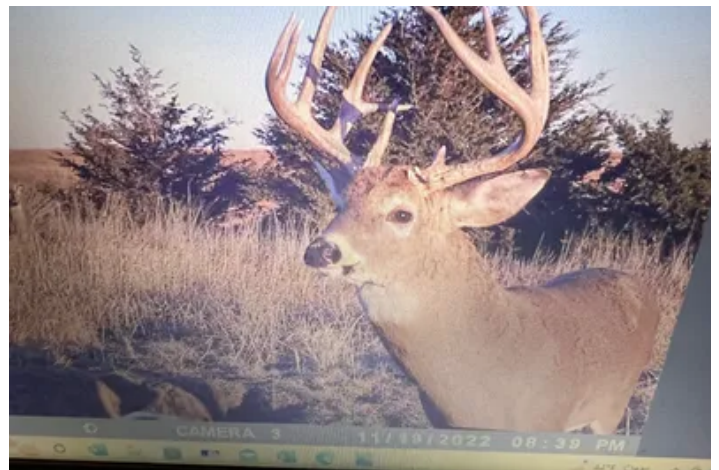


Kiowa County Wildlife, CRP, and ROI Quarter  
000 County Road D  
Haviland, KS 67059

**\$304,000**  
160± Acres  
Kiowa County



**Kiowa County Wildlife, CRP, and ROI Quarter**  
**Haviland, KS / Kiowa County**

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**SUMMARY**

**Address**

000 County Road D

**City, State Zip**

Haviland, KS 67059

**County**

Kiowa County

**Type**

Farms

**Latitude / Longitude**

37.690129 / -99.126989

**Acreage**

160

**Price**

\$304,000

**Property Website**

<https://l2realtyinc.com/property/kiowa-county-wildlife-crp-and-roi-quarter-kiowa-kansas/56602/>



## Kiowa County Wildlife, CRP, and ROI Quarter Haviland, KS / Kiowa County

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### **PROPERTY DESCRIPTION**

Located just 5 miles North of US 54/HWY 400, this Kiowa County, KS 160+/- acres offers a rich game filled area for the Sportsman, while also offering Return On Investment (ROI) potential.

Consisting of mostly native grass, the property offers 40+/- acres of pasture and 120+/- acres that are currently enrolled in CRP. The major benefits of CRP have long been held as re-established land cover, improved water quality, and soil erosion prevention on sensitive land. However, there are multiple secondary benefits that benefit the landowner. These include ROI as each CRP acre is part of a contract that pays the landowner per acre to leave it enrolled, as well as excellent habitat for wildlife.

This game rich wildlife area has been strictly managed for decades, and offers excellent upland bird hunting. Wild pheasant numbers are doing well in this area and the recent trend is an increase in resident wild quail numbers as well.

The gentle rise and fall of the topography of the property creates natural cuts, crests, buttes, and coulees that offer bedding areas for the resident whitetail deer, while also providing ideal hunting locations. One permanent ground blind is already in place overlooking the property as well as another key feature of the property, and that is the windmill and water tank. This area also provides an ideal vantage point over the established food plot and has been used in the past for providing opportunities to both archers, and firearm hunters as well.

Another advantage of this property, is the potential to harvest up to 1/3 of the CRP into hay production per year. This practice ensures excellent edges and regrowth that benefit wildlife, while also increasing the landowners ROI. Hay production is currently completed on a share crop agreement with a neighboring farmer, on a 50/50 split, who would like to continue doing so if the new landowner is interested.

All mineral, oil, gas, wind, and water rights will transfer with no current leases or production. Contact Rural Property Specialist Jake Kolb @ [620-252-5881](tel:620-252-5881) or [jkolb@L2Realtyinc.com](mailto:jkolb@L2Realtyinc.com) with any questions or to schedule a private showing.

