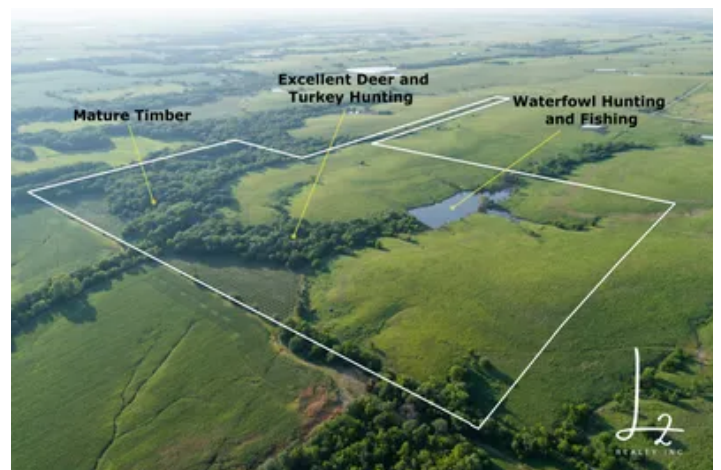


**Flint Hills Hunting Paradise in Lyon County**  
1600 HWY 56  
Admire, KS 66830

**\$485,000**  
106.700± Acres  
Lyon County





## Flint Hills Hunting Paradise in Lyon County

### Admire, KS / Lyon County

#### **SUMMARY**

##### **Address**

1600 HWY 56

##### **City, State Zip**

Admire, KS 66830

##### **County**

Lyon County

##### **Type**

Farms

##### **Latitude / Longitude**

38.64212 / -96.072219

##### **Acreage**

106.700

##### **Price**

\$485,000

##### **Property Website**

<https://l2realtyinc.com/property/flint-hills-hunting-paradise-in-lyon-county-lyon-kansas/59845/>



## Flint Hills Hunting Paradise in Lyon County Admire, KS / Lyon County

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### PROPERTY DESCRIPTION

**Let's Get Started** You need to see this place to believe it! There are so many components that folks want in a property, and this great tract has them all. A big pond, mature timber, rolling topography, large flowing creek, seclusion with easy access... the list could go on forever. These 106.7 +/- acres sit two miles east of Admire, Kansas and two miles west of I-335. Capturing all the beauty of the Kansas Flint Hills, this property is sure to make anyone a happy landowner!

**Wildlife Habitat** This property contains a diverse mix of habitat types that create a mecca for wildlife. Running along 142-Mile Creek are hundreds of mature timber species utilized as roosts for turkeys and rut cruising areas for big white-tailed bucks. A good portion of the timber along the seasonal creeks has had timber stand improvement techniques applied in order to increase sunlight hitting the forest floor. The result of the TSI is improved bedding within the timber due to an explosion of forbs and other early successional species. There are three plots of oak, hickory, and black walnut plantings ranging in size from 2 to 3 acres each. These plantings will provide excellent native browse feeding areas, as well as additional mast crop and timber value in the future. The remaining acreage on the northern and western portion of the property consists of native tallgrass prairie lending itself to nesting sites for upland birds and browsing areas for all wildlife. Lastly, just to the south of this tract is neighboring crop ground that is often planted to corn or soybeans. This food component is sure to create a bed-to-food pattern bowhunters can capitalize on.

**Deer and Turkey Hunting** Holding a healthy population of white-tailed deer, the bedding cover and water on this property will keep deer bedded onsite. From trail camera data and previous hunting history, the age structure of bucks appears to be in proper shape as there are mature bucks and many up-and-comers. The linear travel corridors along the creek create late October to late November hunting opportunities throughout all phases of the rut. With nearby crop fields bordering this tract, early- and late-season hunting success is possible as well. Implementing a feeding program and adding a food plot or two would elevate the hunting during non-rut time frames. For those who love to chase gobblers in the spring, there is no absence of Eastern wild turkeys around the neighborhood. Trail camera photos have shown up to six long beards at once. One can imagine posting up on the hilltops to listen to thunderous gobbles in the faint light of dawn next spring.

**Waterfowl Hunting and Fishing** Proven waterfowl hunting success in the past and video evidence of birds using the large pond is the cherry on top to an already great hunting farm! Aquatic vegetation along the water's edge provides feeding areas while the big, open water offers a loafing spot for ducks and geese during the day. Visiting the farm on any given autumn day yields sightings of waterfowl using the pond. An added bonus is the fishing that the creek and pond offer in the spring and summer months. Channel catfish, bullhead, and carp are present in the creek with largemouth bass and sunfish species living in the pond.

