

Wilson Co Big Buck 80  
Thomas Rd  
Altoona, KS 66710

**\$320,000**  
79.600± Acres  
Wilson County



**Wilson Co Big Buck 80**  
**Altoona, KS / Wilson County**

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**SUMMARY**

**Address**

Thomas Rd

**City, State Zip**

Altoona, KS 66710

**County**

Wilson County

**Type**

Undeveloped Land

**Latitude / Longitude**

37.567947 / -95.619897

**Acreage**

79.600

**Price**

\$320,000

**Property Website**

<https://l2realtyinc.com/property/wilson-co-big-buck-80-wilson-kansas/66370/>



### **PROPERTY DESCRIPTION**

Situated in Eastern Wilson County, KS lies this beautiful 80 acres of whitetail heaven. Were you like a lot of hunters and got snubbed on your tag this season? Well this farm has come just in time to get that nonresident landowner tag. It has anything and everything a mature buck needs to reach his full potential. But with its elevation changes and electricity and water close, don't rule this property out as a potential build site.

We might as well begin with the cream of the crop, the whitetail hunting. With its elevation changes, multiple cedar thickets, overgrown grasses, and food plot already cleared out, this property has everything needed to grow that whitetail of your dreams. We can start with the cover. With multiple cedar thickets and tall grass, this farm has all the cover necessary to hold an abundant number of deer. Not only does, but multiple mature bucks. I have a lot of experience with this area of Wilson County and it's known for those giant Kansas bucks that we are searching for. After having cameras on the farm for just a few days, I already seen all I needed to see. It's not only the cover, it's also the food. There is about a 2 acre area that has been used for a food plot in the past that is just waiting for you to plant those seeds. Not only that, but there are crops in 3 of 4 directions to help keep your deer herd fed year around. The coone pond on the parcel will help provide enough water to your wildlife to keep them from wandering and searching. There are multiple stands and blinds on the property that will stay when the property sells. So when I say whitetail ready, I mean it!

With the abundant cover the property provides, small game and coyote hunting should be plentiful. I kicked up a couple different rabbits walking the farm and with the grasses and food, I would think there would be a quail population as well. Along the trails I seen numerous coyote tracks. That will provide a fun winter activity that will benefit you as well as the rest of the wildlife.

Maybe the undercard of the property is the potential build site. With water and electricity close, this property would be a great secluded spot for that possible home of your dreams. That would give you the ability to play and stay on this beautiful 80 acres. The higher elevation would provide beautiful views down into the valleys out your back door.

On top of everything talked about above, there is also additional acreage possible if 80 acres isn't quite enough. So whether you are looking for that 80 acres for a non resident tag or just an incredible well proven whitetail producer, this farm has it. To set up your own personal tour, contact Brian ([620\)212-2027](tel:6202122027) today

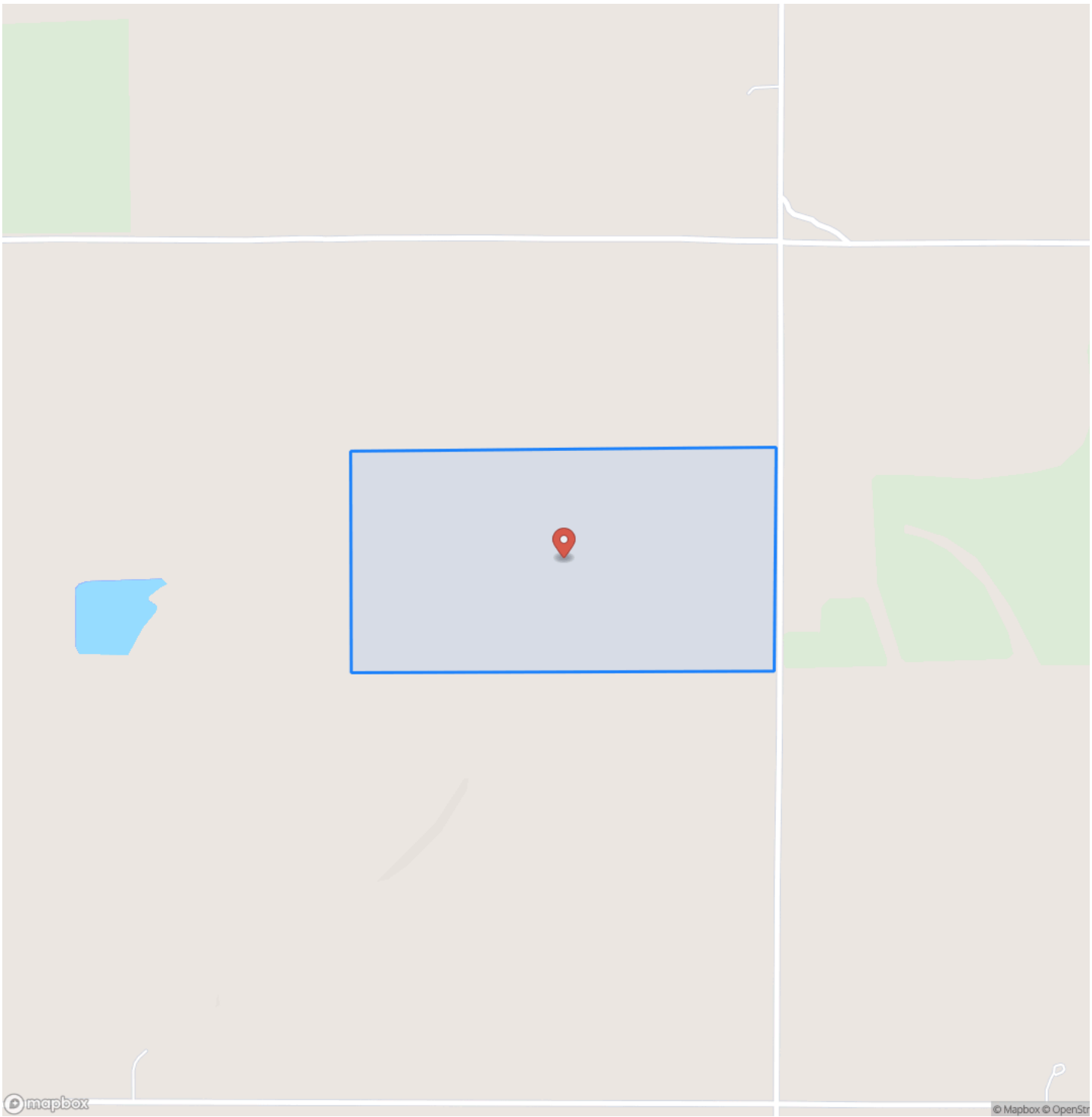
- 1 hour 40 minutes from Wichita
- 20 minutes from Chanute
- 2 hours from Kansas City
- 80 acres
- Food Plot
- 2 miles off HWY 75 and HWY 47
- Big Buck proven producer
- Possible build site
- Mineral rights



