

Jammer 162
00000 Unique Rd
Fulton, KS 66738

\$842,400
162± Acres
Bourbon County



Jammer 162
Fulton, KS / Bourbon County

SUMMARY

Address
00000 Unique Rd

City, State Zip
Fulton, KS 66738

County
Bourbon County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
37.957809 / -94.796195

Acreage
162

Price
\$842,400

Property Website
<https://l2realtyinc.com/property/jammer-162/bourbon/kansas/95258/>



PROPERTY DESCRIPTION

162± Acres | Premier Hunting & Recreational Farm | Bourbon County, KS

Discover an exceptional opportunity to own 162± acres of prime recreational and hunting land in the heart of Bourbon County. This diverse tract is thoughtfully laid out for serious whitetail enthusiasts.

Tucked away from the road, a large, secluded food plot serves as the centerpiece of the property-strategically positioned to attract and hold mature deer. The surrounding terrain features excellent elevation changes, creating natural travel corridors, pinch points, and stand locations that enhance hunting success year after year.

The property is rich with thick bedding cover, providing security and sanctuary for wildlife. Dense native grasses, brush, and timber pockets ensure that deer feel safe and stay on the property, even under hunting pressure. This farm has the ideal balance of cover and open areas to consistently produce quality deer as can be seen on the trail camera pictures.

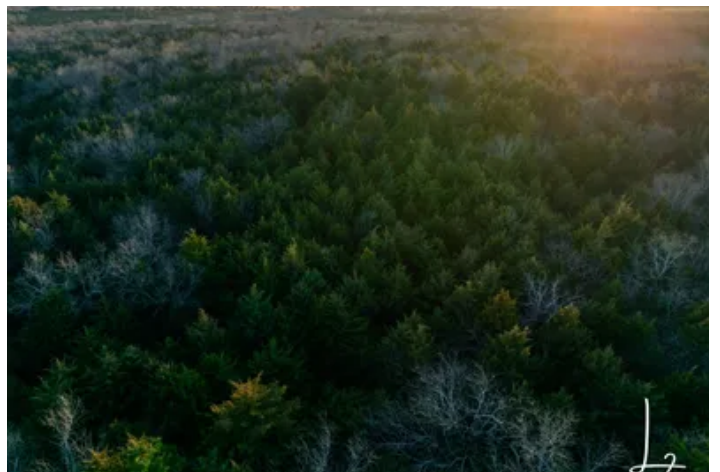
One of the most compelling features of this property is its eligibility for two non resident guaranteed deer tags per year, making it a rare and valuable investment for out-of-state buyers looking for consistent hunting opportunities.

Whether you're looking to build a legacy hunting property or expand your land portfolio, this farm checks all the boxes. Properties with this combination of habitat, layout, and tag availability are increasingly hard to find. This is a legacy caliber hunting property designed for those who refuse to compromise and understand that truly exceptional farms are rarely available. If you would like to see what this one of kind 162 is all about please give Preston Frazell a call at [620-363-1345](tel:620-363-1345) for a private showing.

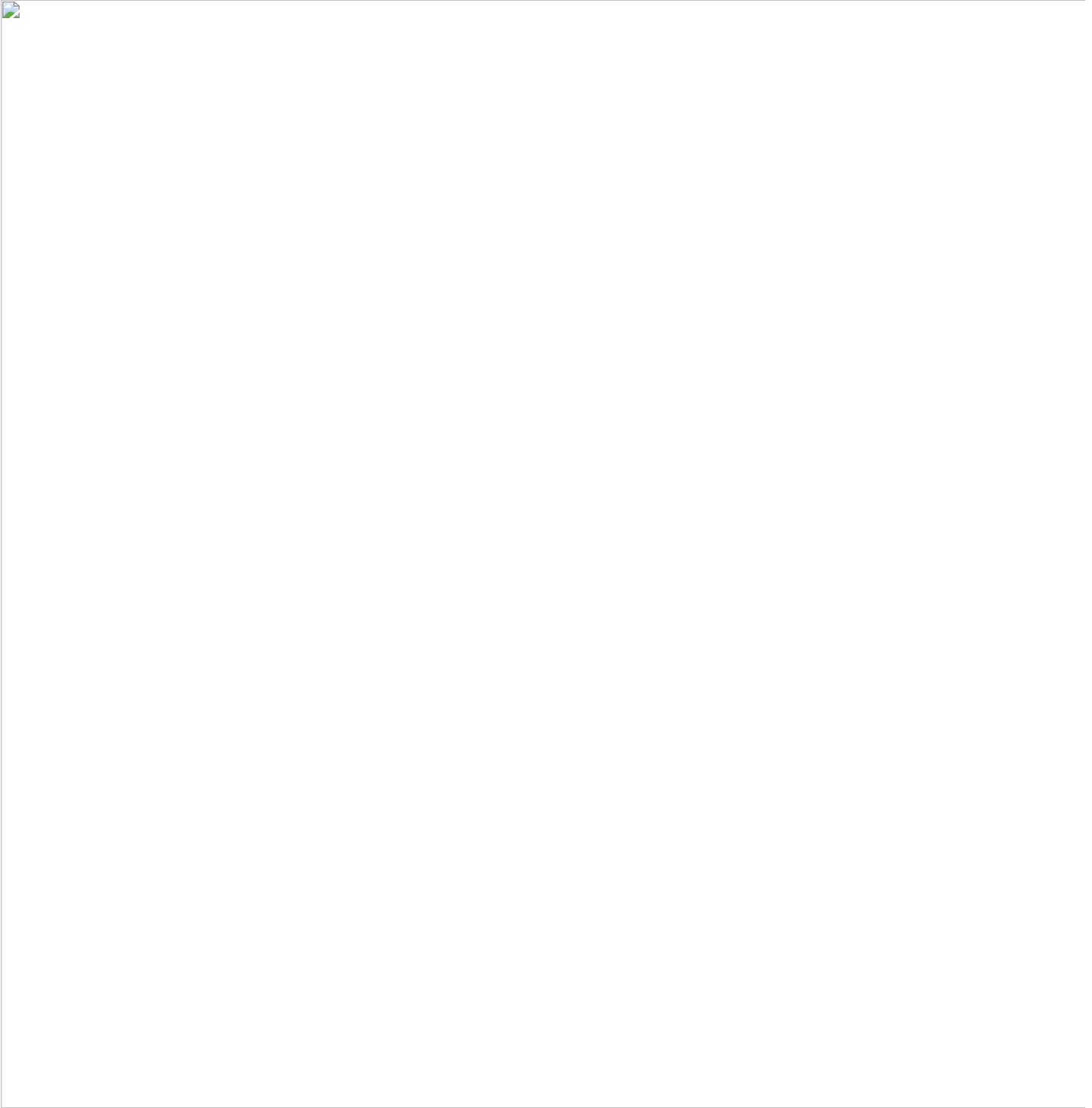
Property Highlights:

- 162± acres in highly sought-after Bourbon County
- Large, secluded food plot designed for optimal deer movement
- Excellent elevation changes with natural funnels and pinch points
- Thick bedding areas holding strong deer populations
- Proven hunting setup with high success potential
- **Guaranteed 2 out-of-state landowner tags each year**
- Ideal for hunting, recreation, or long-term land investment
- Second to none whitetail deer hunting in Southeast Kansas
- Large population of turkeys
- Highly diverse terrain with timber, draws, ridges and large bedding areas
- Low-pressure layout ideal for managing mature trophy bucks
- Renowned genetics proven with trail cam history
- 1 1/2 from Kansas City,
- 2 1/2 hours from Tulsa





Locator Map



Locator Map



Satellite Map



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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