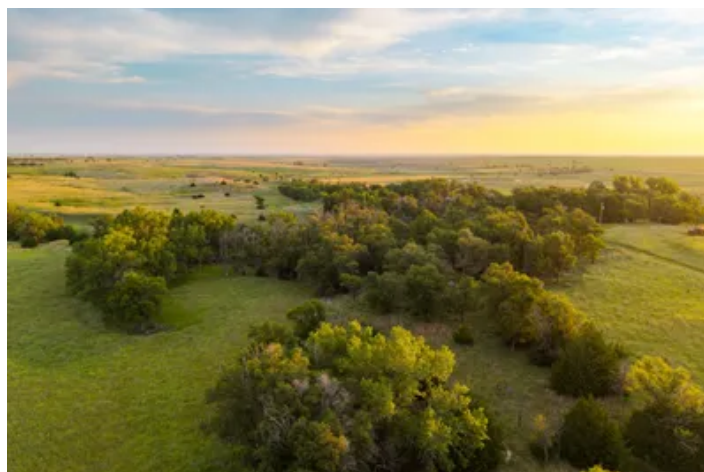


Premier Sand Creek Hunting Farm
L Rd
Damar, KS 67632

\$1,325,000
519± Acres
Graham County



Premier Sand Creek Hunting Farm
Damar, KS / Graham County

SUMMARY

Address

L Rd null

City, State Zip

Damar, KS 67632

County

Graham County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

39.2962 / -99.657

Acreage

519

Price

\$1,325,000

Property Website

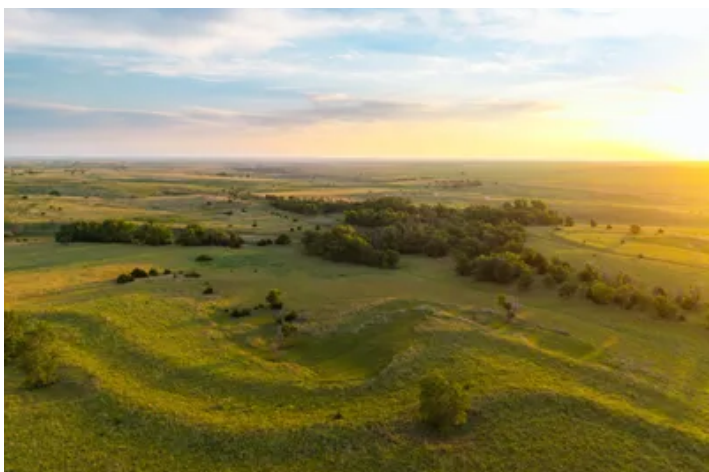
<https://arrowheadlandcompany.com/property/premier-sand-creek-hunting-farm/graham/kansas/100293/>



