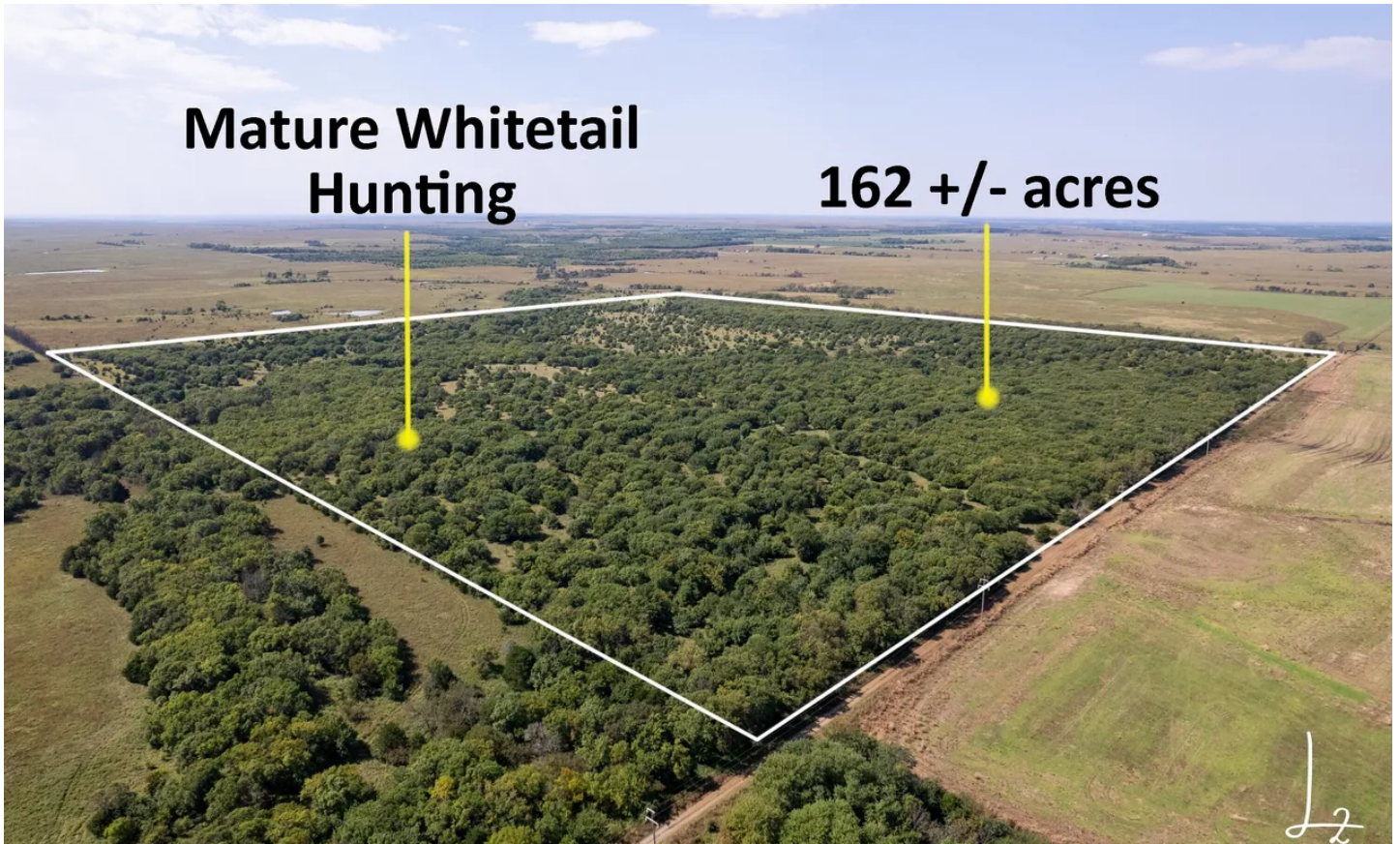


Whitetail and Wildlife Stronghold in Cowley County
0000 282nd Rd
Maple City, KS 67038

