

160 Acres | Woodson County, Kansas Prime Hunting •
Creek • Tillable • Views for Miles
00000 20th Rd
Yates Center, KS 66783

\$592,000
160± Acres
Woodson County



160 Acres | Woodson County, Kansas Prime Hunting • Creek • Tillable • Views for Miles
Yates Center, KS / Woodson County

SUMMARY

Address

00000 20th Rd

City, State Zip

Yates Center, KS 66783

County

Woodson County

Type

Undeveloped Land

Latitude / Longitude

37.751937 / -95.77068

Acreage

160

Price

\$592,000

Property Website

<https://l2realtyinc.com/property/160-acres-woodson-county-kansas-prime-hunting-creek-tillable-views-for-miles-woodson-kansas/93472/>



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PROPERTY DESCRIPTION

Positioned at the end of a quiet dead-end road just outside Yates Center sits a rare 160-acre Kansas gem, an ideal blend of income-producing acres, quality water features, and the kind of native habitat trophy whitetails dream about.

West Buffalo Creek winds gracefully through the heart of the farm, providing most of the year-round water, travel corridors, and some of the most naturally rich wildlife habitat in the county. Along the creek you'll find mature cover, timber pockets, and secluded pinch-points that make this farm hunt far bigger than its footprint.

Approximately 53 acres of productive tillable ground offer annual return and the ability to plant strategic food sources for wildlife. The balance of the farm is a mix of rolling grass hills, two ponds, and mixed pasture—creating the perfect combination of bedding, water, and forage. The topography is simply stunning, with high points offering views that stretch for miles across the Woodson County countryside.

Access is ideal—private, secure, and quiet at the end of a dead-end road. Properties with this level of seclusion and natural diversity rarely come to market.

Whether you're seeking a proven hunting farm, a scenic Kansas getaway, or a sound land investment, this one checks every box. And importantly, the property qualifies for two non-resident deer tags, making it a standout opportunity for serious out-of-state hunters.

If you're looking for that perfect blend of beauty, income, water, and world-class habitat—this Woodson County 160 is one you'll want to walk soon. Call or text listing agent Andrew Kattenberg at [620-313-0783](tel:620-313-0783) to tour the property.

160 Acres – Located in Woodson County near Yates Center

West Buffalo Creek – Year-round water and excellent wildlife habitat

53 Tillable Acres – Income-producing or ideal for food plots

Two Ponds – Additional water sources for livestock and wildlife

Rolling Grass Hills – Scenic views that stretch for miles

End-of-Road Privacy – Quiet, secure access with no through traffic

Excellent Hunting – Natural funnels, bedding cover, and diverse habitat. Deer and turkey

Two Non-Resident Deer Tags – Property qualifies for two deer tags annually

Diverse Land Mix – Creek bottom, pasture, timber pockets, and tillable

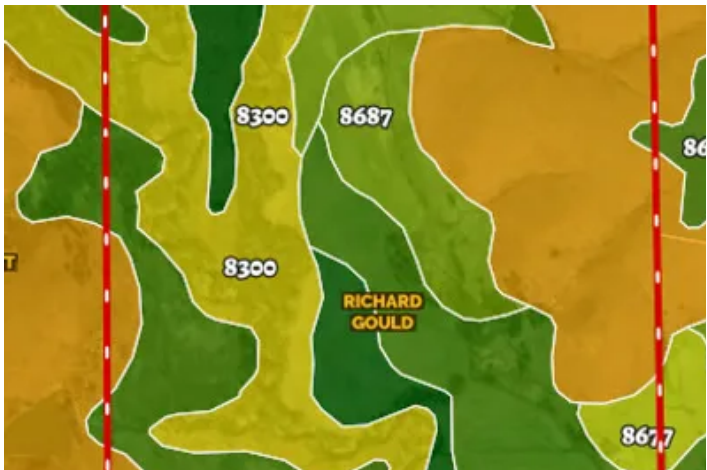
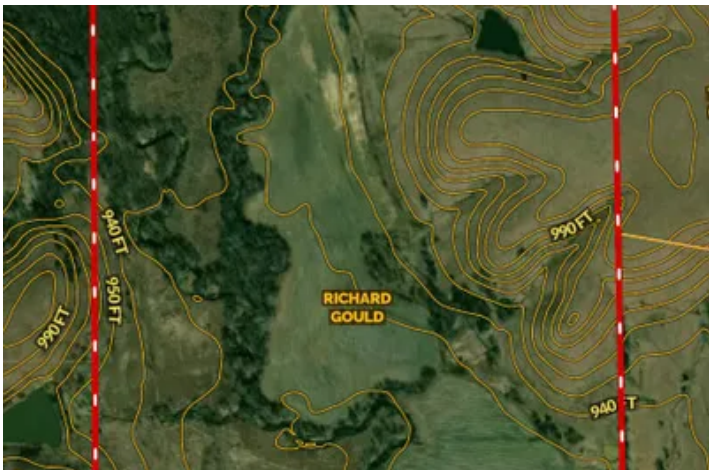
Investment Opportunity – Strong combination of income and recreation



