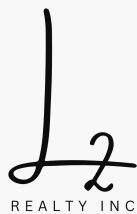


**Scenic 80-Acre Wildlife Retreat in Kansas**  
00000 255th St  
Hamilton, KS 66853

**\$304,000**  
80± Acres  
Greenwood County





**Scenic 80-Acre Wildlife Retreat in Kansas**  
**Hamilton, KS / Greenwood County**

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**SUMMARY**

**Address**

00000 255th St

**City, State Zip**

Hamilton, KS 66853

**County**

Greenwood County

**Type**

Farms

**Latitude / Longitude**

37.974782 / -96.240142

**Acreage**

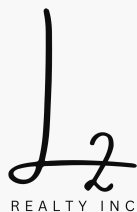
80

**Price**

\$304,000

**Property Website**

<https://l2realtyinc.com/property/scenic-80-acre-wildlife-retreat-in-kansas-greenwood-kansas/46764/>



## Scenic 80-Acre Wildlife Retreat in Kansas Hamilton, KS / Greenwood County

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### **PROPERTY DESCRIPTION**

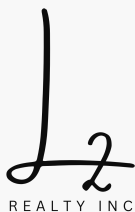
Attention, fellow hunter! Welcome to your ultimate hunting paradise in Greenwood County, Kansas! This 80-acre listing is the perfect hunting property with bountiful opportunities for whitetail deer hunting, all set in a serene and secluded location. Ask about the assumable loan that has a great interest rate if interested in financing.

West of Hamilton, Ks there is a good blend of trees and grass for as far as the eye can see. This 80 acres of land is a mix of rolling hills, open meadows, fertile bottoms land, and dense timber, creating a perfect habitat for wildlife, including turkeys and of course, whitetail deer. The fertile soil ensures food plot opportunities, while the mature walnuts and oak trees along Homer Creek add to the natural beauty of the property. There is already a food plot in place and is ready for equipment to roll through. The Ag land is an additional bonus both for your pocketbook and the deer. More tillable acres could be broken out if you wanted more crops. The typical rotation of crops in this area is corn, soybeans, and winter wheat. Grasses found throughout the property provide plenty of good bedding and thermal cover for wildlife. You'll have plenty of space to explore and hunt, and as a landowner, you'll get an over-the-counter tag - making the thrill of the hunt even more accessible. Pinch points and funnels are created by the creek and you will have several ambush spots to pick from.

But hunting isn't the only thing that makes this property stand out. The views are simply stunning, with picturesque landscapes and breathtaking sunsets. Although there are currently no structures on this property, you may start to have ideas of a cabin or a forever home. Whether you're relaxing on the hunt or hiking through the woods, you'll be surrounded by natural beauty at every turn. The perimeter fencing is in pretty good shape most of the way around and with some help or cross-fencing livestock could add another revenue stream.

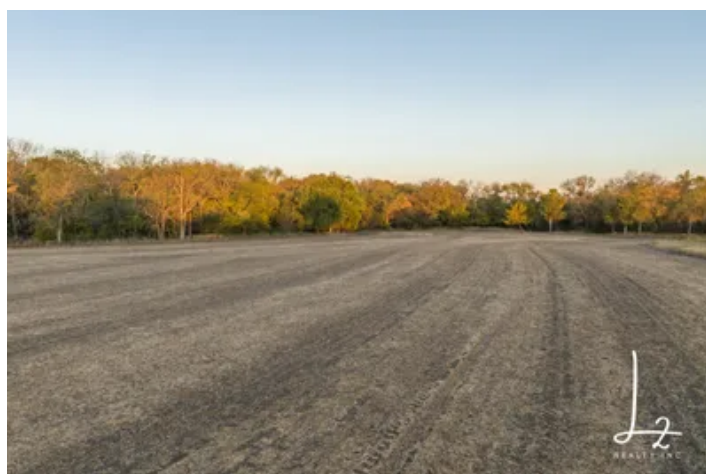
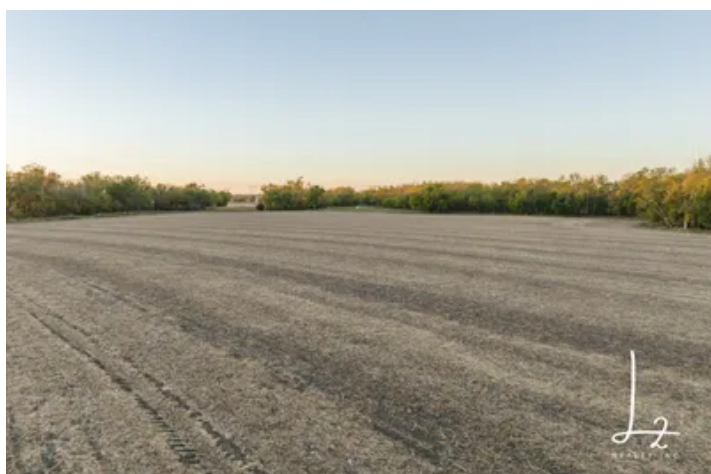
This place truly is the perfect mix of everything you want as a landowner and everything the wildlife needs to thrive. So if you've been on the search for a turn-key hunting 80 in Kansas this might just be the one! Call or text Andrew at [620.313.0783](tel:620.313.0783) for a private tour.

