

**89 Acre Hunting Farm On Lightening Creek For Sale In  
Cherokee County KS**  
NW 110th  
Mccune, KS 66753

**\$400,500**  
89± Acres  
Cherokee County





## 89 Acre Hunting Farm On Lightening Creek For Sale In Cherokee County KS Mccune, KS / Cherokee County

---

### **SUMMARY**

#### **Address**

NW 110th

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

Mccune, KS 66753

#### **County**

Cherokee County

#### **Type**

Hunting Land, Recreational Land

#### **Latitude / Longitude**

37.296674 / -95.031601

#### **Acreage**

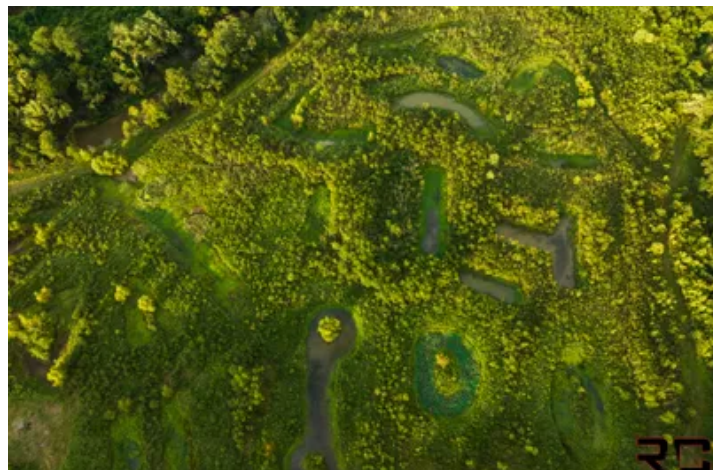
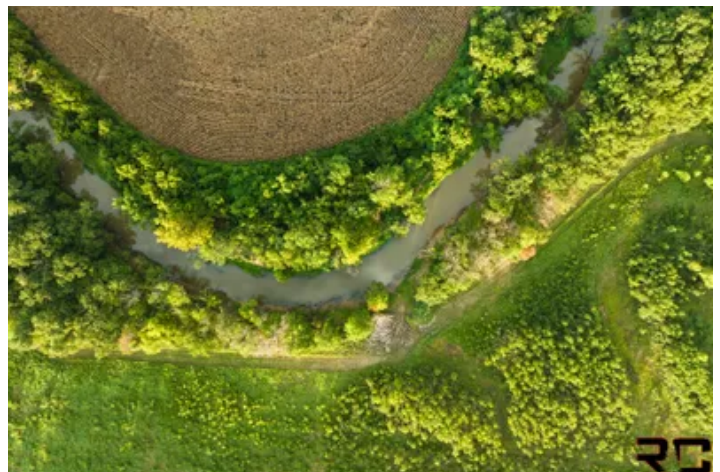
89

#### **Price**

\$400,500

#### **Property Website**

<https://redcedarland.com/detail/89-acre-hunting-farm-on-lightening-creek-for-sale-in-cherokee-county-ks-cherokee-kansas/65524/>



## 89 Acre Hunting Farm On Lightening Creek For Sale In Cherokee County KS Mccune, KS / Cherokee County

---

### **PROPERTY DESCRIPTION**

Northwestern Cherokee County has long been a sportsmans paradise, and this 89+/- farm is exactly that, a sportsmans paradise. In the current land market folks are consistent in asking for the ability to hunt big deer, turkeys and ducks on one farm. Most farms can't offer all those wrapped into one, but this farm can. Being an established WRP farm, the marshes on this farm have been utilized by ducks and geese for years. The north end of the farm has a 2 acre marsh. Smart weed, and native moist soil forage has grown in these marsh for years and is a favorite food for the migrating ducks. The uniqueness of the breeding pools on this farm can't help but be seen from an aerial map. These pools offer multiple spots for ducks to loaf and even create great habitat for the deer. Lightning creek runs along the east side of the farm, this creek is a large water source full of catfish. The creek also serves a travel corridor for the deer and connects big blocks of timber in the region, you never know what might come cruising through on this creek. The amount of security cover on this farm is outstanding, when the pressure is put on by neighbors this farm will no doubt become a sanctuary for the deer. The current landowner has a food plot located on the northern end of the farm, currently planted to beans this will be a hot spot especially during late season. There are multiple areas that can be opened up for additional food plots and stay within the regulations of the Wetland Reserve Program. Rounding out this farm is a well established trail system, between these trails and the amount of cover along them slipping into stand locations will be easy.

A big bonus to this farm is its seclusion from the road. There is zero road frontage and two gates controlling access, this along with the fact that the area is sparsely populated offers security that the wildlife needs to thrive. The farm is also near the Mined Land Wildlife area, this state wildlife area offers 15,000 acres of public recreation. Strip pits in this area offer exceptional fishing and are a year round draw for people from around the country.

