Split-Draw Hunting Farm & Upland Haven
000 380th Ave
Palco, KS 67657

$444,000
318.16± Acres
Graham County







SUMMARY

Address
000 380th Ave

City, State Zip
Palco, KS 67657

County
Graham County

Type
Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude
39.183557 / -99.656464

Acreage
318.16

Price
$444,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

PRICE REDUCED! Introducing an outstanding 318.16 +/- acre tract in Graham County, Kansas! With approximately 202 +/- acres of dryland tillable ground and 66+/- acres of partially fenced grass, the property is well-suited for both agricultural use and recreational enjoyment. A 50.16 +/- acre brushy waterway with seasonal wetlands runs near the center of the property and creates a natural travel corridor and bedding area for wildlife. The draw features scattered hardwoods and tall native grasses that provide excellent cover between the tillable fields. This unique layout makes the tract highly attractive to whitetail deer and upland birds. Upland hunting on this property is truly top-tier! On a recent walk-through, dozens of pheasants, quail, and dove were flushed, showcasing the strength of the habitat and bird numbers. With ample food sources from the tillable acres and quality native grass cover, this property consistently holds and attracts wildlife throughout the year. This farm is truly a hunting paradise that provides you with the potential to have amazing hunting experiences! Conveniently located approximately 8+/- miles southwest of Palco, 23+/- miles southeast of Hill City, 30+/- miles northeast of WaKeeney, and 36+/- miles northwest of Hays, this property offers both seclusion and accessibility. 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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

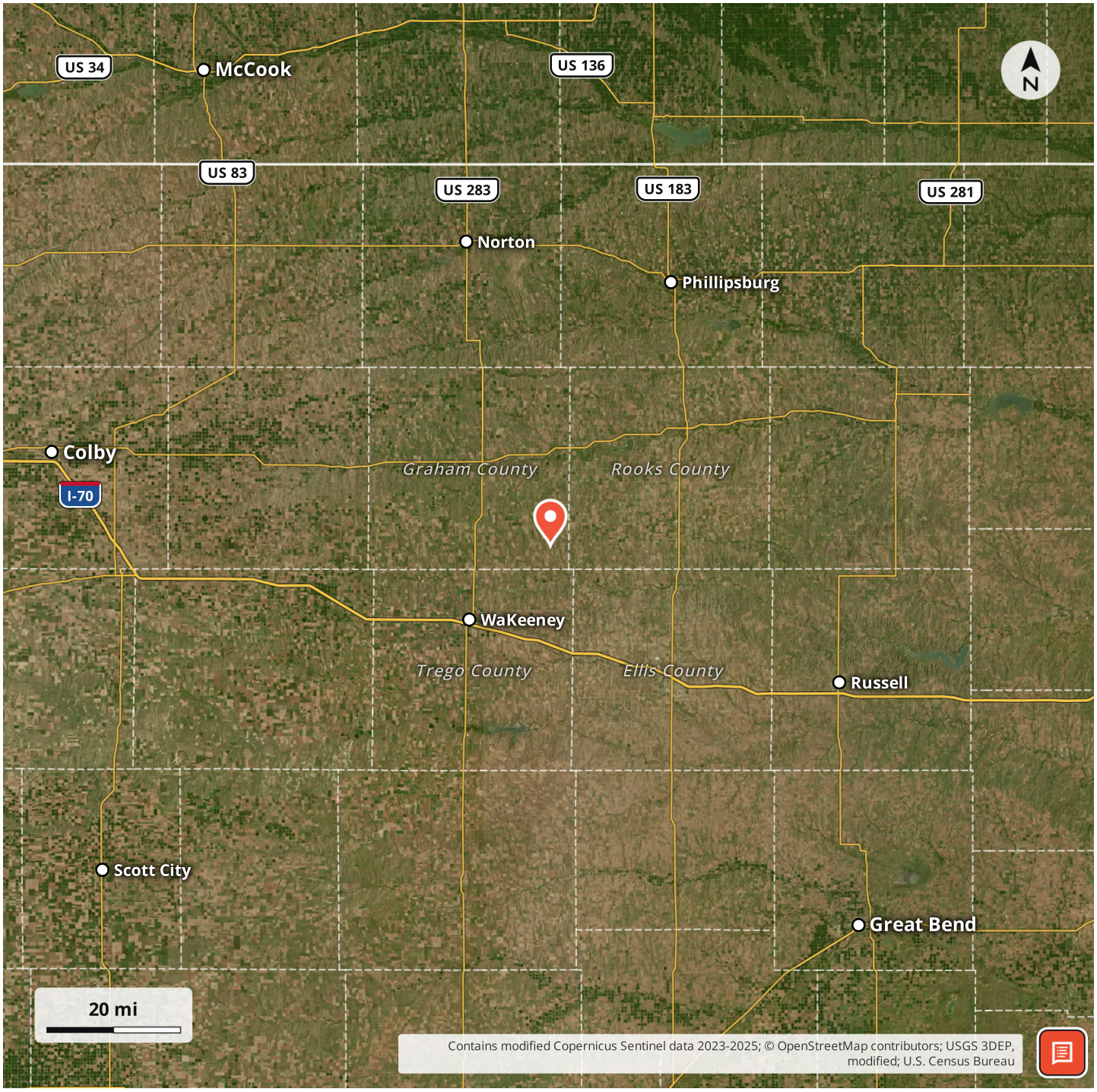
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



