67663

\$725,000
290± Acres
Rooks County



290+/- Acres of Trophy Deer and Turkey Paradise in Rooks County, Kansas
Codell, KS / Rooks County

SUMMARY

Address

00000 Co Rd

City, State Zip

Codell, KS 67663

County

Rooks County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

39.13981 / -99.210153

Taxes (Annually)

700

Acreage

290

Price

\$725,000

Property Website

<https://redcedarland.com/detail/290-acres-of-trophy-deer-and-turkey-paradise-in-rooks-county-kansas-rooks-kansas/67069/>



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PROPERTY DESCRIPTION

290+/- ACRES OF DEER AND TURKEY PARADISE IN ROOKS COUNTY, KANSAS

Part of 1,070+/- Acres which is available as a whole or in two tracts. 290+/- Acre details are below. To view overall 1,070+/- Acre details [click here](#). To view 1,095+/- Acre details [click here](#).

Driving Directions: From Plainville Kansas travel east on KS Hwy 18 for 4.5 miles. Turn south onto 22 Rd. and travel 6.5 miles. The property will be located on the west side of the road.

Legals: All of S/2 Section 27 Township 10 Range 17 West of the County Road, all of Section 34 Township 10 Range 17 West of the County Road 289+/- Acres

2024 Taxes: Approximatley \$700.00

Property Description: Situated in the scenic tree lined canyon country of Central Kansas lies this awesome 290 acre Whitetail and Turkey Property. A creek bottom that is over 1.5 miles long is currently dry but typically has water in it to provide for wildlife and cattle alike. Great elevation change across this property provides overlooks for hunting. This property produces multiple trophy turkeys and mature Whitetail bucks each year. With minimal hunting pressure, this property has a great population of both and has not been overhunted in past years. A unique historic limestone house is located in the center of the property providing a great place to park a camper so you dont have to travel to hunt this trophy producing property. There is approximately 80 acres that can be used as tillable ground and would make for a great food plot. There is no other agricultural food source for nearly a mile allowing you to draw in wildlife from the surrounding area. There have been one of a kind bucks shot on this property including a trophy non-typical Whitetail.

290+/- acres of fenced grassland provides for cattle with shelter among the trees in the bottom. Multiple dugout ponds and the creek bottom provide water for cattle. Seller would lease the grazing back

SURFACE RIGHTS ONLY AT LISTED PRICE

For more information on the ranch or to schedule a showing contact Brandon Luebbbers at [620-874-1131](tel:620-874-1131)

Key Features:

Trophy Whitetail hunting

Healthy turkey population

Excellent new fencing

Well maintained grasses to expand a current cattle operation

Surface Rights Only

Multiple Ponds

Creek line

5.5 hours from Denver Internation Airport

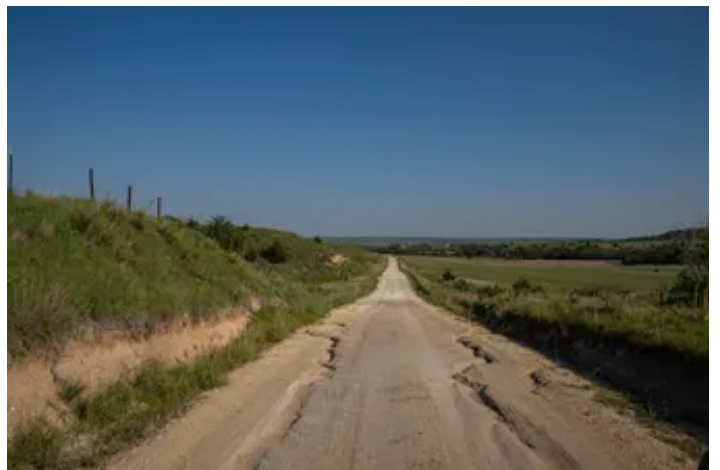
2 hours from Salina, Kansas

30 minutes north of Hays, Kansas

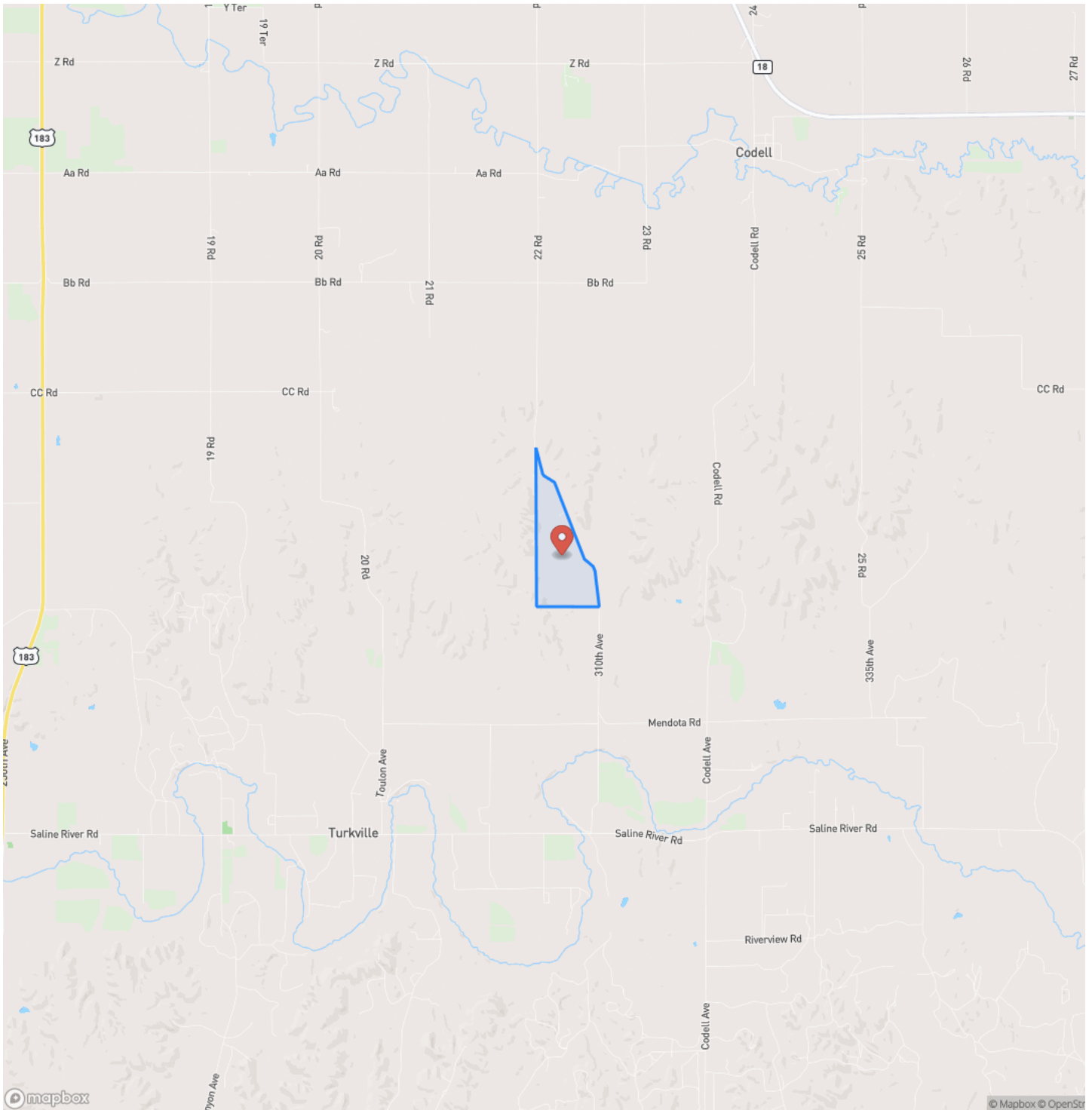