**Water Features** Water is not a limiting resource on this farm. The large and wide 142-Mile Creek winds through the southwest portion of the property and very rarely dries up entirely. Two seasonal creeks have flowing water that feeds 142-Mile Creek during periods of normal rainfall. And the last kicker is a 3-acre pond in the north central part of the farm that did not go dry even during the mega drought of the early 2020's. With a very large catch basin, this pond will maintain good water levels throughout the year.

**Location and Access** Situated on the eastern-edge of the famed Flint Hills, the cities of Emporia and Topeka are within reasonable driving distance. Many other small communities are just a short drive away. With blacktop road frontage on HWY 56, accessing this property requires no dirt road driving. Utilizing a shared pull-off from the hard road, you enter through the gates and take a half mile two-track into the heart of the property.

This farm can do it all for hunters and recreationalists! Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or [tgentry@L2realtyinc.com](mailto:tgentry@L2realtyinc.com) to set up your private showing of this property!

106.7 +/- Total Acres

Mature Timber

Large Pond and Creek

Hardwood Tree Plantings

Native Flint Hills Pasture

**MORE INFO ONLINE:**

**L2realtyinc.com**

Rolling Terrain

Deer, Turkey, and Waterfowl Hunting

Blacktop Road Frontage

15 minutes to Osage City, KS

25 minutes to Emporia, KS

1 hour, 30 minutes to Wichita, KS

1 hours, 40 minutes to Kansas City, KS





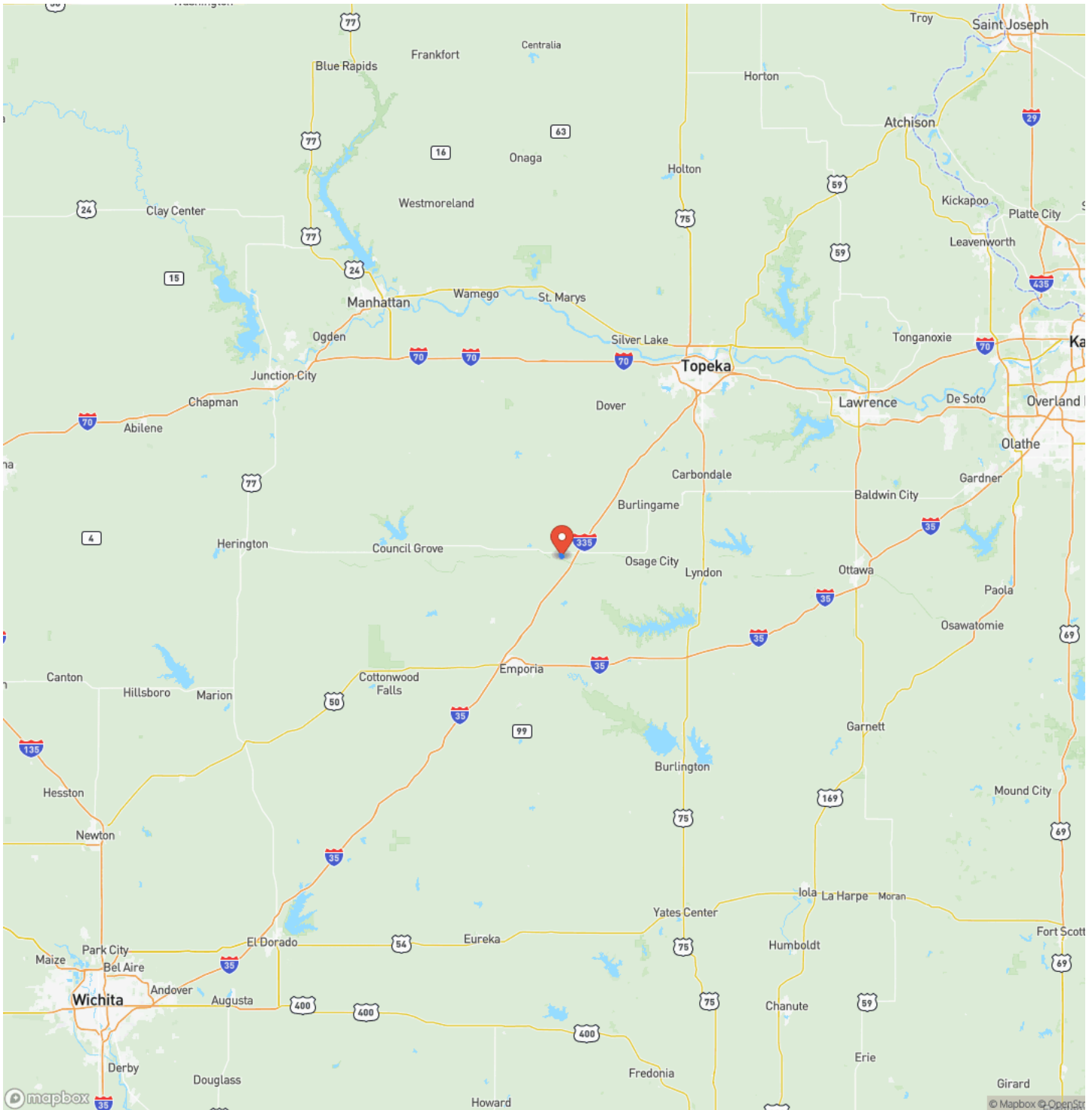
Flint Hills Hunting Paradise in Lyon County  
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Locator Map

