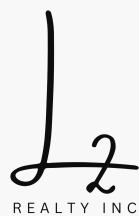


Whitetail Big Hitter
00000 Rt 2
Chanute, KS 66720

\$600,000
158± Acres
Woodson County



Whitetail Big Hitter
Chanute, KS / Woodson County

SUMMARY

Address

00000 Rt 2

City, State Zip

Chanute, KS 66720

County

Woodson County

Type

Farms

Latitude / Longitude

37.750342 / -95.54865

Taxes (Annually)

710

Acreage

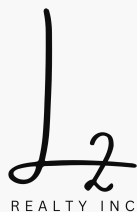
158

Price

\$600,000

Property Website

<https://l2realtyinc.com/property/whitetail-big-hitter-woodson-kansas/48190/>



PROPERTY DESCRIPTION

Sitting in far northwestern Woodson County, Kansas lies this 158 acres of whitetail heaven. With its location just a mile from Neosho County and a couple miles from Wilson County, it could not have been placed on a map any better for giant bucks. Lets get into the topography, the location and the terrain a little deeper and see what makes this property one of the very best whitetail farms Southeast Kansas has to offer.

Lets start with the cover. This area is known locally as Zigs Hill. This hill runs for approximately 2 miles north and south and for 2 miles east and west. There is only 1 lightly used gravel road that encroaches the edge of the hill. Over the last 20 years there has been a couple 200 inch bucks shot in this particular area. Hunting pressure is pretty light compared to most of Southeast Kansas and permission is even tougher. This particular property has been hunted very lightly over the last 20 years. The cedar thickets and waste high grasses growing on the farm allow all the cover and security the deer need to roam freely no matter the time of the day. In Southeast Kansas, its hard to come by areas of this size with the amount of cover Zigs Hill provides.

The terrain on the property makes it hunt a little bigger and gives those giant Kansas bucks a couple extra little crooks and nannies to avoid us hunters to make another year older and another year bigger. This property may not have a big elevation change, but I can tell you after walking the farm, you'll feel the difference. There is a little wet weather drainage running through property. It's not going to provide much water most of the year, but it definitely provides a great travel corridor for the deer and all the other wildlife calling this property home. The pond situated almost smack dab in the middle of the property will provide all the water the wildlife will need throughout the course of the year.

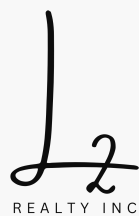
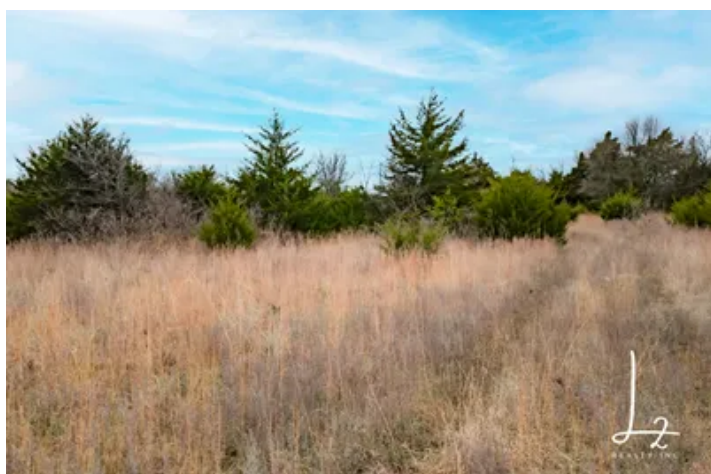
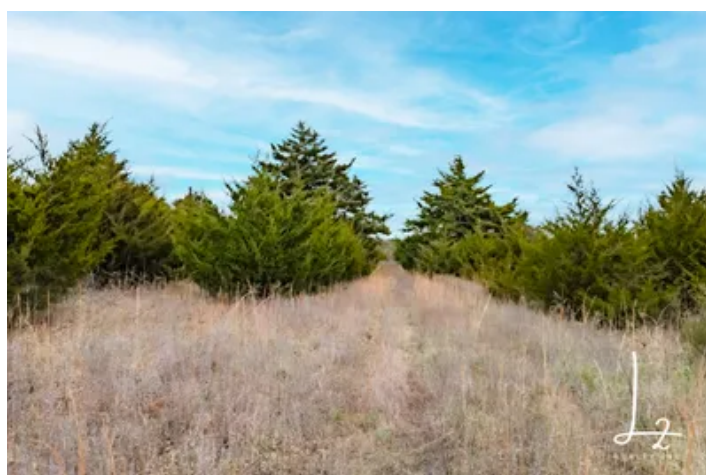
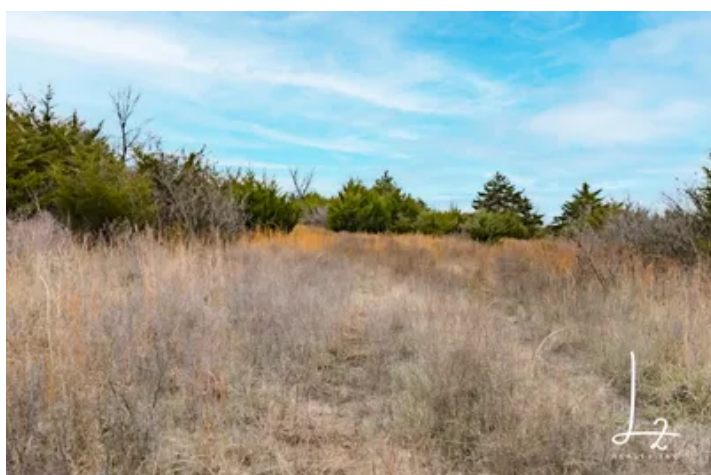
Now lets talk about the location a little bit. In Southeast Kansas, Woodson, Wilson and Neosho counties are all known for their giant whitetails. If you stood on the high point of the property, you could probably see all three counties. If I were to sit and look at a map, it would be hard for me to not draw a bullseye on this area as a place to start my search for the perfect recreational farm. On top of that, Chanute is only 10 minutes away and Humboldt is only 15 minutes away. Making it a short drive for lodging, fun or food.