\$649,000
162.360± Acres
Cowley County



Whitetail and Wildlife Stronghold in Cowley County

Maple City, KS / Cowley County

SUMMARY

Address

0000 282nd Rd

City, State Zip

Maple City, KS 67038

County

Cowley County

Type

Recreational Land, Hunting Land, Ranches

Latitude / Longitude

37.066492 / -96.782468

Acreage

162.360

Price

\$649,000

Property Website

<https://l2realtyinc.com/property/whitetail-and-wildlife-stronghold-in-cowley-county-cowley-kansas/89396/>



Whitetail and Wildlife Stronghold in Cowley County

Maple City, KS / Cowley County

PROPERTY DESCRIPTION

Whitetail and Wildlife Stronghold in Cowley County

L2 Realty, Inc. presents 162 high-quality acres of pure Kansas hunting land! Located near Maple City in Cowley County, this 162 ± acre recreational farm is a true stronghold for wildlife, with all the ingredients to hold and produce trophy whitetails and abundant wild turkeys. Featuring Little Beaver Creek winding through the property, three ponds, rolling timber, and overgrown pastures, this tract is loaded with cover, water, and natural travel corridors. Add in a drivable interior trail system, and you've got a turnkey hunting and recreation property ready for immediate enjoyment.

Little Beaver Creek & Water Features:

The lifeblood of this farm is Little Beaver Creek, which flows through the property and provides year-round water for wildlife. With three additional ponds scattered across the landscape, the property has multiple water sources that hold deer and turkeys throughout the year. Whether it's a dry summer or a cold Kansas winter, this farm has the water and cover to keep wildlife close.

Timber, Cover & Habitat:

Diverse habitat defines this property. The farm is blanketed with stretches of mature timber mixed with overgrown pastureland, creating ideal bedding areas and natural food sources. The heavy timber cover offers security that mature bucks crave, while the open pastures could easily be converted into strategic food plots to further enhance the hunting setup. Natural funnels and creek-bottom travel corridors set up beautifully for both bow and rifle hunting. With the addition of some food plots, treestands, and feeders an avid hunter could take this tract to the next level!

Deer & Turkey Hunting:

Cowley County is well known for its big deer, and this tract is no exception. The combination of timber, water, and surrounding agricultural ground makes it a consistent producer of trophy whitetails. The property is also a haven for wild turkeys, with roost trees along the creek and open strut zones across the pastures. Whether you're after a spring gobbler or a November giant, this property is built for hunting success.

Access & Trail System:

Unlike many big-timber properties, this farm is highly accessible. An interior trail system follows the ridge tops and allows you to drive through much of the property with a pickup truck, making it easy to access hunting stands, manage habitat, or simply enjoy a ride through the woods. The trails also provide multiple entry and exit routes to hunting locations, minimizing disturbance during the season.

Location:

Situated near Maple City in southeastern Cowley County, this property is both secluded and accessible. Good county road frontage provides easy access, while the surrounding countryside offers peace and quiet that makes it feel miles away from the nearest town. There is blacktop road within half a mile to the east and the south. The town of Arkansas City is a quick 20 minute drive west if you're needing fuel, groceries, or hunting gear. This property is located in Deer Management Unit 13 and will qualify for two nonresident landowner tags.

Property Highlights:

- 162 ± acres in Cowley County near Maple City
- Little Beaver Creek runs through the property
- 3 ponds for wildlife, fishing, and recreation
- Mature timber and overgrown pasture creating diverse habitat



- Excellent whitetail hunting with a history of big Kansas bucks
- Strong turkey population with ideal roosting and strutting areas
- Interior trail system drivable with a pickup truck
- Natural travel corridors and pinch points perfect for stand sites
- Secluded recreational tract with great access
- 15 minutes to Dexter, KS
- 20 minutes to Ark City, KS
- 45 minutes to Ponca City, OK
- 1 hour, 20 minutes to Wichita, KS
- 2 hours to Tulsa, OK
- 2 hours, 15 minutes to OKC