\*160+/- Acres

\*120+/- Acres CRP

\*40+/- Acres Pasture

\*Established Food plot

\*Excellent Native Grass

\*CRP

\*Plum Thickets

\*Hay Production

\*Excellent Trophy Whitetail Hunting with a history of producing multiple 150" and above deer

\*Excellent Upland Bird Hunting

\*Strictly Managed for Wildlife for 20+ years

\*Mineral Rights intact with no production or wells

\*Windmill

\*Permanent Ground Blind

**MORE INFO ONLINE:**

**L2realtyinc.com**



\*Approximately 5 Miles to Haviland, KS

\*Approximately 56 Miles to Dodge City, KS

\*Approximately 100 Miles to Wichita, KS

\*Approximately 110 Miles to Garden City, KS

\*Approximately 255 Miles to Oklahoma City, OK

\*Approximately 270 Miles to Tulsa, OK

\*Approximately 275 Miles to Amarillo, TX

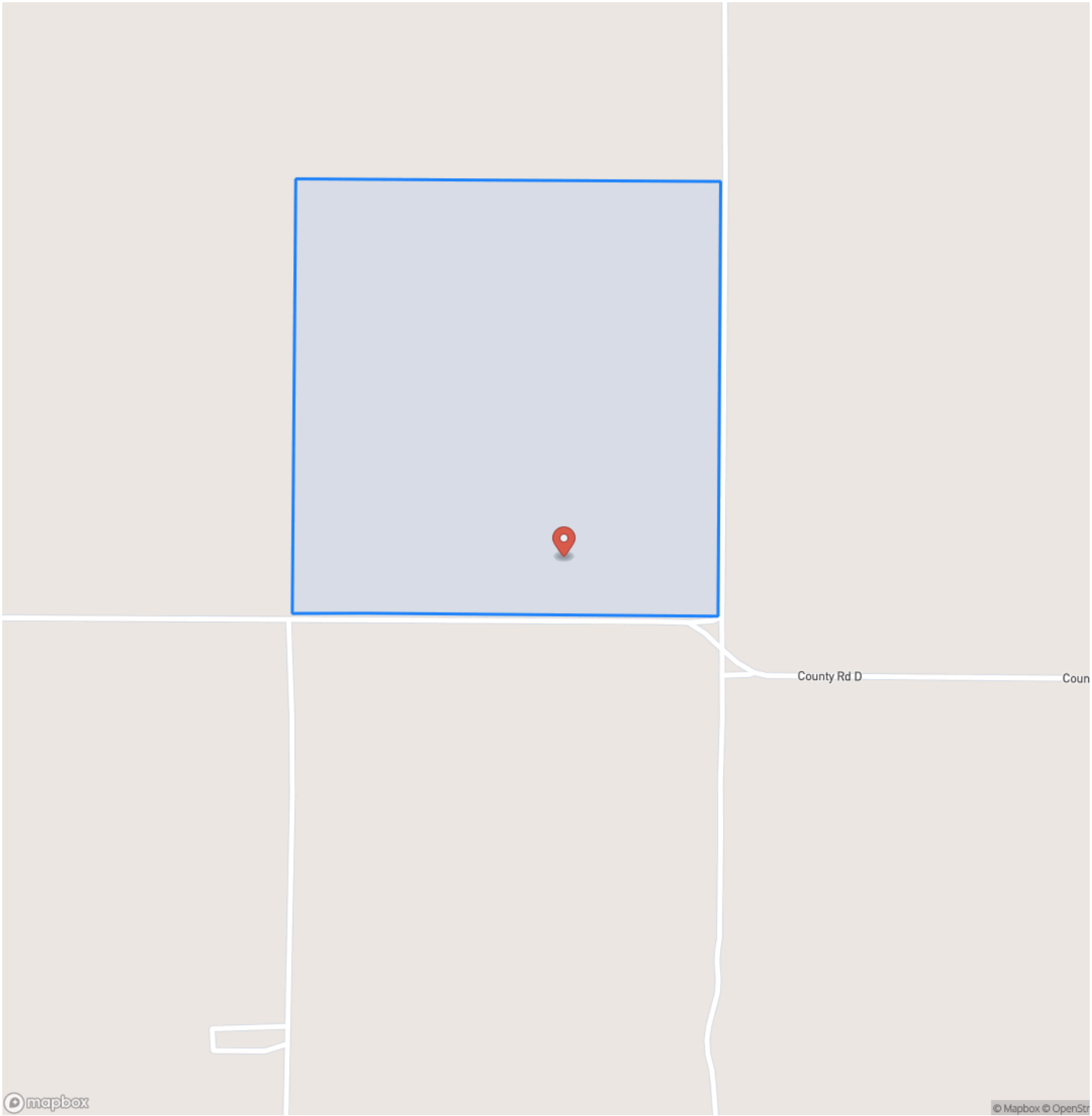




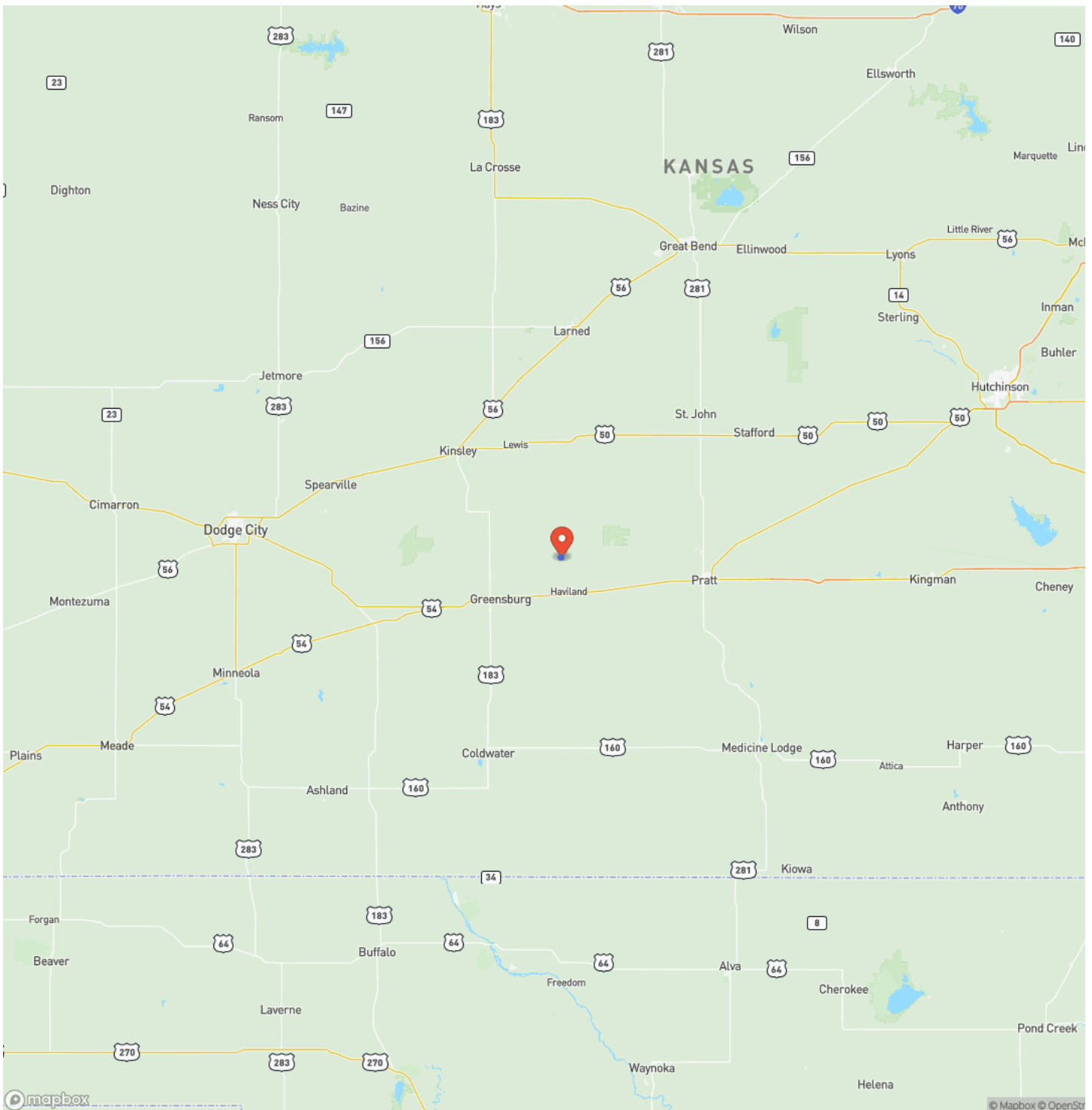
Kiowa County Wildlife, CRP, and ROI Quarter  
Haviland, KS / Kiowa County



# Locator Map



## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jake Kolb

## Mobile

(620) 252-5881

## Email

L2kslandman@gmail.com

## Address

## City / State / Zip

Havana, KS 67347

## NOTES

[illegible]

## This image shows a single 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**

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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