The property does also have a couple other uses. It does have complete fencing if you wanted to graze a small herd of cows on it. It has been pastured off and on over the last 40 years. And even though this area does not have the turkey population that it once did, there is a good amount of birds. When walking the farm, the group of hens let us know they new of our presence. Small game and predator hunting would also provide a ton of fun in the off season. There is no doubt there would be a bunch of rabbits and when you have a lot of rabbits, typically the predators are thick as well.

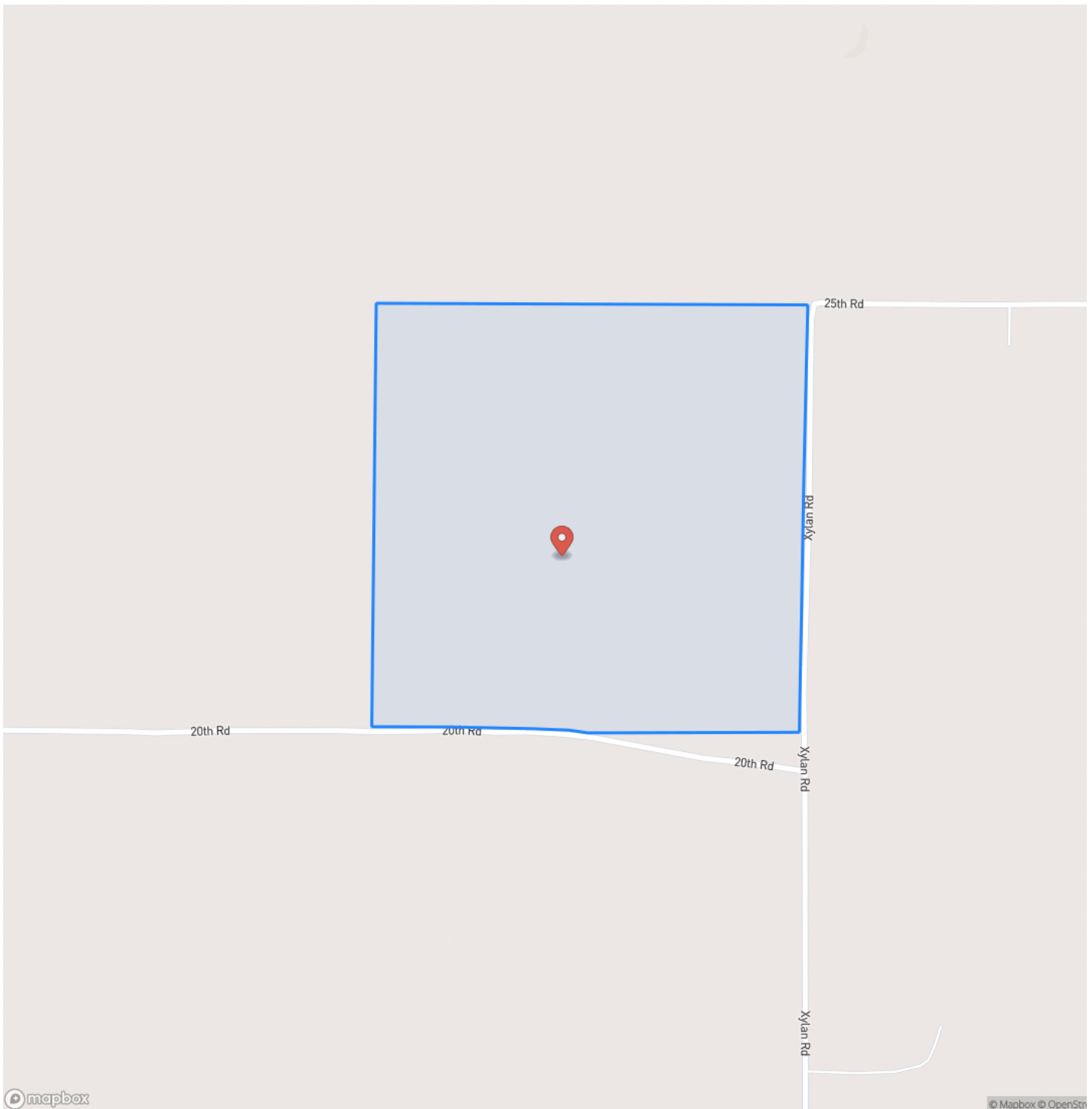
So if you are in the market for one of the best whitetail properties Southeast Kansas has to offer, do not delay on this parcel. I can promise you, it will not last long. If you have any questions or set up your own personal tour, contact Brian Helman (620)212-2027, today!