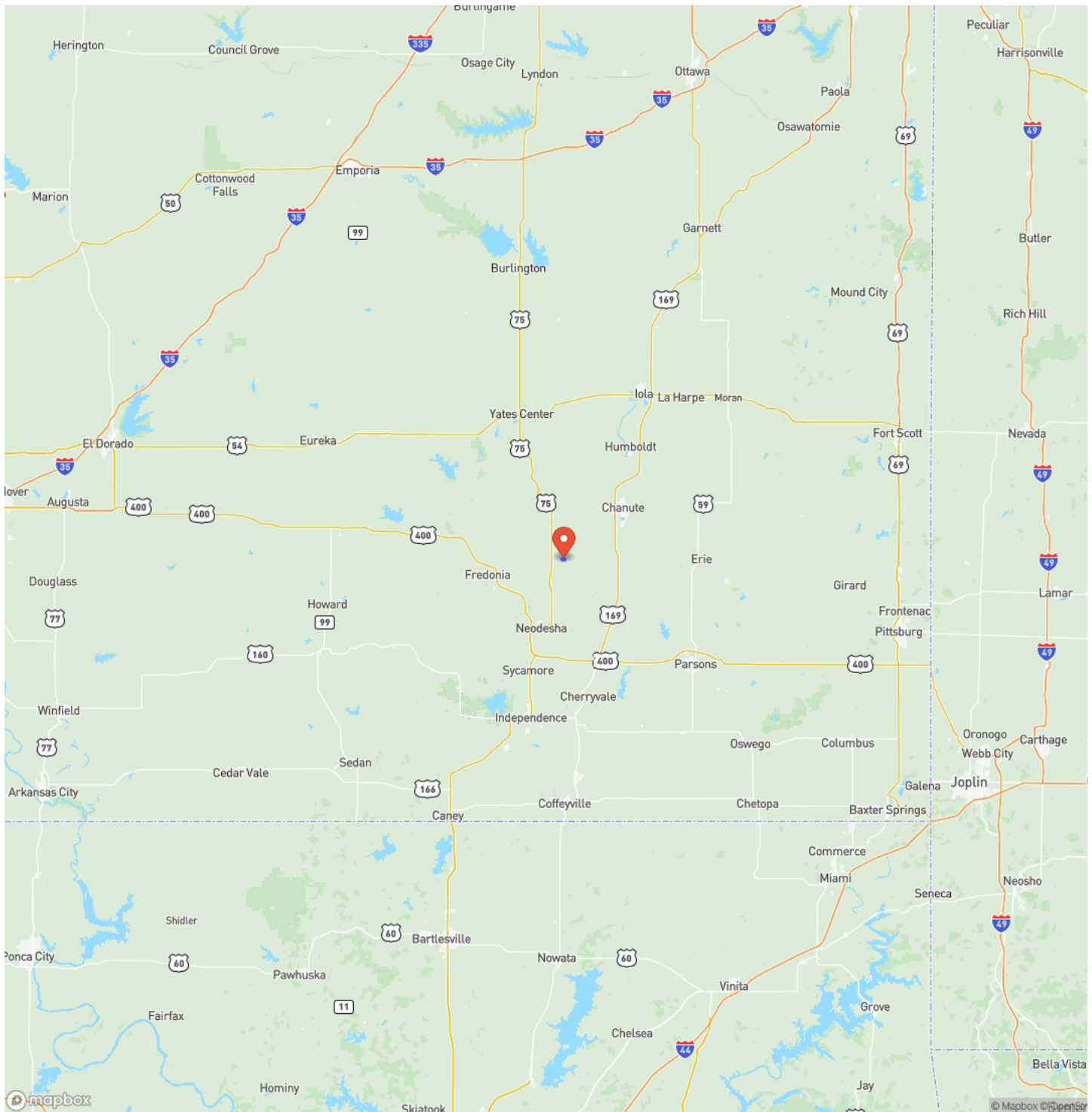
Wilson Co Big Buck 80  
Altoona, KS / Wilson County



# Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Helman

## Mobile

(620) 212-2027

## Email

brianhelman180@gmail.com

### Address

## City / State / Zip

Chanute, KS 66720

## NOTES

[illegible]



## This image shows a blank 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.



**L2realtyinc.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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