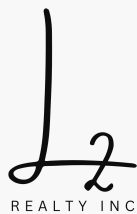


Woodson Co Multi Use 157
2423 25th Rd
Chanute, KS 66720

\$605,000
157± Acres
Woodson County



Woodson Co Multi Use 157
Chanute, KS / Woodson County

SUMMARY

Address

2423 25th Rd

City, State Zip

Chanute, KS 66720

County

Woodson County

Type

Farms

Latitude / Longitude

37.750978 / -95.538799

Taxes (Annually)

1312

Acreage

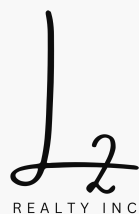
157

Price

\$605,000

Property Website

<https://l2realtyinc.com/property/woodson-co-multi-use-157-woodson-kansas/48189/>



PROPERTY DESCRIPTION

Woodson County, Kansas is well known for its great whitetail hunting and this farm is no different. But don't let the aerial fool you, there is much more to this property than just the great deer hunting.

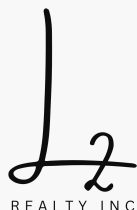
Located smack dab in the middle of big buck country sits this 157 acre property in northern Woodson County, Kansas. This farm really has no weakness. As far as growing giant bucks, this property has it all. It has great cover, it has the food, and it has the water. The tillable acres on the property will feed your deer all year long. If that's not enough, there are multiple openings in the cedar and hedge thickets to plant your food plots. Some of these thickets on the property are nearly unpenetrable for people and predators but give these giant whitetails all the cover they need to make them comfortable and safe. The amount of bucks on the property is almost mind boggling. After having a camera up for only 4 days, it took 1200 pictures and had multiple big mature bucks roaming day and night. There is a pond near the middle of the farm that will make sure your deer have water year round. There are a couple little wet weather drainages that will funnel the wildlife and make it easy to locate ambush locations. I can only imagine how well a couple perfectly placed tower blinds would be on this property. Without much tillable in the area, there will be a plenty of deer using this farm for feeding purposes. Being able to watch them from the comfort and height of tower stands would be a sight to be hold.

This property also has 45-50 acres of tillable ground. Most of the tillable acreage is class 2 and 3 kenoma and dennis silt loam. There is another approximate 15 acres that could be cleaned up and put into tillable or into hay production to add to your investment. This property also has good fencing and has been pastured off and on over the last 40 years. So no matter which route you decide, there are plenty of options to get you a good return on your investment. It's nice being able to let your farm pay you back as you enjoy the great amenities of a top tier recreational property.

Not being outdone by the great deer hunting of the area, this farm would not doubt be a good turkey hunting property. This area doesn't have the population that it once did, but there is definitely a good population of turkeys in the neighborhood. I seen about 20 hens and poults when walking this parcel the first time. The thick grasses and heavy cedar thickets would also allow for some great small game hunting. And where you have great small game hunting, you are always going to have predators. I had several pictures of bobcats in the few days my camera was up.

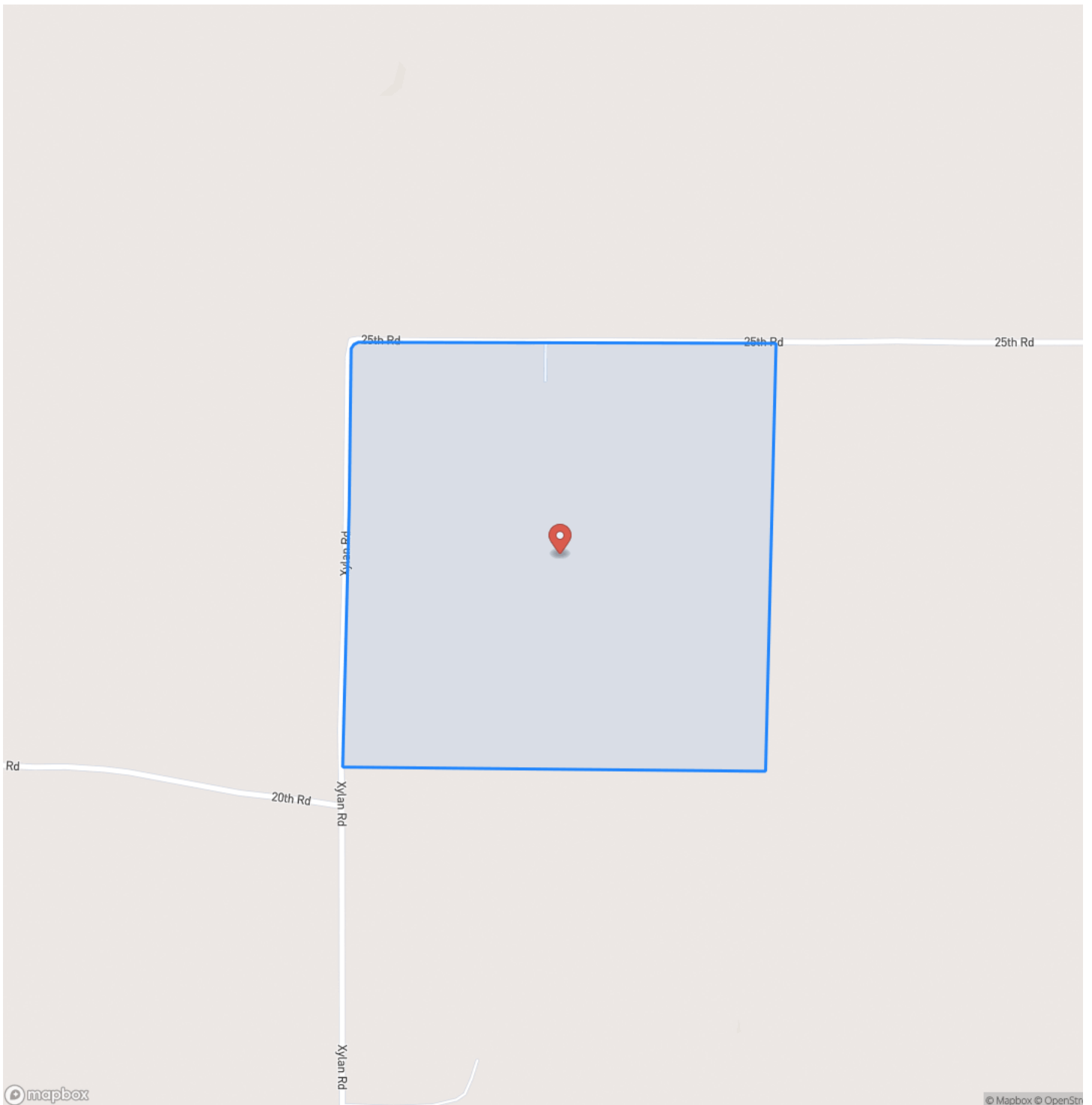
So if you are in the market for a high end recreational farm with a good return on your investment, do not hesitate. Properties of this caliber in this area rarely hit the market and I'm sure this one will not last long. If you have any questions or to set up your own personal tour, contact Brian Helman (620)212-2027 today!