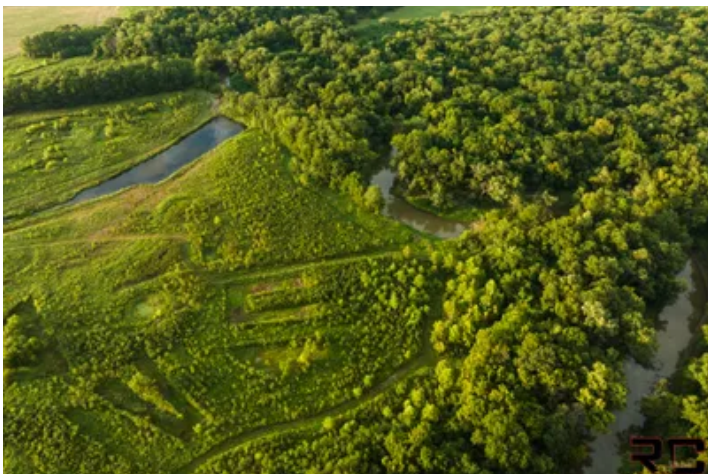
Finding a farm eligible for a landowner tag, full of deer, turkeys and ducks is becoming more difficult every day. This farm could easily be hunted by the new owners this fall. To schedule a showing please contact Kale Kitterman at [620-249-3882](tel:620-249-3882)





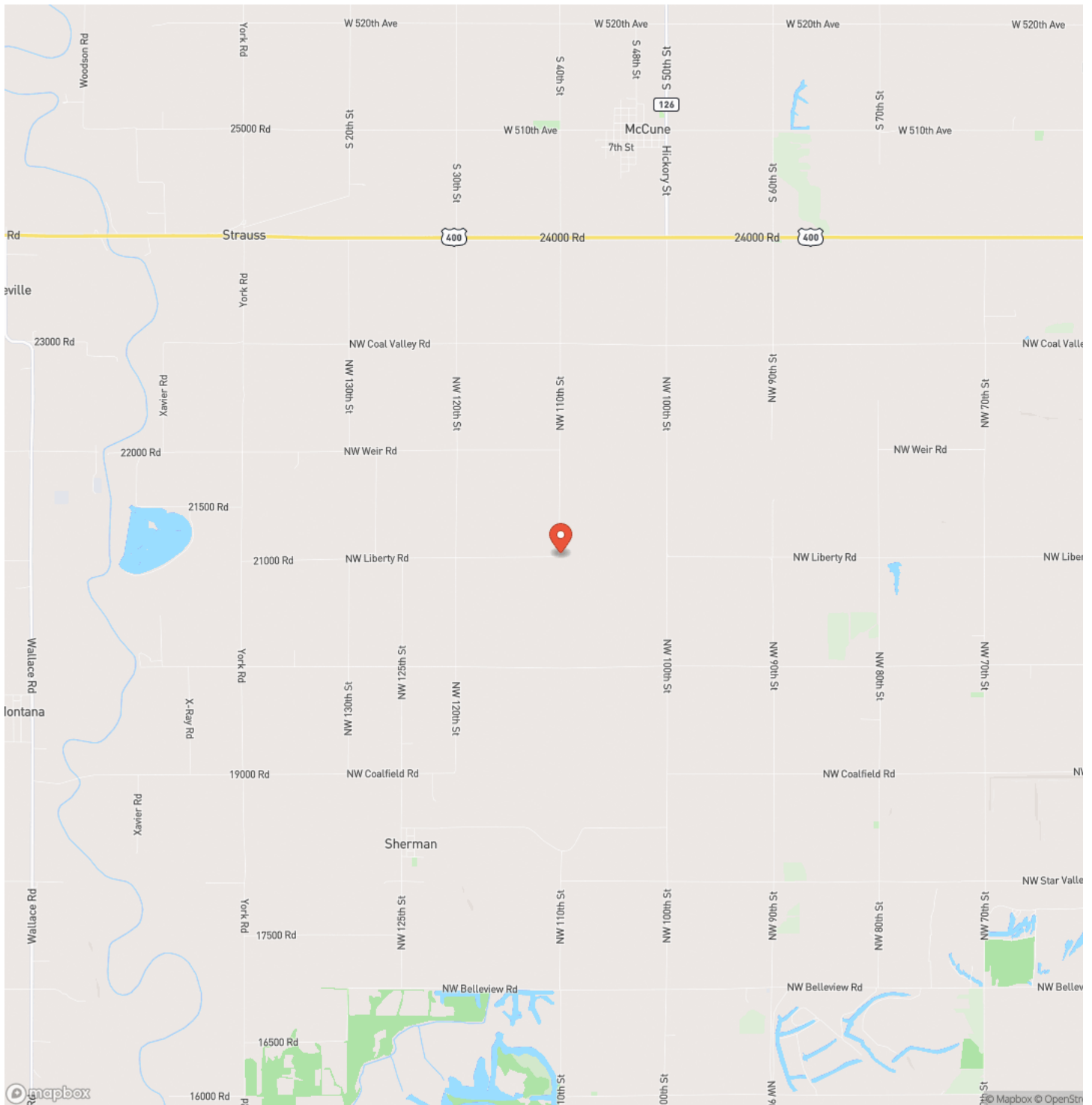
**89 Acre Hunting Farm On Lightening Creek For Sale In Cherokee County KS**  
**Mccune, KS / Cherokee County**