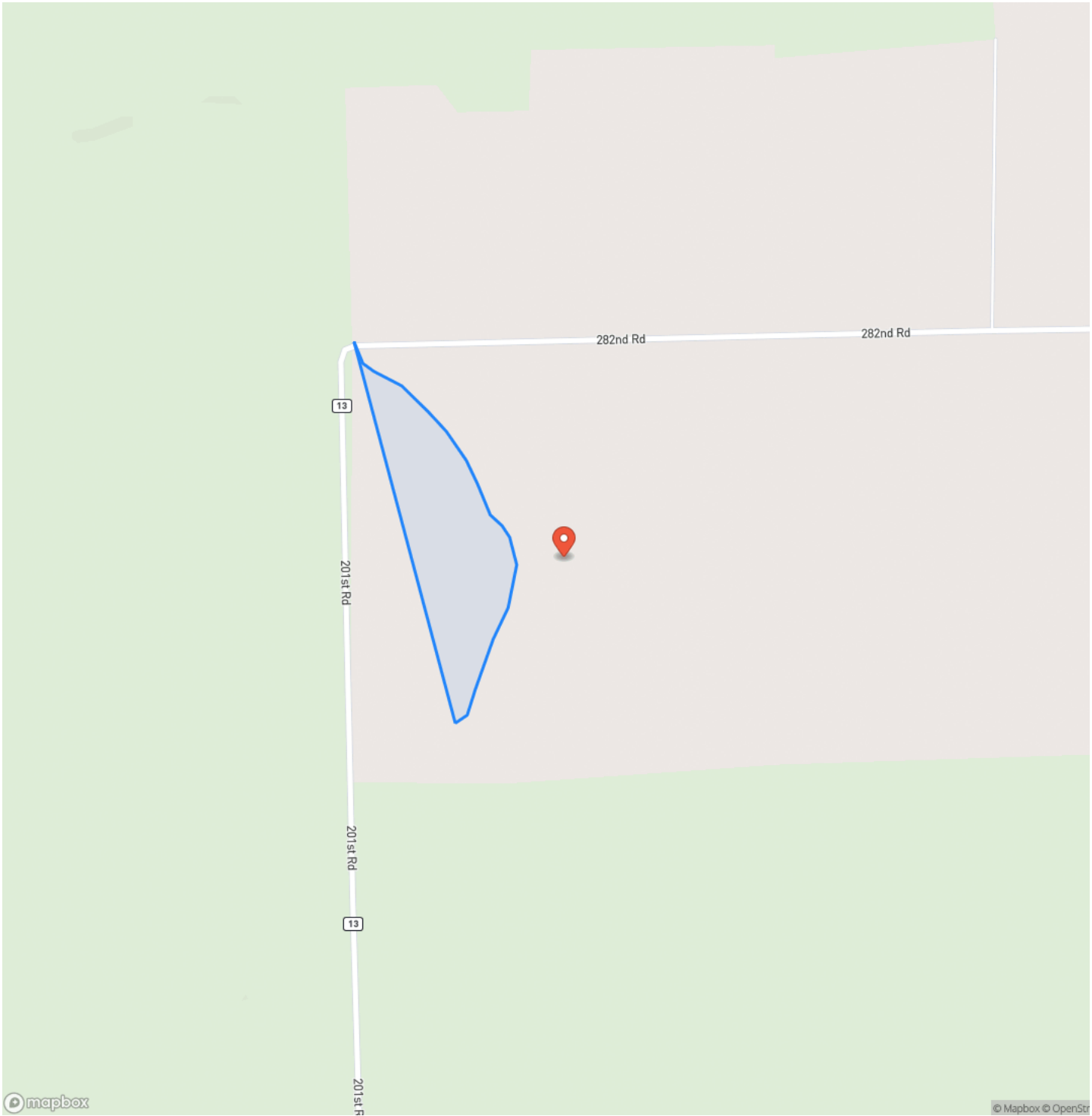
This property offers everything serious outdoorsmen and landowners dream of – water, timber, cover, and the proven ability to grow big deer and turkeys. Call or email the listing agent **Tyler Gentry** at [\(316\) 751-6528](tel:3167516528) or tgentry@L2realtyinc.com to set up your private showing. Create your land legacy!!



