

Bourbon County Ridge Top 80
0 45th Rd
Bronson, KS 66716

\$480,000
80± Acres
Bourbon County



MORE INFO ONLINE:

l2realtyinc.com

Bourbon County Ridge Top 80
Bronson, KS / Bourbon County

SUMMARY

Address

0 45th Rd

City, State Zip

Bronson, KS 66716

County

Bourbon County

Type

Farms

Latitude / Longitude

37.984889 / -95.021943

Taxes (Annually)

500

Acreage

80

Price

\$480,000

Property Website

<https://l2realtyinc.com/property/bourbon-county-ridge-top-80-bourbon-kansas/48682/>



Bourbon County Ridge Top 80 Bronson, KS / Bourbon County

PROPERTY DESCRIPTION

Situated in far Northern Bourbon County, Kansas, just a couple miles south of the Linn County line, sits this 80 acres of recreational paradise. With its up and down terrain, this 80 acres will hunt more like 160. Walking the property makes your feel like your in the middle of the Ozarks of Missouri. But the size of the whitetails lets you know your smack dab in the middle of big buck country in Southeast Kansas!

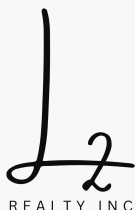
Lets start with the terrain of this 80 acres. There is a deep draw that runs west to east before it turns southeast meandering through the property. There is about 60 feet of elevation change on either side of the draw. Up on top, you have cedar thickets and bedding on both sides of the draw. The 2 little ponds on the farm, along with the creek will provide all the water the wildlife of the area will need to make it throughout the year. The draw winding through the property not only allows the deer the ability to move out of sight all hours of the day, it also provides ample funnels and pinch points to hang your stands to catch those cruising bucks. The bottom of the draw is made up of all big standing timber. There is nothing like hunting those deep Kansas draws and trying to catch a giant whitetail cruising in between the ridges.

Besides cover and terrain, location will always be one of the most important factors when it comes to finding that perfect recreational farm. When looking at an aerial map, there are very few areas better in the state of Kansas for giant whitetails than Northern Bourbon and Linn County. The big woods and ridges allow for more big bucks to reach maturity and this farm is no different. In this area of the state, these big ridges and draws run for miles. With the amazing genetics of the area and all this cover, the bucks grow BIG!!!

Not wanting to play second fiddle to the deer, the turkey hunting on this property is second to none. With a good population of birds in the area, the ridge tops and scenic draws will provide plenty of adrenaline filled hours come this spring. The property has plenty of big timber for the turkeys and will provide multiple roosts throughout the year. Sitting here imagining a strutting longbeard winding his way to you through the open timber will fast forward you to the middle of April.

This property will be surveyed off as an exact 80 with easement with additional acreage as a possibility. On top of that, electricity has already been brought back to this acreage, so a cabin is also a possibility. So if your looking for a high end recreational farm with some extra amenities, do not hesitate to contact Brian Helman (620)212-2027, today!

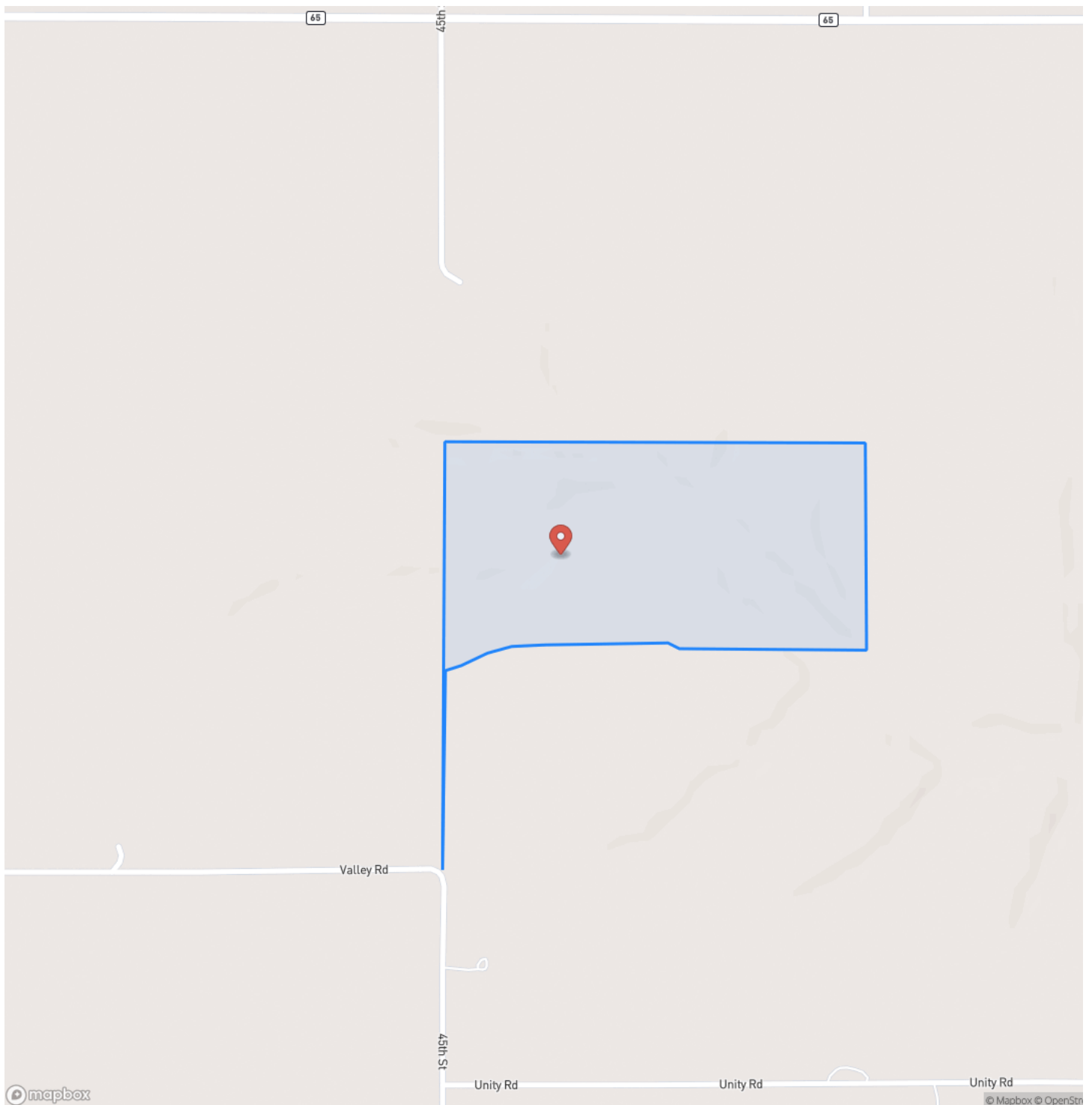
- 80 acres plus
- 1.5 hours from Kansas City
- 20 minutes from Ft. Scott
- 1 hour 30 minutes from Joplin, MO
- Electricity on the property
- Big bucks
- Terrain change