- 2 hours from Wichita
- 2 hours from Kansas City
- 2 hours from Tulsa
- 10 minutes from Chanute
- Big Bucks
- Turkeys
- Tillable
- Seclusion

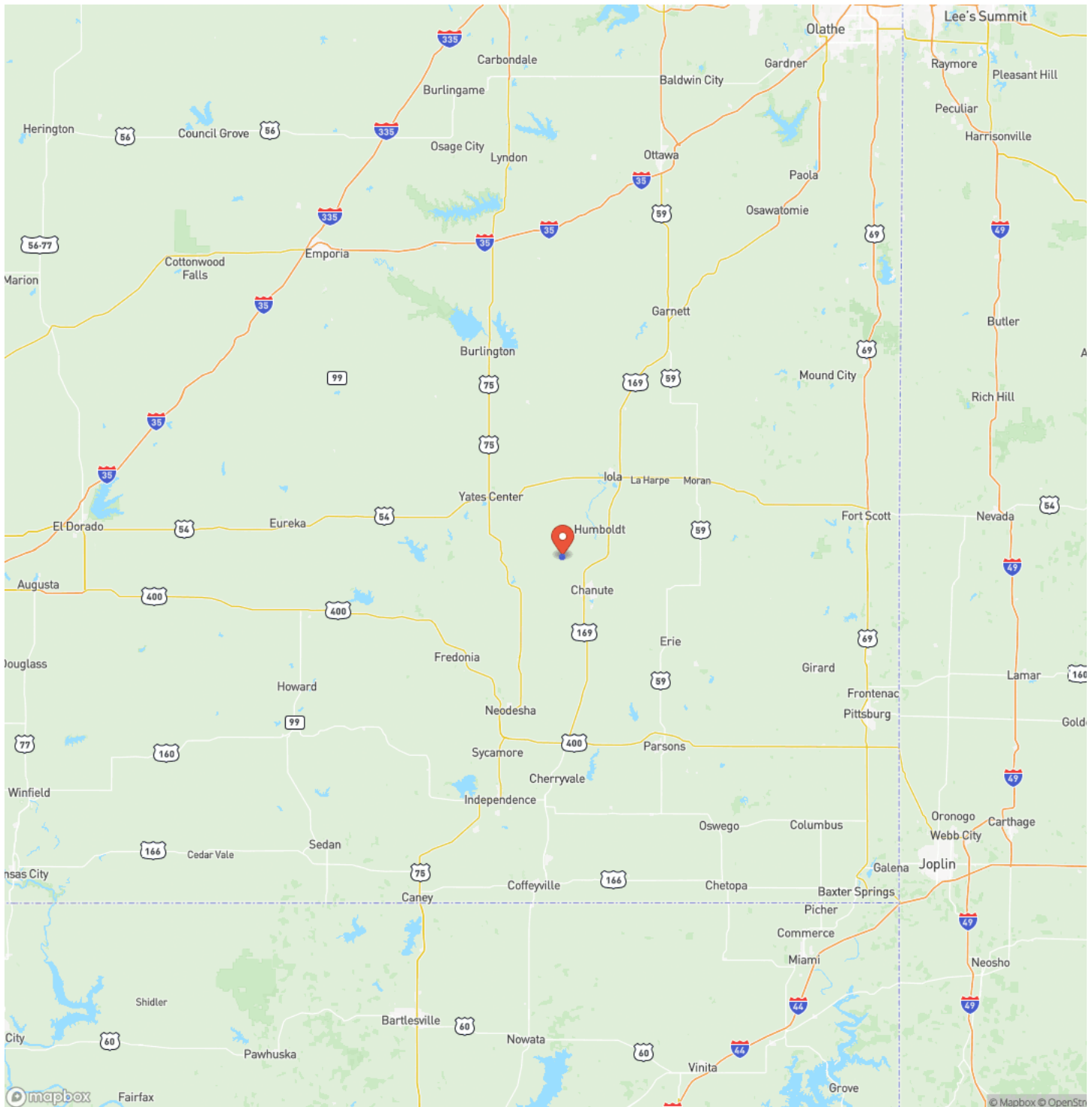




Locator Map



Locator Map



Satellite Map

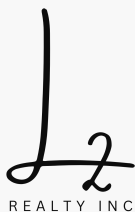


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