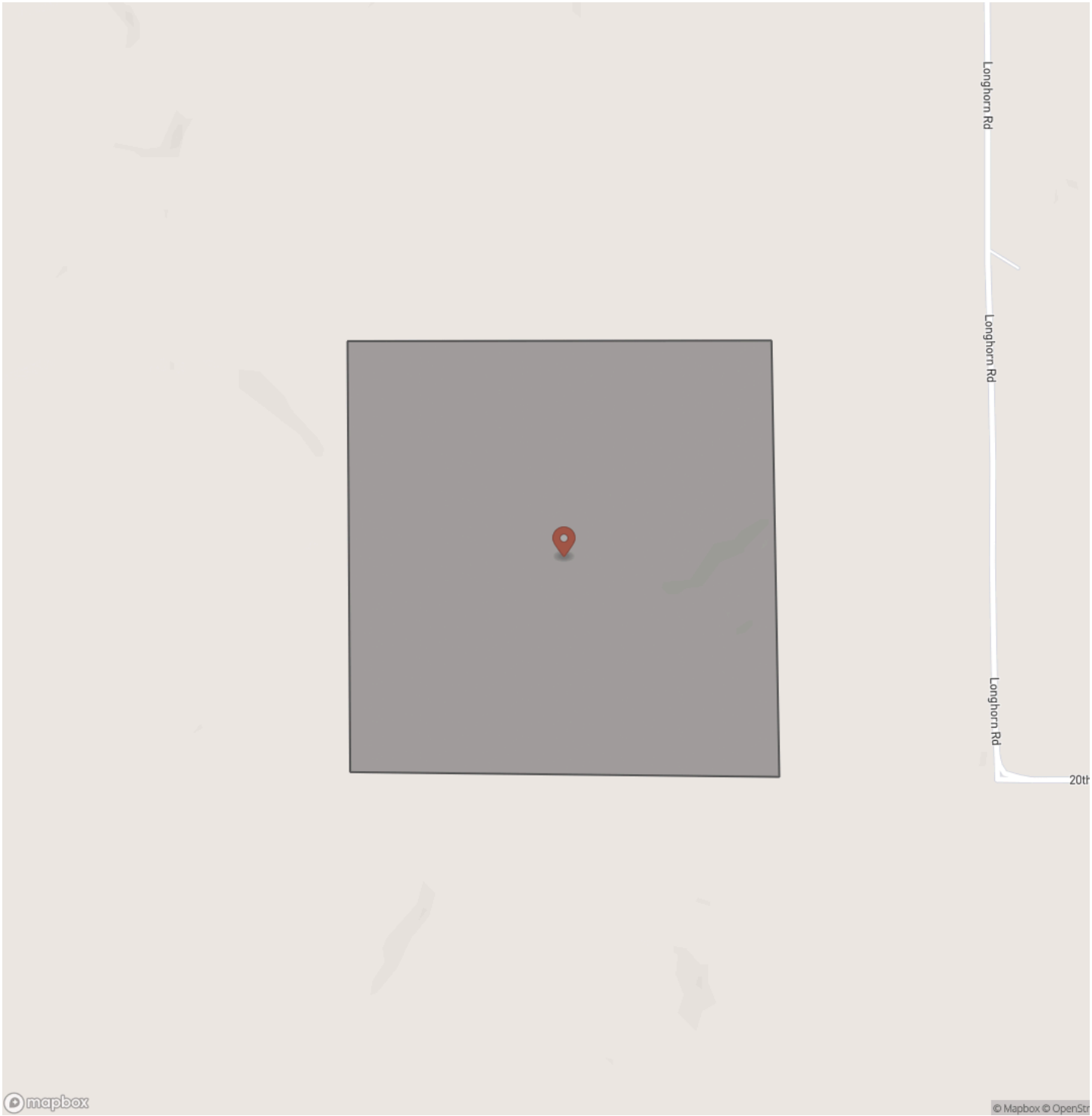
Turnkey Potential – Ready for stands, blinds, and strategic food plots