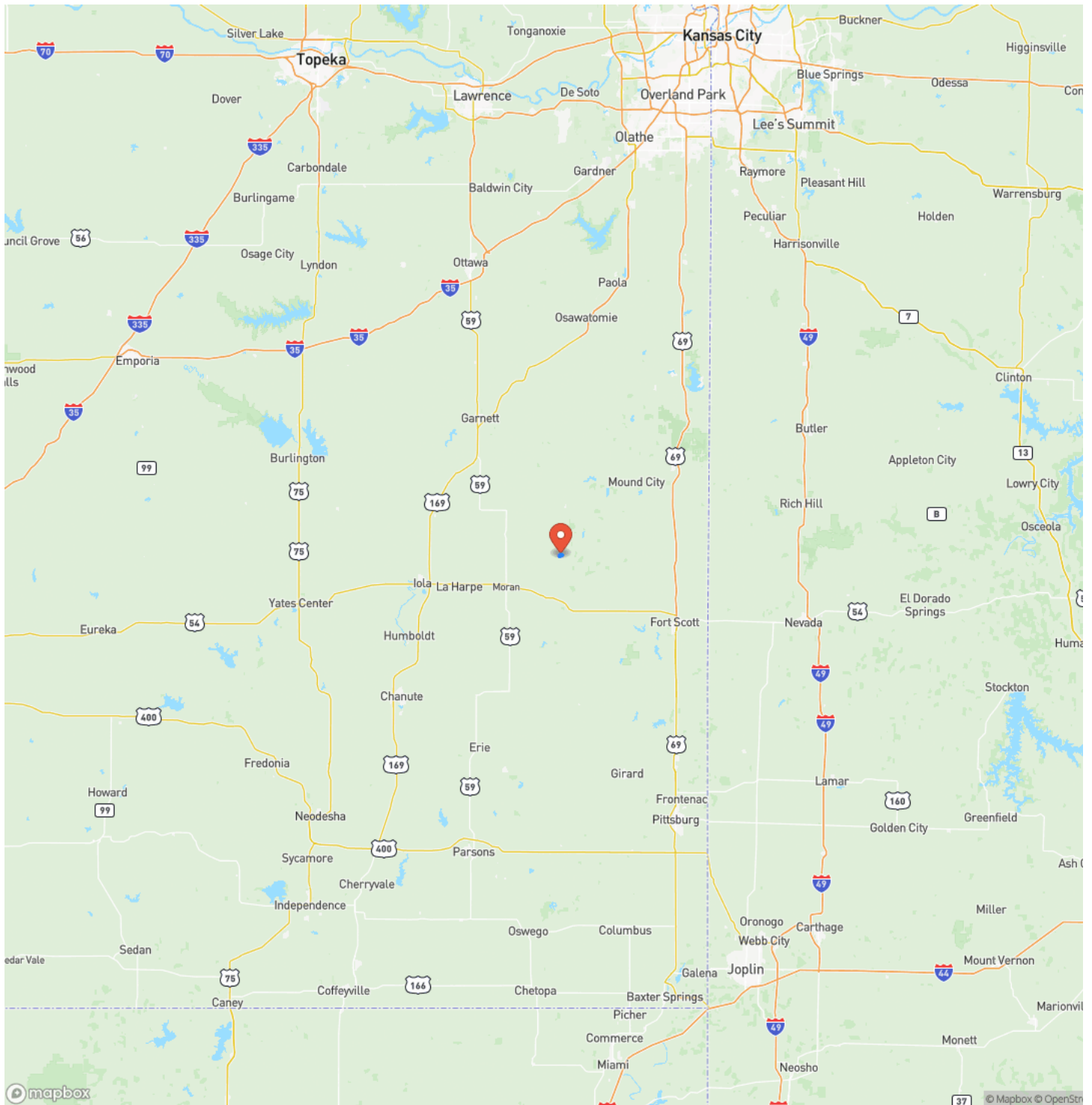
Bourbon County Ridge Top 80
Bronson, KS / Bourbon County