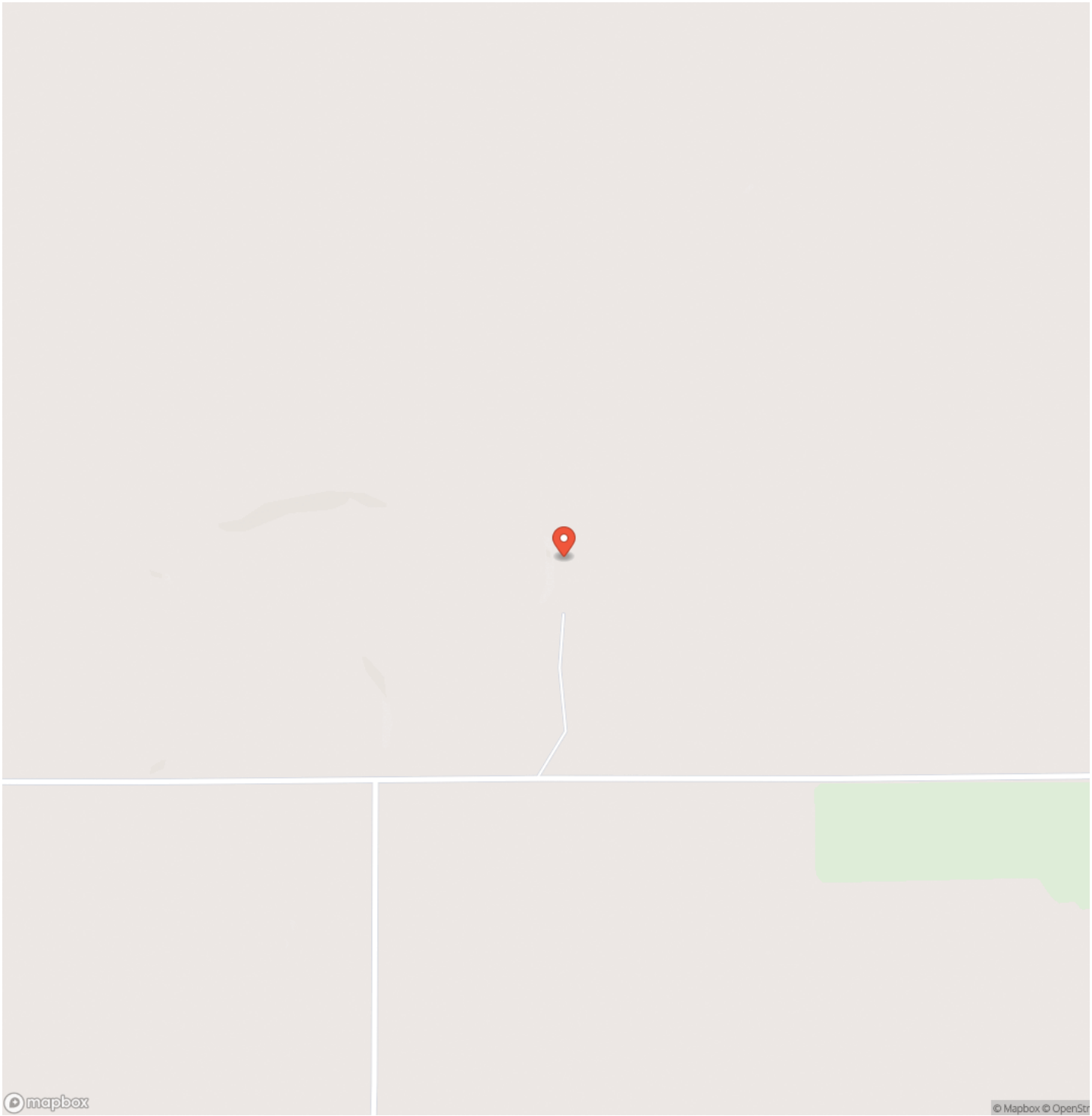
PROPERTY DESCRIPTION

Introducing one of the most premier farms to hit the market in Graham County, Kansas, 519 +/- acre legacy hunting property that has a proven history of producing top tier hunting experiences in Northwest Kansas! This is truly the ultimate sportsman's paradise and a rare opportunity to own a top-tier recreational property that showcases nearly everything this region has to offer. From the moment you step onto the farm, it is clear that this property serves as a central hub for wildlife in the area. Sand Creek winds through the entire tract which creates natural travel corridors that consistently attract and hold game. Multiple springs and live water sources further enhance the property! This farm is widely regarded as a mature buck factory and has been managed with age structure in mind! The area is known for very strong genetics, and the combination of exceptional bedding cover, thermal protection, and natural travel routes allows both whitetail and mule deer to reach older age classes. The topography is dynamic! There are multiple draws and canyons carving through the landscape, creating textbook big game travel corridors. A diverse mix of mature cottonwoods along the creek bottom and thick cedar thickets throughout the property provides outstanding security cover and ideal ambush locations during the hunting seasons. Nearly every acre of this farm is huntable and offers some form of habitat or recreational value, whether it be creek-bottom pinch points, elevated canyon crossings, or secluded bedding pockets. The seclusion offered here is exceptional, allowing wildlife to thrive with minimal pressure! Beyond the incredible deer hunting, this premier farm delivers outstanding upland game and turkey hunting opportunities. The property supports exceptional populations of pheasant and quail, along with phenomenal Rio Grande turkey hunting thanks to strong roost habitat along the timbered creek corridor. Predator hunting opportunities further add to the year-round recreational appeal! The diversity of habitat ranging from native grasses and rolling terrain to live water and heavy timber creates the ultimate experience that is rarely found with a single contiguous tract in western Kansas! Nearly 200 +/- acres of the property could potentially be enrolled into CRP, offering future income opportunities while further enhancing habitat value. Although those acres are currently not enrolled, it provides flexibility for the next owner. Improvements include an electrical meter and water well onsite, adding convenience for future building or operational plans. Additionally, the sellers' mineral interests will convey with the sale. With live water, diverse topography, exceptional cover, strong wildlife numbers, and nearly every acre contributing to its overall habitat value, the Premier Sand Creek Hunting Farm stands out as one of the top hunting properties in Graham County. This is more than just a farm; it is a rare, turn-key opportunity to own a true Northwest Kansas hunting legacy property where mature bucks roam, coveys rise, and turkeys gobble in the spring! The property is located 17 +/- miles from Hill City, 53 +/- miles from Hays, and 147 +/- miles from Salina. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

