

73 Acres of Hay and Hunting near Manhattan
0000 Tully Hill Rd
Manhattan, KS 66502

\$310,250
73± Acres
Geary County



73 Acres of Hay and Hunting near Manhattan Manhattan, KS / Geary County

SUMMARY

Address

0000 Tully Hill Rd

City, State Zip

Manhattan, KS 66502

County

Geary County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

39.049531 / -96.683573

Acreage

73

Price

\$310,250

Property Website

<https://l2realtyinc.com/property/73-acres-of-hay-and-hunting-near-manhattan-geary-kansas/89061/>



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PROPERTY DESCRIPTION

73± Acre Hunting & Hay Farm in the Flint Hills – Geary County, KS

Sitting between Manhattan and Junction City in the heart of the Flint Hills, this 73± acre tract can be utilized for investment or recreation. With excellent deer hunting, productive hay ground, a small pond, and diverse terrain, this property offers both immediate enjoyment and long-term value. This is a great opportunity to own a small piece of the Flint Hills within minutes of town.

The Land & Habitat:

This farm has the kind of natural layout serious hunters look for. The northeast and northwest corners are thick with native timber and brush, providing secure bedding cover and sanctuary habitat for whitetails. Elevation changes of 10–30 feet create natural pinch points and stand sites, allowing hunters to slip in and out with the wind in their favor. Deer trails run along the ridges and through the low draws, showing heavy use and natural travel corridors. Neighboring crop fields provide destination food sources to keep wildlife bedding close to this farm.

Hay Production & Income:

The majority of the open ground is currently in hay production, providing an immediate source of income. The Flint Hills are known for their rich native grass, and this tract fits right in — producing quality forage that could continue as hay or be rotationally grazing if desired. An area in the north central part of the tract could be converted to a no-till food plot for further wildlife attraction.

Location & Access:

This tract sits in a quiet, lightly traveled area between Manhattan and Junction City, placing you under 15 minutes from either town and less than 10 minutes from I-70. Good county road access brings you to the property, but once you're there, the surrounding hills create a sense of privacy rarely found this close to town.

Whether you're looking for a solid deer hunting farm, a hay-producing income property, or a beautiful rural getaway in the Flint Hills, this 73± acres can meet your needs.

Please call or email listing agent **Tyler Gentry** at [\(316\) 751-6528](tel:3167516528) or tgentry@L2realtyinc.com to set up your private showing of this property. Create your land legacy!

Property Highlights:

- 73 ± acres in the Flint Hills of Geary County, KS
- Excellent whitetail deer and turkey hunting
- Thick timbered bedding cover in NE & NW corners
- Rolling hills with 10–30 feet of elevation change
- Deer travel corridors, stand sites, and terrain funnels
- Quality hay production income
- Small pond for water and wildlife
- Secluded setting yet minutes from Manhattan & Junction City
- Good county road access and utilities nearby
- Under 10 minutes to I-70 and less than 2 hours to Kansas City

MORE INFO ONLINE:

L2realtyinc.com



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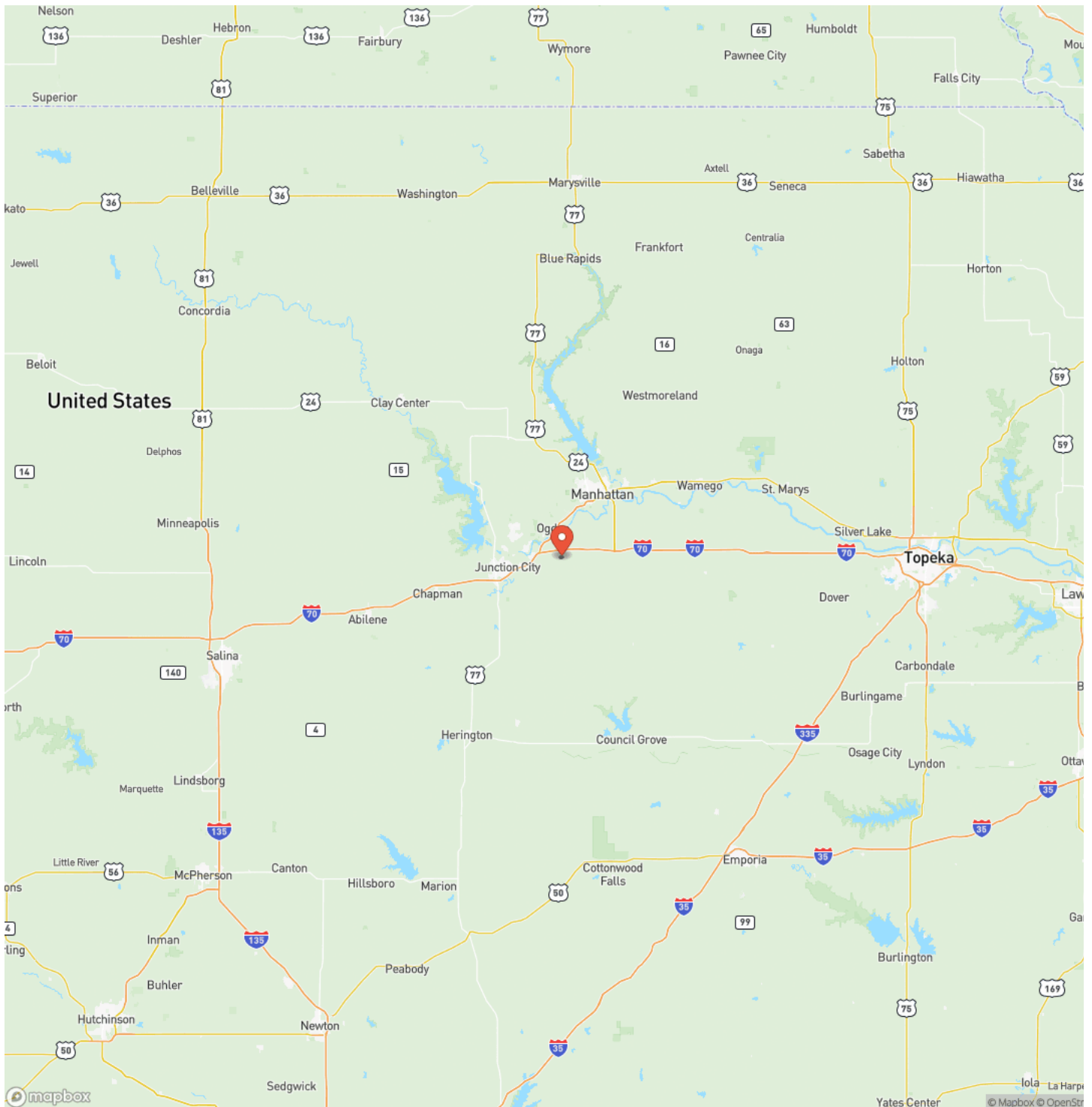


Locator Map



73 Acres of Hay and Hunting near Manhattan
Manhattan, KS / Geary County

Locator Map



Satellite Map



73 Acres of Hay and Hunting near Manhattan Manhattan, KS / Geary County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

tgentry@l2realtyinc.com

Address

City / State / Zip

NOTES

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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

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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.



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