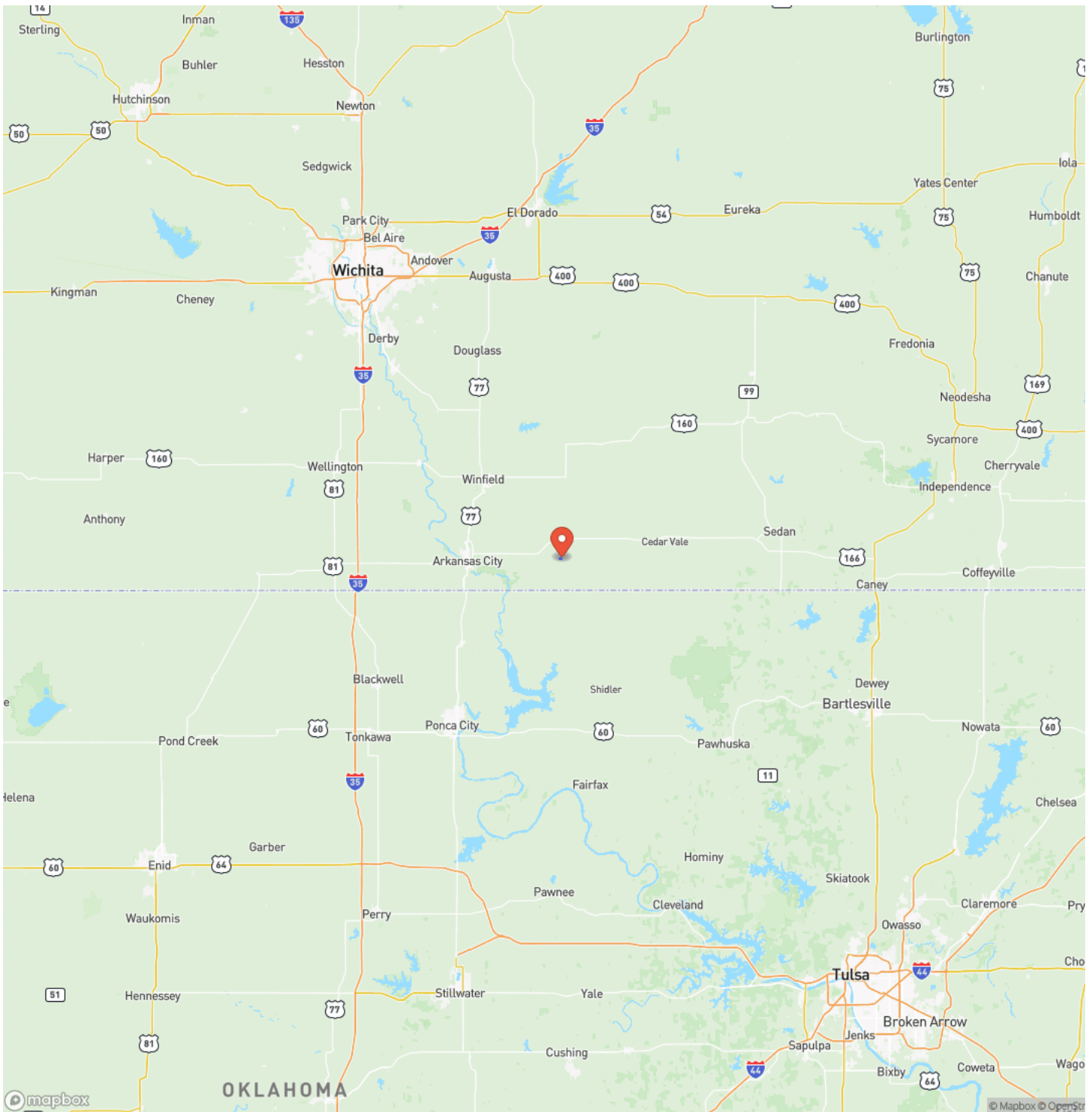
Whitetail and Wildlife Stronghold in Cowley County
Maple City, KS / Cowley County



Locator Map



Locator Map



Satellite Map



Whitetail and Wildlife Stronghold in Cowley County

Maple City, KS / Cowley County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

tgentry@l2realtyinc.com

Address

City / State / Zip

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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