- 80-acre listing in Greenwood County, Kansas, offering a perfect hunting property with bountiful opportunities for whitetail deer hunting
- A mix of rolling hills, open meadows, and dense forests creates a perfect habitat for wildlife, including turkeys and whitetail deer
- Fertile soil ensures food plot opportunities, while mature walnuts and oak trees along Homer Creek add to the natural beauty of the property
- Plenty of space to explore and hunt, and as a landowner, you'll get an over-the-counter tag - making the thrill of the hunt even more accessible
- Stunning views with picturesque landscapes and breathtaking sunsets
- Whether you're relaxing in your hunting cabin or hiking through the woods, you'll be surrounded by natural beauty at every turn
- Conveniently located just a short drive from major cities and attractions, yet feels like a world away from the hustle and bustle of everyday life
- Don't miss out on the chance to own your own hunting oasis in Kansas - schedule a visit today!

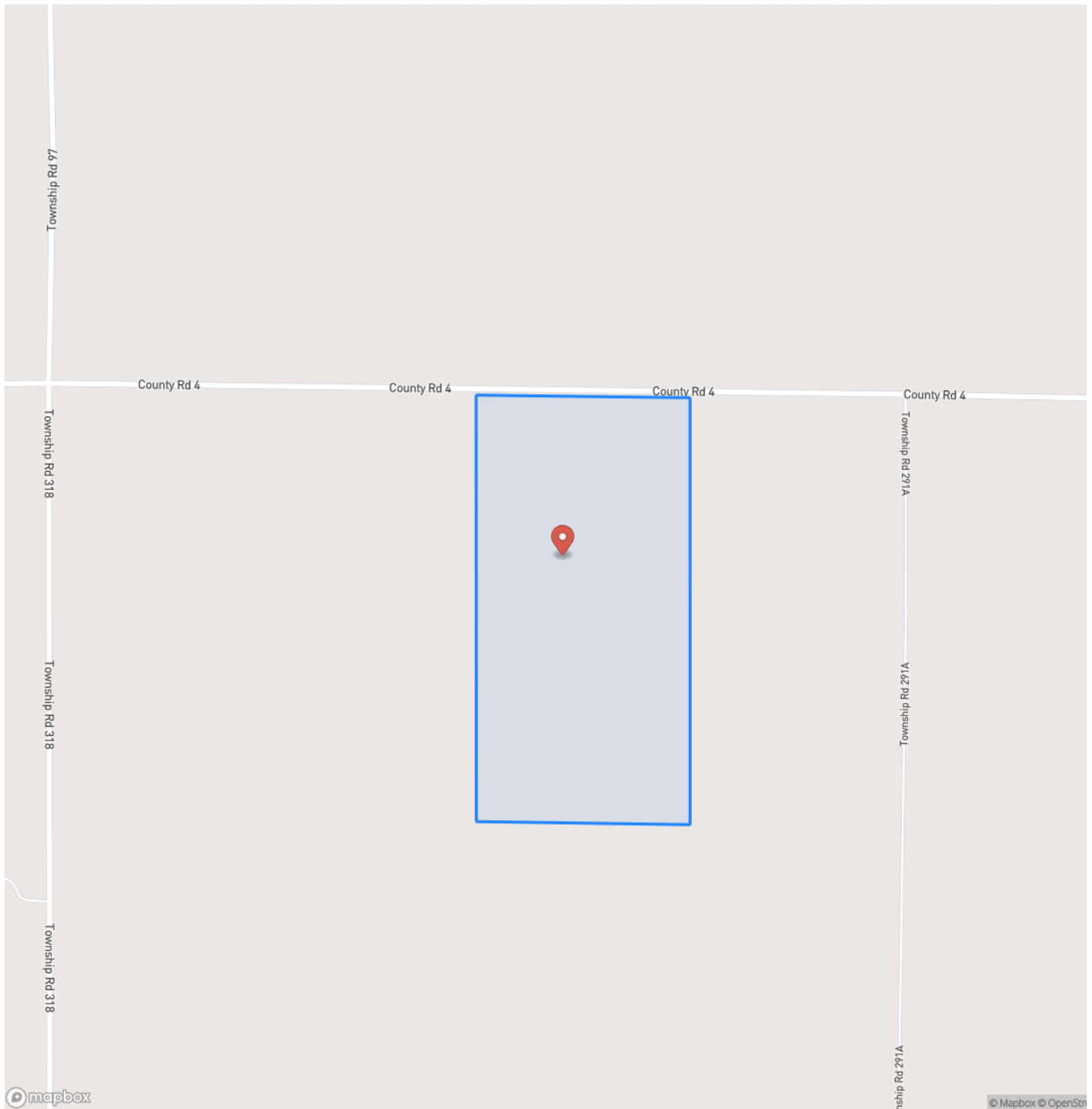




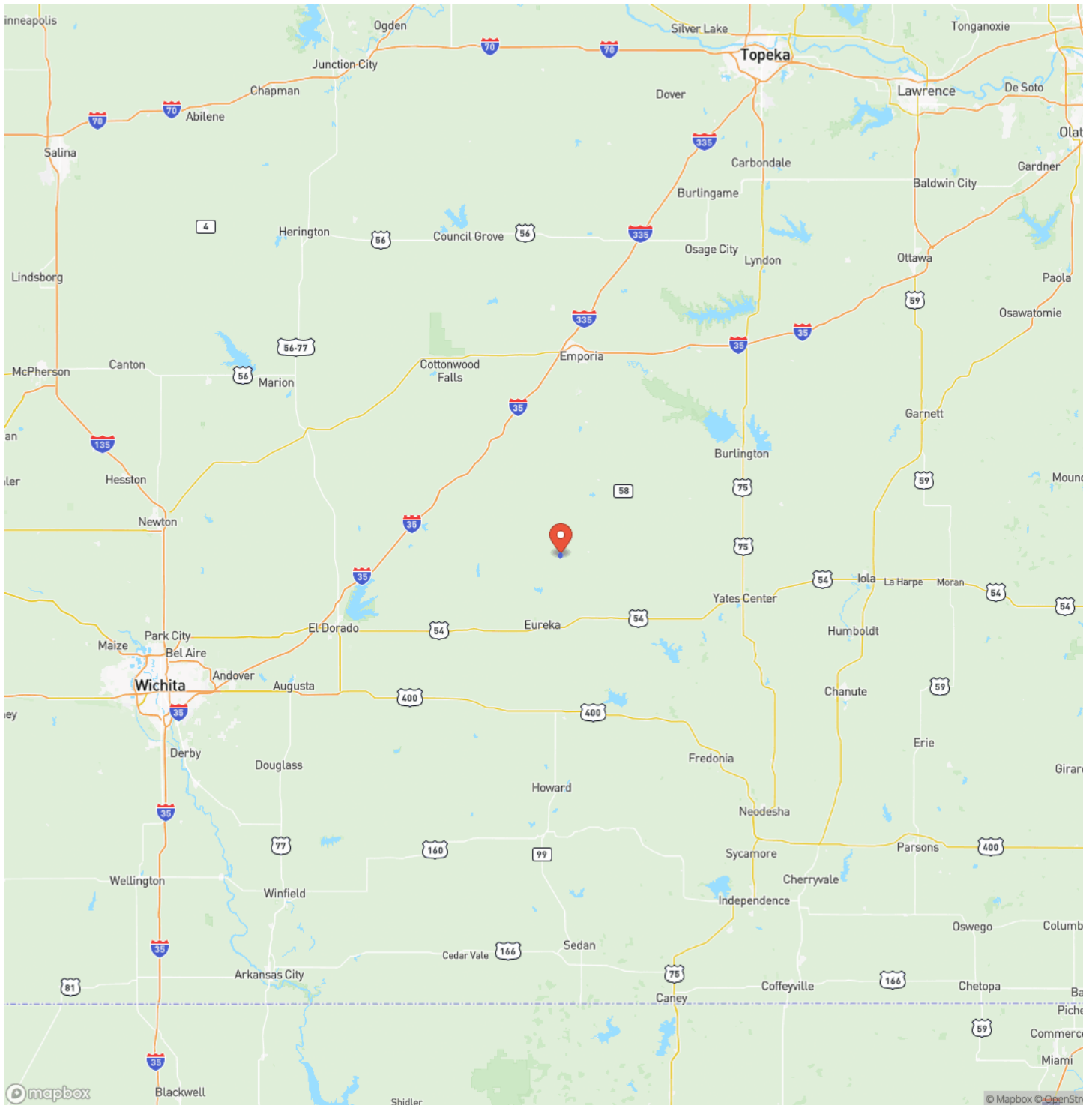
**Scenic 80-Acre Wildlife Retreat in Kansas**  
**Hamilton, KS / Greenwood County**