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Codell, KS / Rooks County

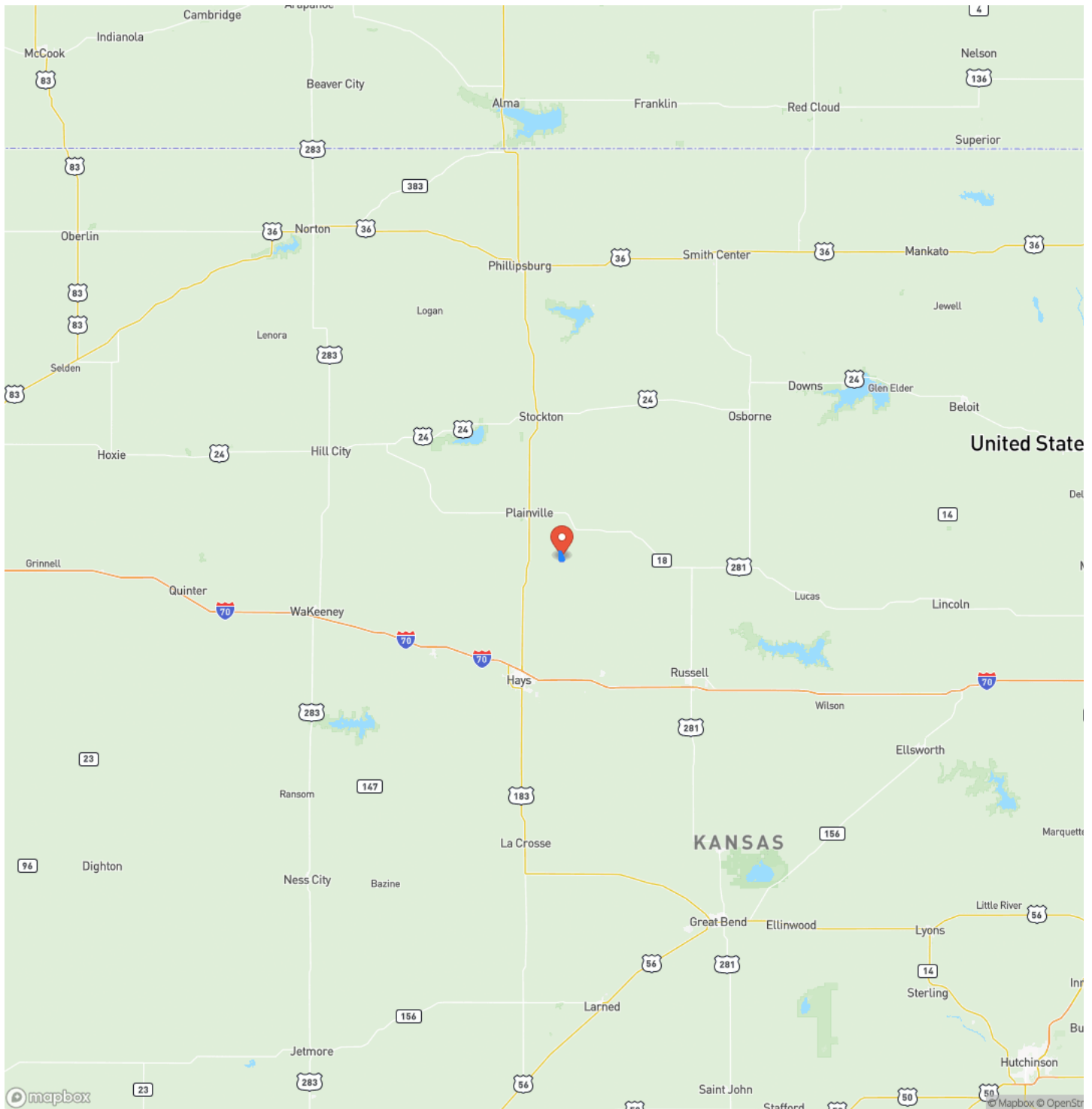


Locator Map

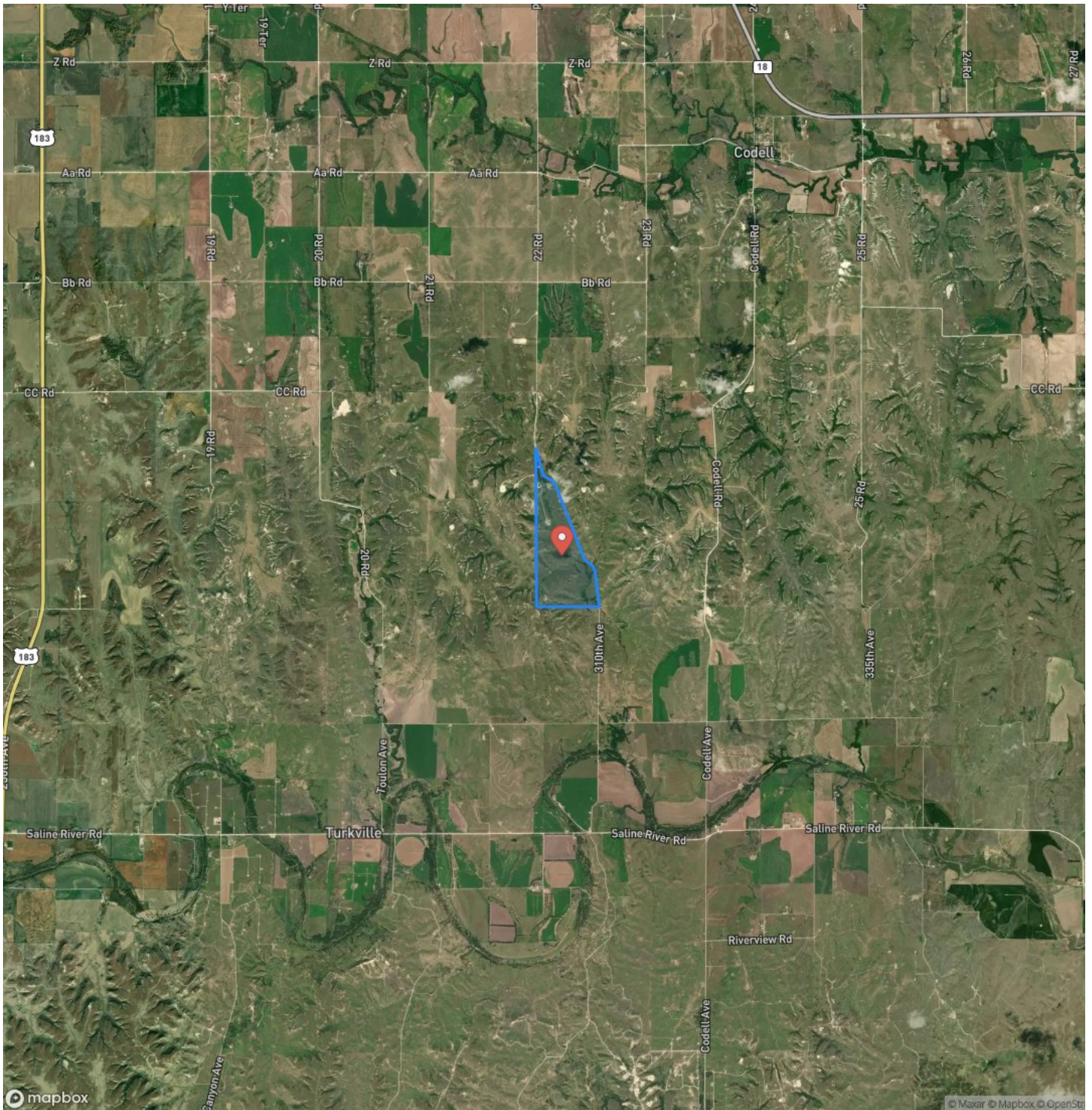


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Codell, KS / Rooks County

Locator Map



Satellite Map



290+/- Acres of Trophy Deer and Turkey Paradise in Rooks County, Kansas

LISTING REPRESENTATIVE

For more information contact:



Representative

Brandon Luebbers

Mobile

(620) 874-1131

Office

(620) 377-5022

Email

brandon@redcedarland.com

Address

City / State / Zip

NOTES

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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.



redcedarland.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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