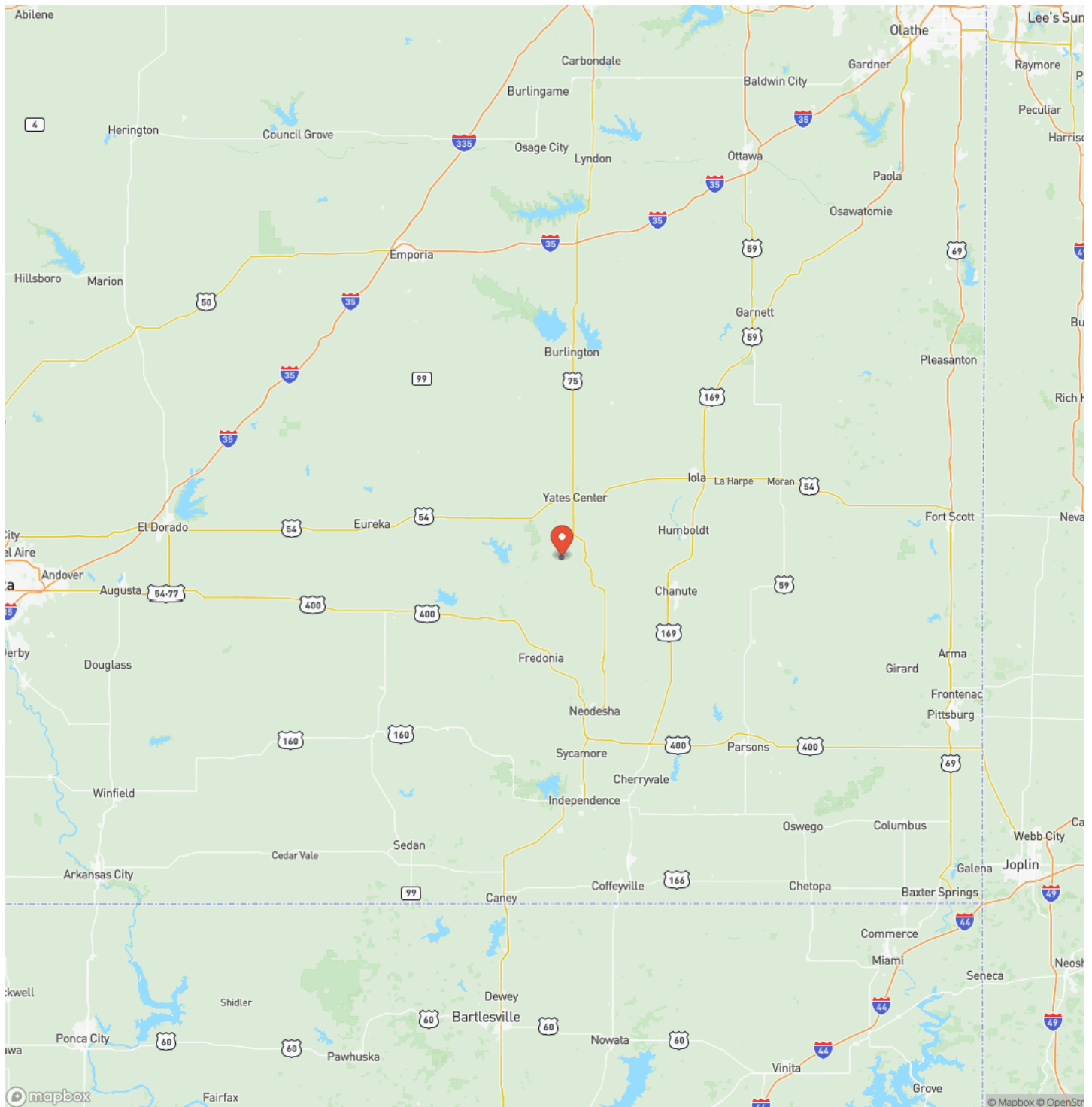
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

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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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