## Locator Map

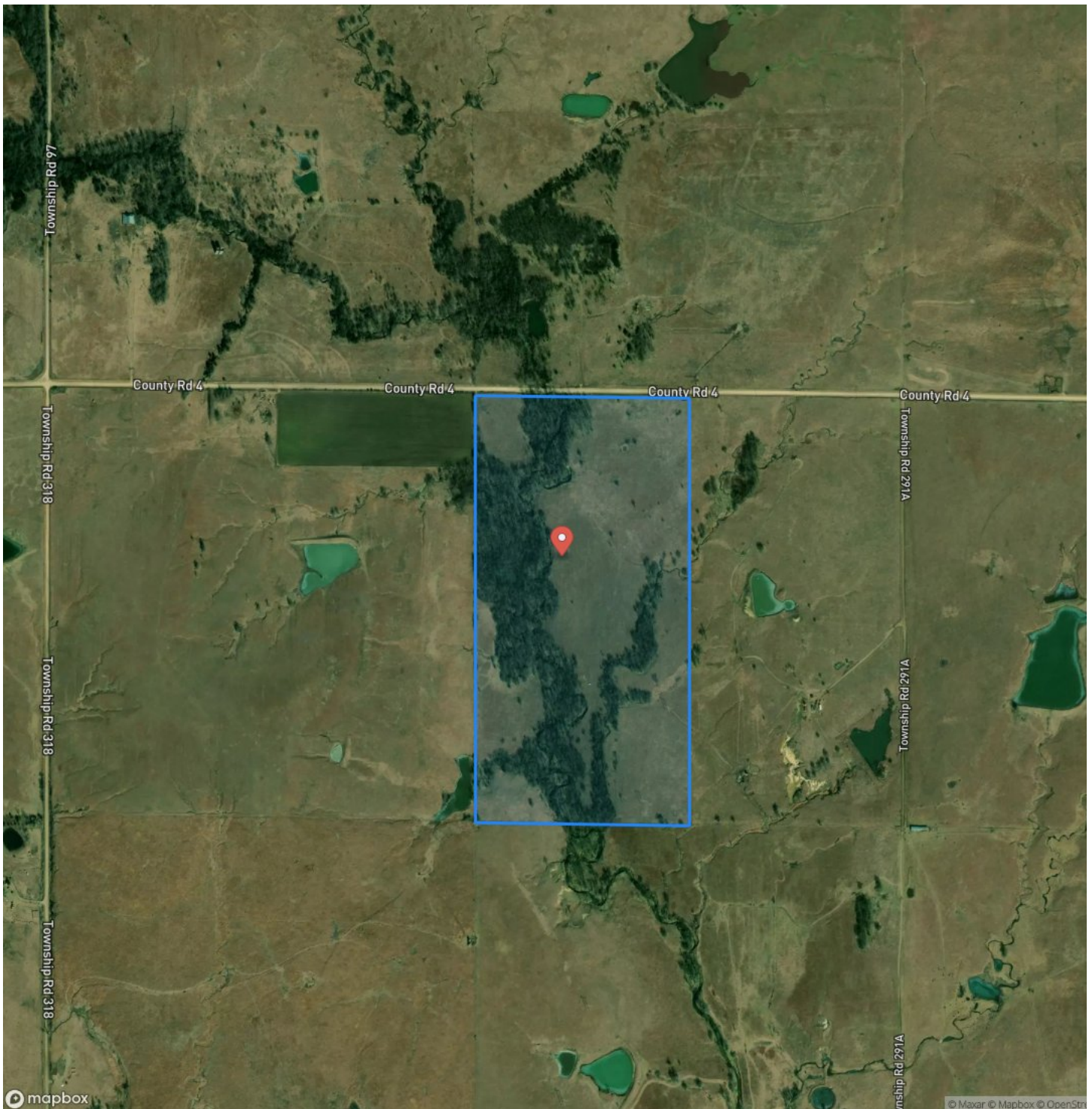


## Locator Map





## Satellite Map



## Scenic 80-Acre Wildlife Retreat in Kansas Hamilton, KS / Greenwood County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Andrew Kattenberg

## Mobile

(620) 313-0783

## Office

(620) 313-0783

## Email

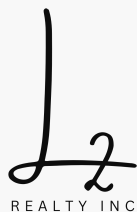
akattenberg@l2realtyinc.com

**Address**

## City / State / Zip

Cherryvale, KS 67335

## NOTES

[illegible]

**MORE INFO ONLINE:**

**l2realtyinc.com**

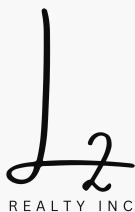


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## **DISCLAIMERS**

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.





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**L2 Realty, Inc - Land and Lifestyle Properties**

**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

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