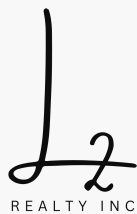


Small Acreage Crop and Hunting in Harper County
0000 NW 30 Rd
Anthony, KS 67003

\$102,500
39.300± Acres
Harper County



MORE INFO ONLINE:

l2realtyinc.com

**Small Acreage Crop and Hunting in Harper County
Anthony, KS / Harper County**

SUMMARY

Address

0000 NW 30 Rd

City, State Zip

Anthony, KS 67003

County

Harper County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

37.197158 / -98.114202

Acreage

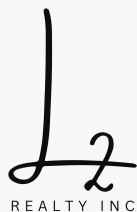
39.300

Price

\$102,500

Property Website

<https://l2realtyinc.com/property/small-acreage-crop-and-hunting-in-harper-county-harper-kansas/49454/>



Small Acreage Crop and Hunting in Harper County Anthony, KS / Harper County

PROPERTY DESCRIPTION

Small acreage properties are hard to find, especially in rural areas where large properties are the norm. This little tract is 39.3 +/- acres of tillable farm ground just northwest of Anthony, Kansas in Harper County. Here is a great opportunity for a first-time land buyer to start their journey of owning land! This property would also be a good fit to add to a current farming operation or for an out-of-state hunter who wants another spot to deer hunt.

Although an aerial view does not give off the impression of this being a good hunting property, the trail camera photos show otherwise. In the course of just one season, multiple mature bucks were seen in daylight on this farm. Situated between two large tracts of cover, this small farm acts as a travel corridor for deer traveling back and forth. There is no shortage of white-tailed deer and Rio Grande turkeys that utilize the property as a feeding location. The northeast corner of the tract has a 2.5-acre food plot that was planted to milo and soybeans last summer. If a conservation-minded landowner were to convert the cropland into native warm season grasses or CRP, the large increase in bedding cover would quickly make this a small but mighty hunting property.

There is roughly 37 acres of wheat that was planted in the fall of 2023. The tillable portion consists of 100% Class 3 Crisfield sandy loam. Possession of the cropland is subject to tenant rights and will occur after August 1, 2024 or wheat harvest, whichever comes first.

This property is located in Deer Management Unit 16. Trail camera images can be found in the gallery along with a soil report. Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or tgentry@l2realtyinc.com to set up your private showing of this property!

39.3 +/- Total Acres

Tillable Cropland

Opportunity Whitetail Deer Hunting

Rio Grande Turkey Hunting

Front Road Frontage

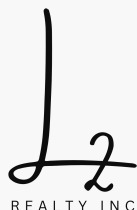
Mineral Rights Intact and Transfer at Sale

10 minutes to Anthony, KS

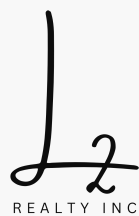
15 minutes to Alva, OK

1 hour to Wichita, KS

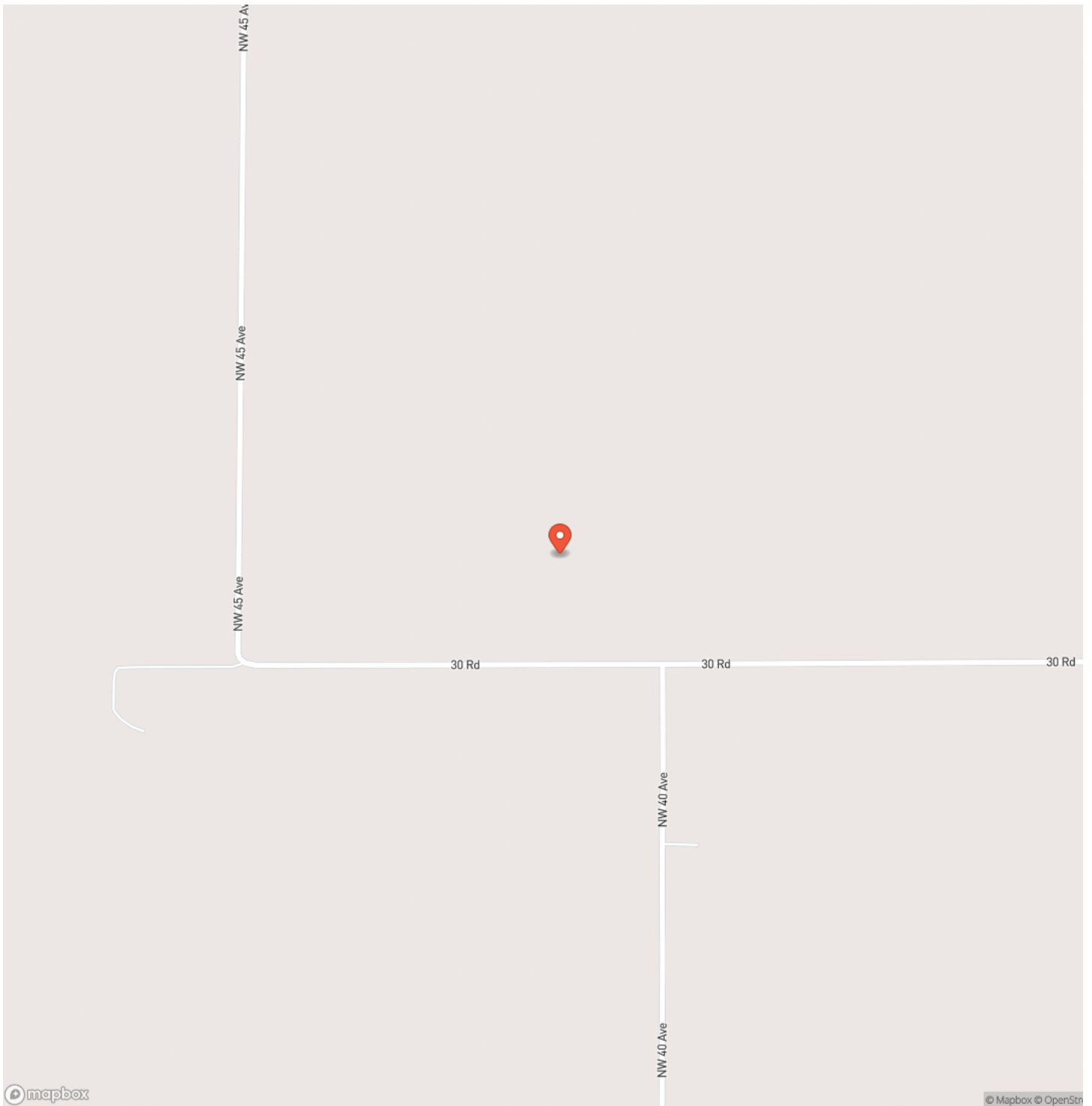
2 hours, 30 minutes to Oklahoma City, OK