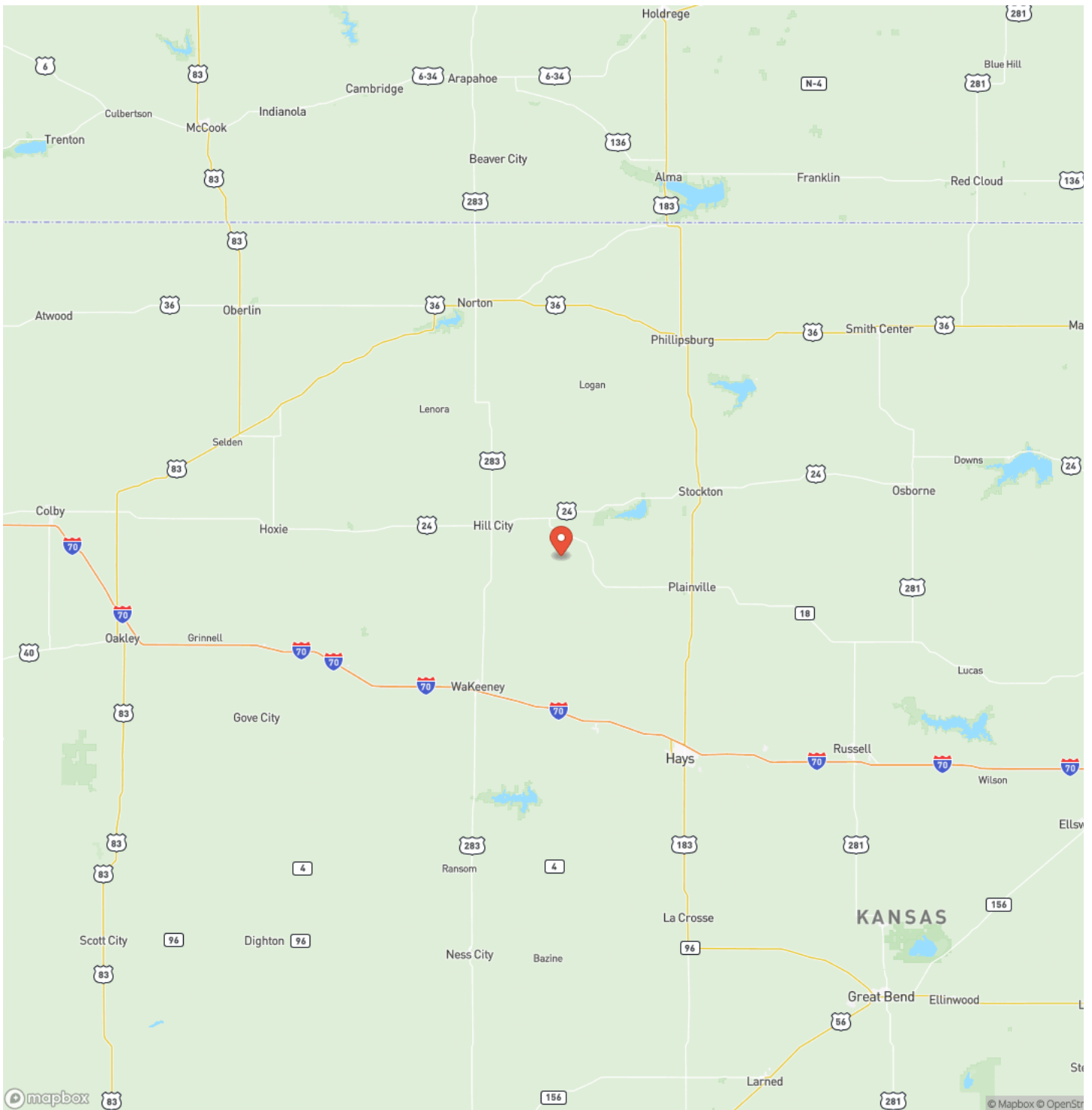
Premier Sand Creek Hunting Farm
Damar, KS / Graham County



Locator Map



Locator Map



Satellite Map



Premier Sand Creek Hunting Farm
Damar, KS / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

Hoxie, KS 67740

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.



<https://arrowheadlandcompany.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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