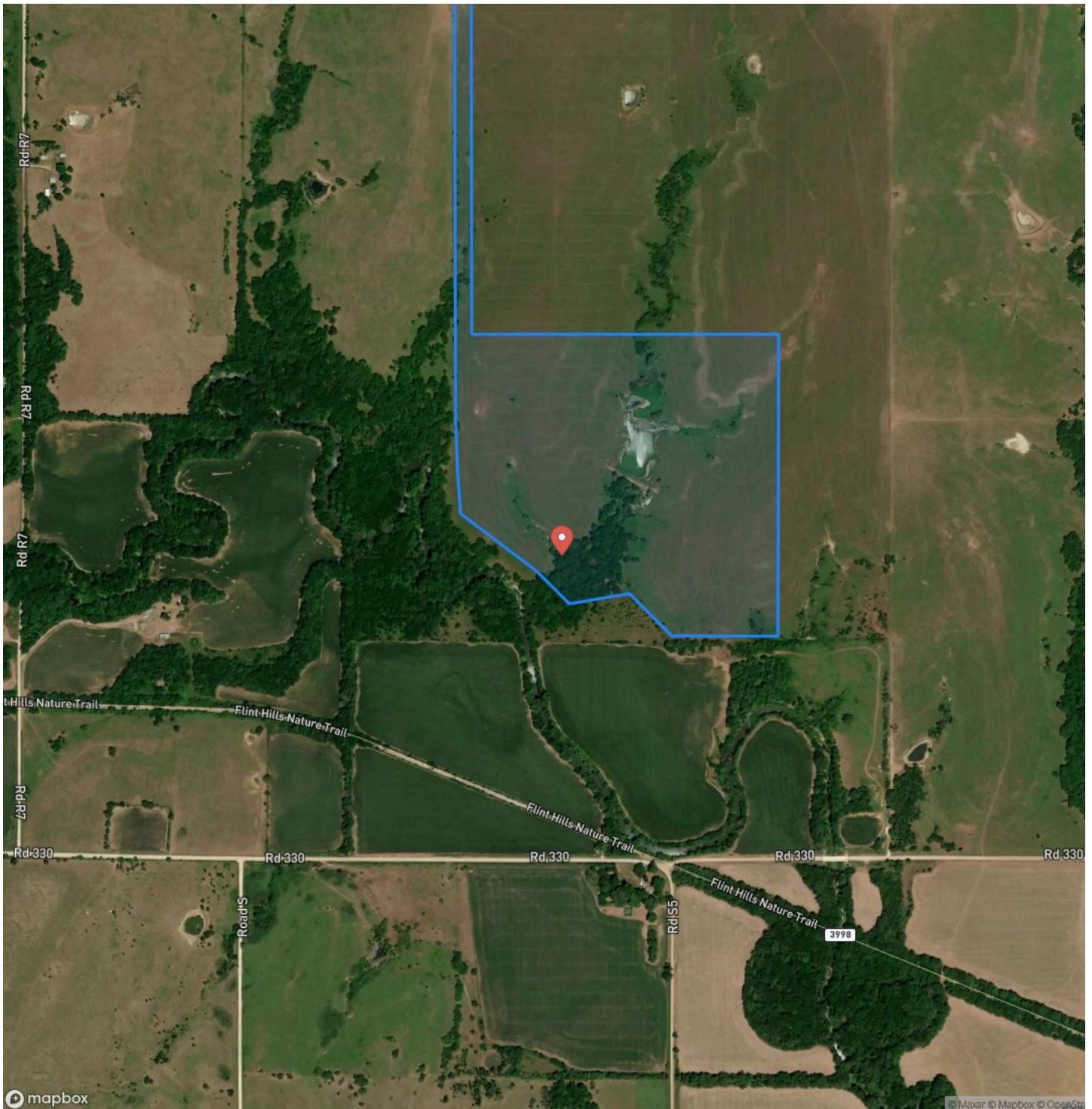


## Locator Map





## Satellite Map





## Flint Hills Hunting Paradise in Lyon County Admire, KS / Lyon County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tyler Gentry

## Mobile

(316) 641-3173

## Email

tgentry@l2realtyinc.com

**Address**

## City / State / Zip

Valley Center, KS 67147

## 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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