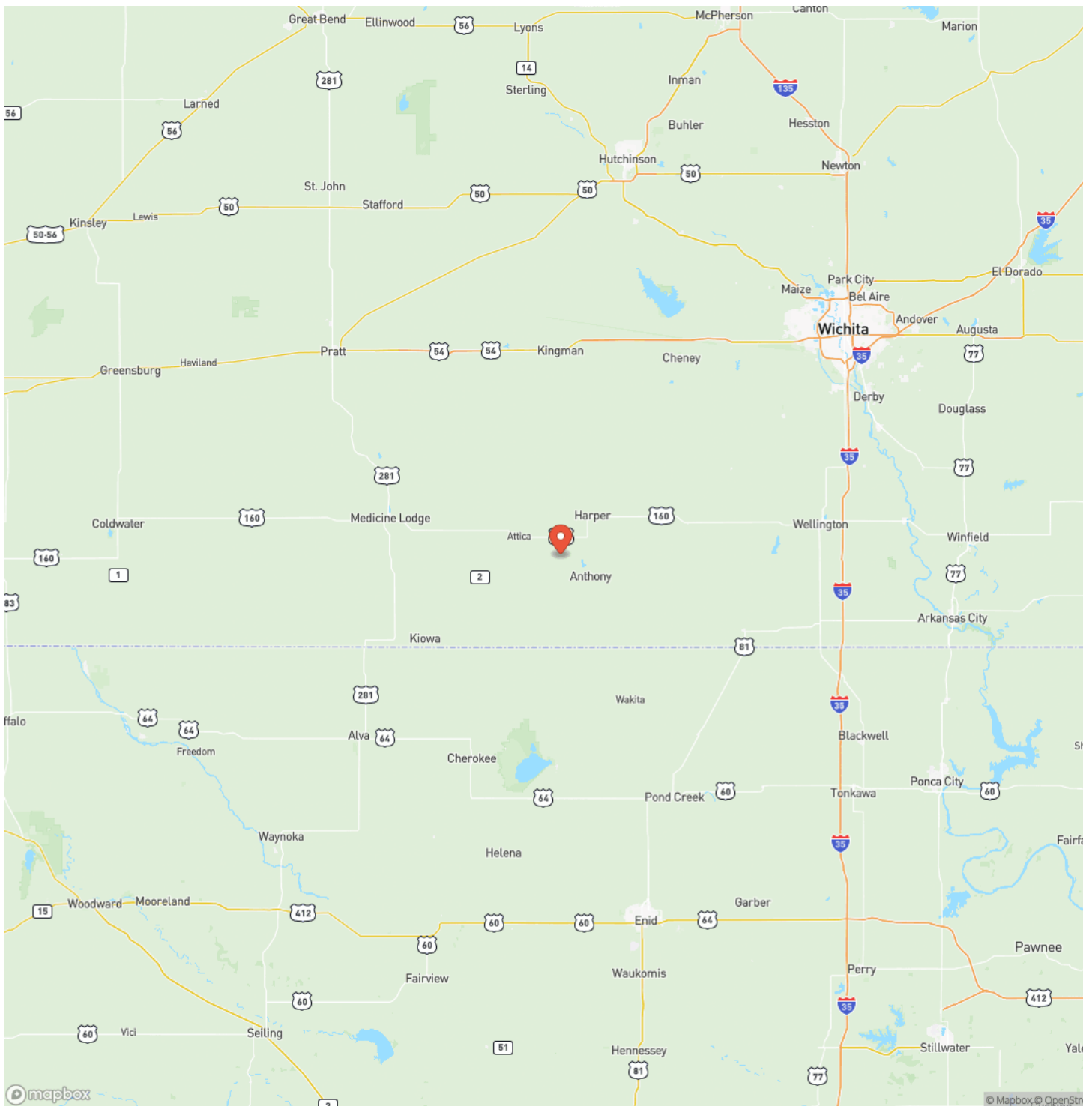
**Small Acreage Crop and Hunting in Harper County
Anthony, KS / Harper County**



Locator Map



Locator Map



Satellite Map



Small Acreage Crop and Hunting in Harper County

Anthony, KS / Harper County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

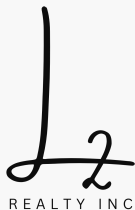
tgentry@l2realtyinc.com

Address

City / State / Zip

Valley Center, KS 67147

NOTES

[illegible]

MORE INFO ONLINE:

l2realtyinc.com

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

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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