---



**89 Acre Hunting Farm On Lightening Creek For Sale In Cherokee County KS  
McCune, KS / Cherokee County**

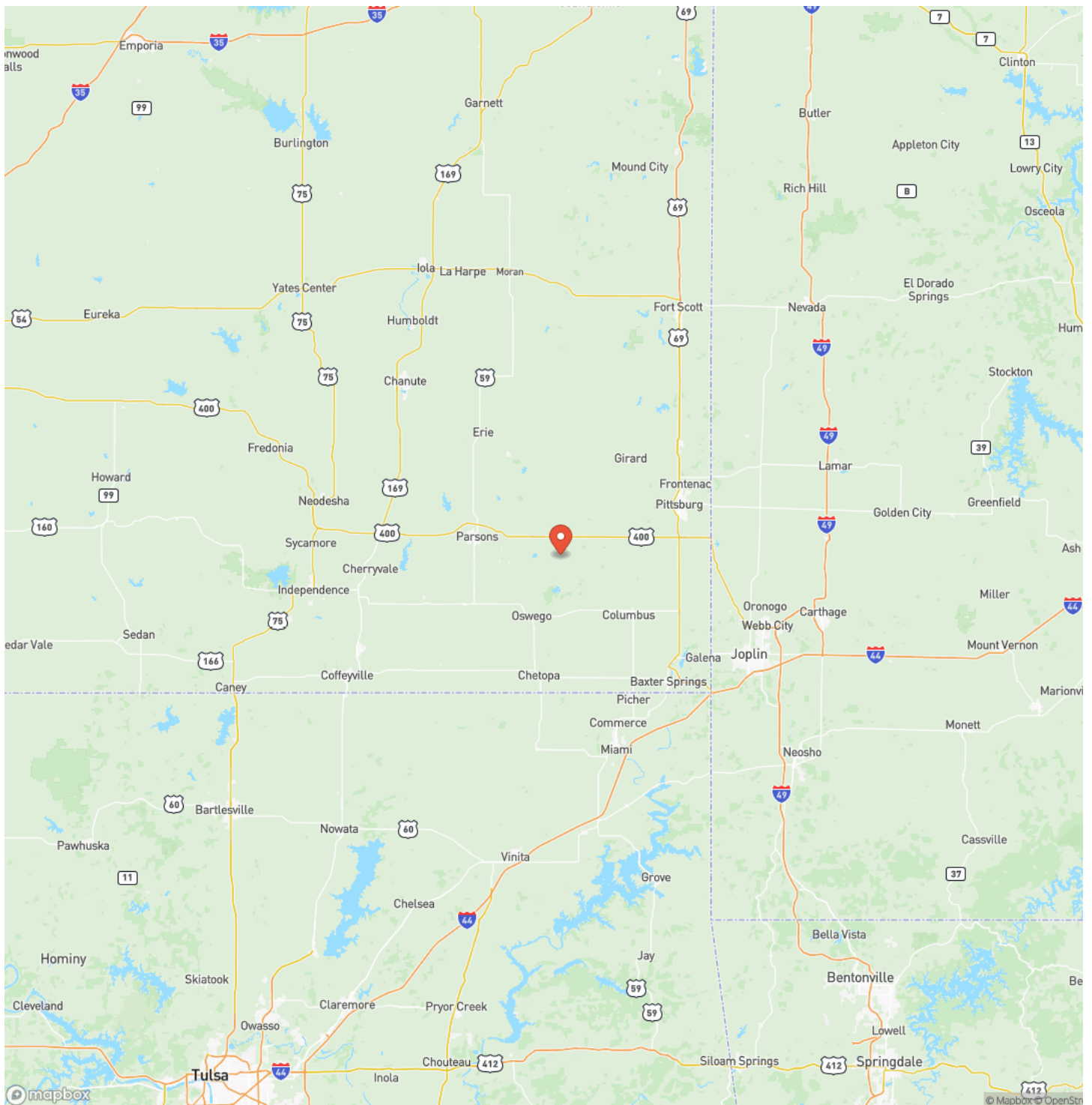
## Locator Map



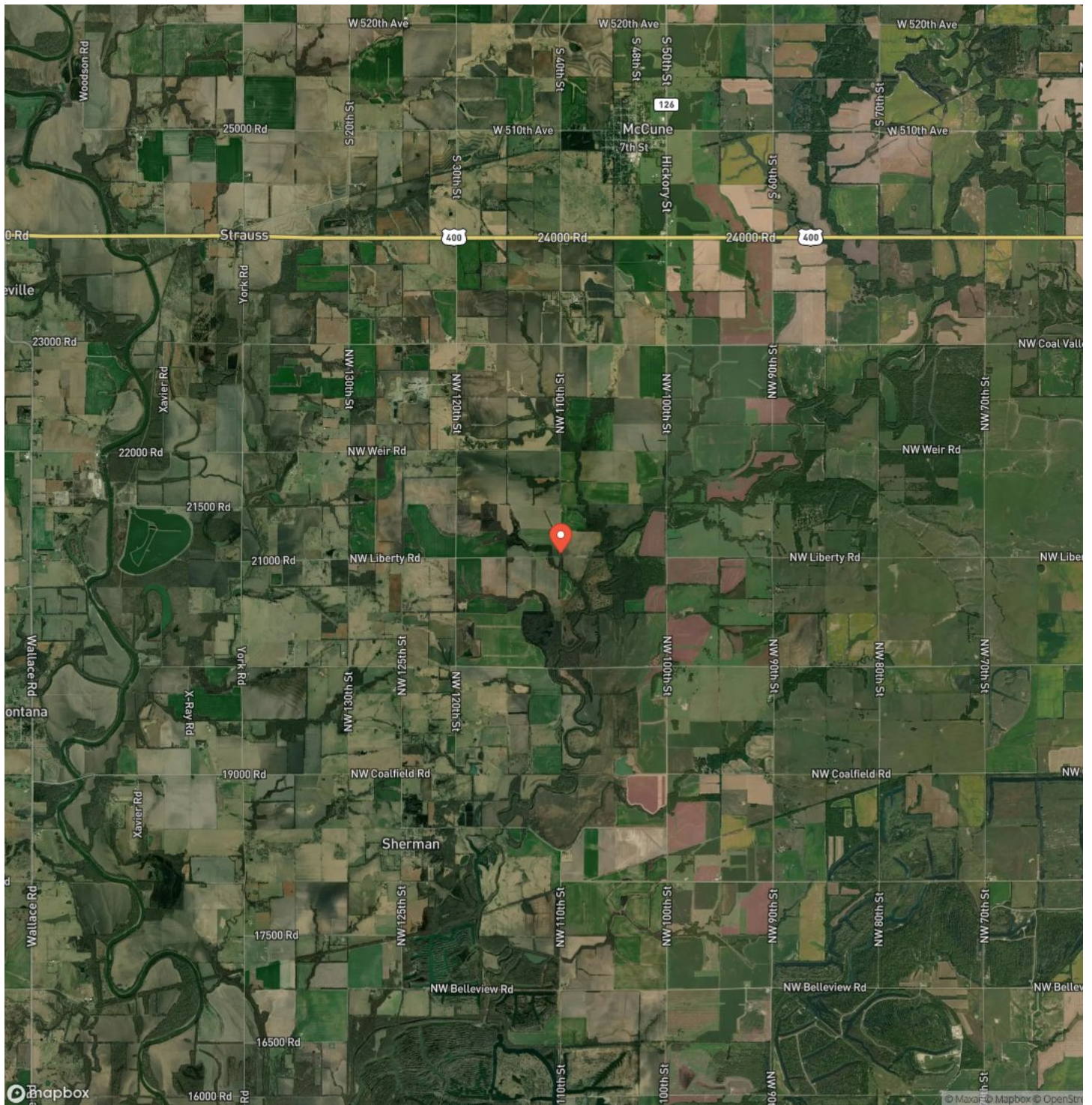


**89 Acre Hunting Farm On Lightening Creek For Sale In Cherokee County KS  
Mccune, KS / Cherokee County**

## Locator Map



## Satellite Map





## 89 Acre Hunting Farm On Lightning Creek For Sale In Cherokee County KS Mccune, KS / Cherokee County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kale Kitterman

## Mobile

(620) 249-3882

## Email

kale@redcedarland.com

**Address**

1700 W 4th

## City / State / Zip

Oswego, KS 67356

## NOTES



**MORE INFO ONLINE:**

**redcedarland.com**



## This image shows a single sheet of white paper with horizontal blue 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.



## **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.





---

**Red Cedar Land Co.**  
2 NE 10th ave  
Saint John, KS 67576  
(620) 546-3746  
[redcedarland.com](http://redcedarland.com)

---