- Giant Bucks
- Lots of Cover
- Turkeys
- 2 hours from Wichita
- 2 hours from Kansas City
- 2 hours from Tulsa
- Pond
- Secluded

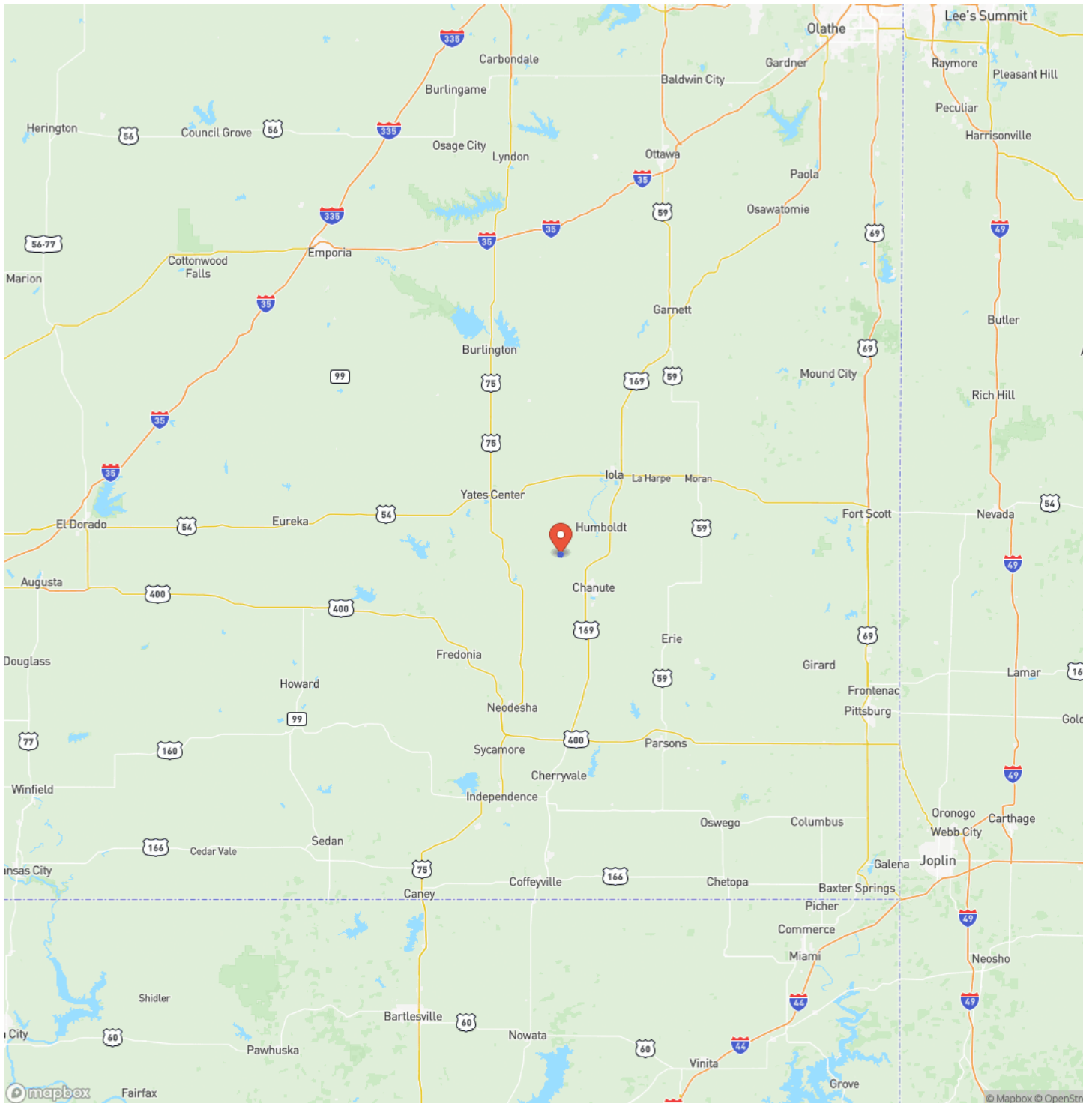
Whitetail Big Hitter
Chanute, KS / Woodson County



Locator Map



Locator Map



Satellite Map



Whitetail Big Hitter

Chanute, KS / Woodson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

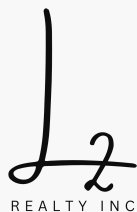
bhelman@l2realtyinc.com

Address

City / State / Zip

Chanute, KS 66720

NOTES

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MORE INFO ONLINE:

l2realtyinc.com

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