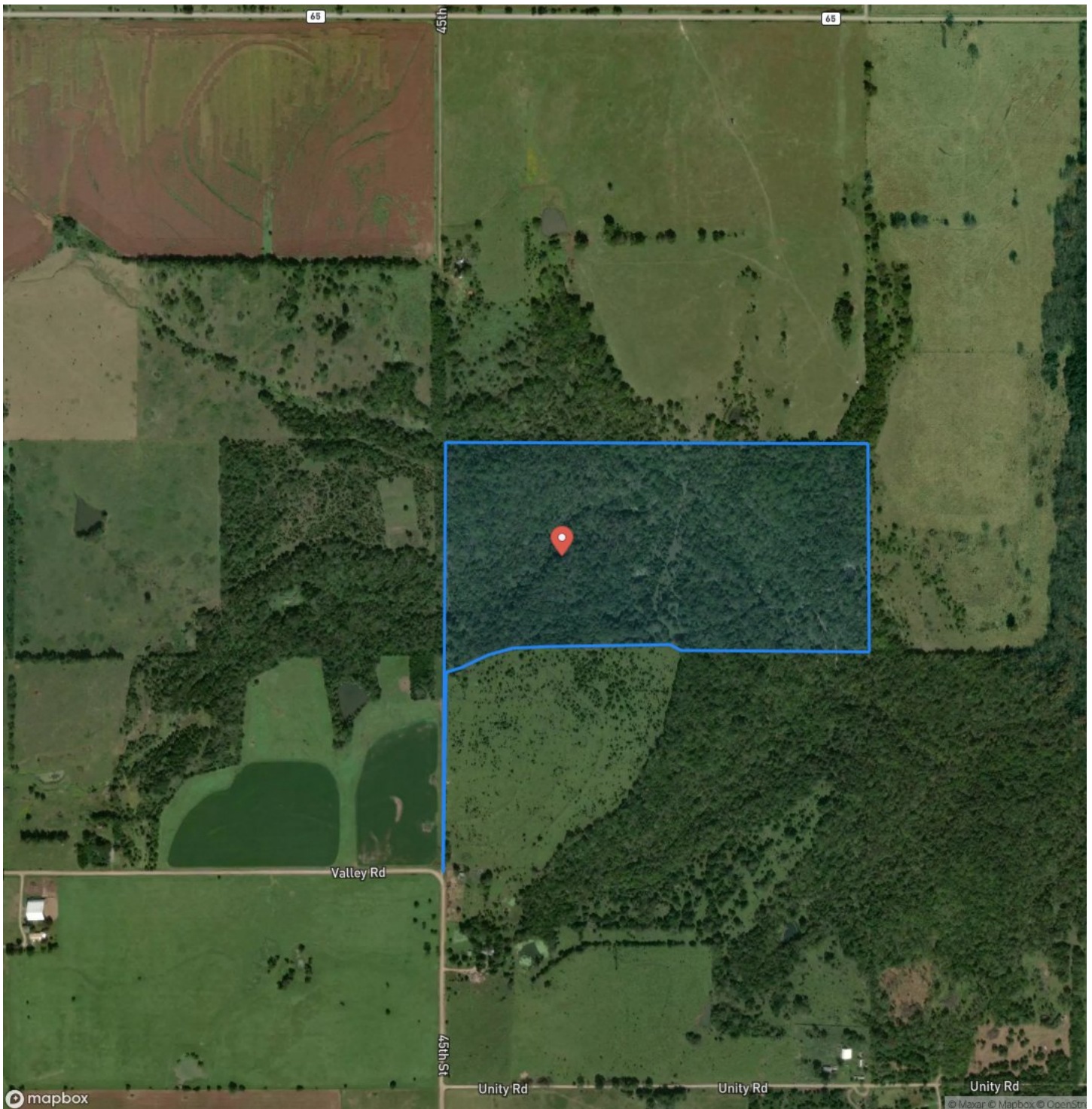
Locator Map



Locator Map



Satellite Map



[illegible]

l2realtyinc.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.



L2 Realty, Inc - Land and Lifestyle Properties

4045B CR 3900

Independence, KS 67301

(620) 577-4487

l2realtyinc.com