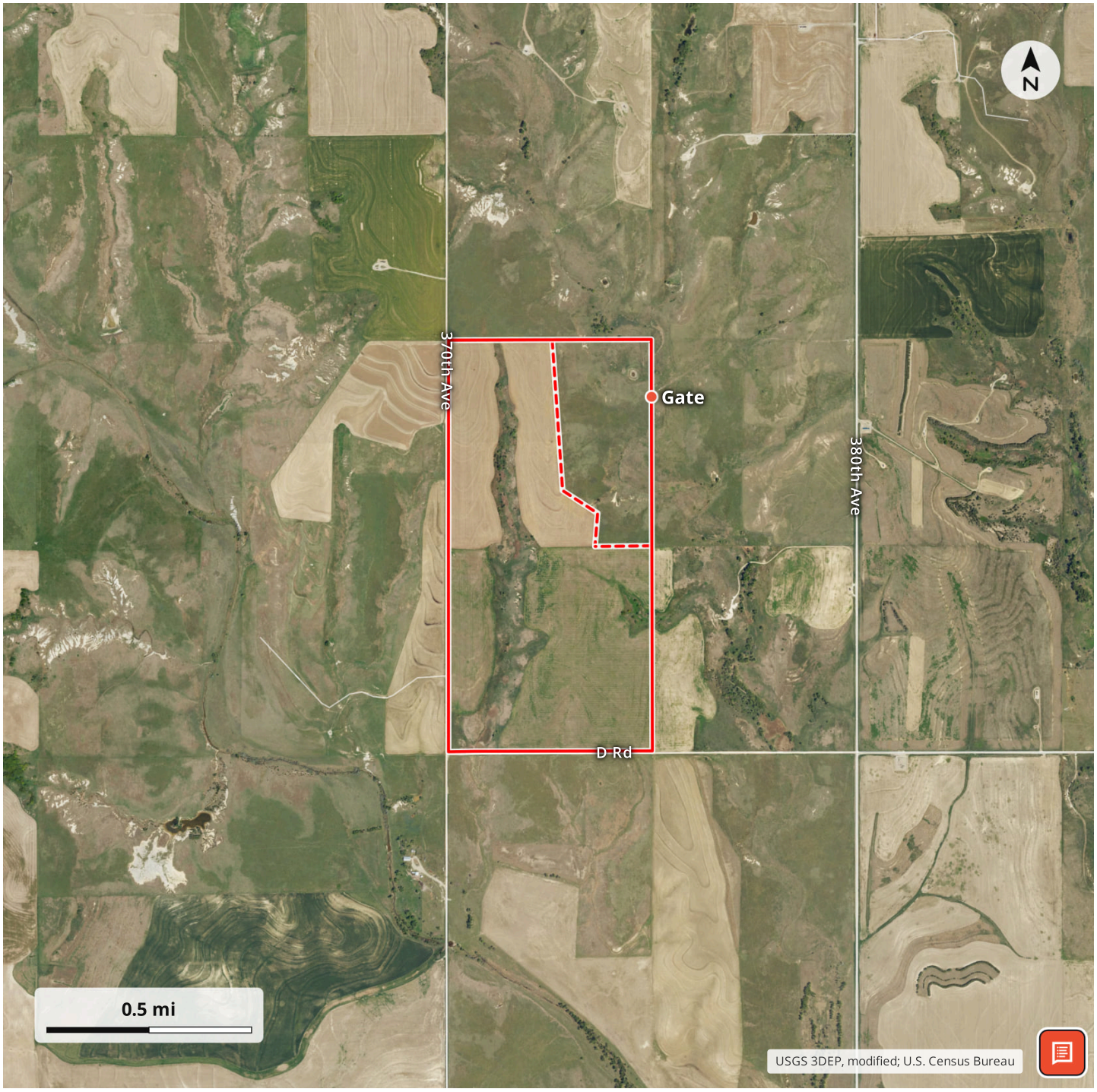




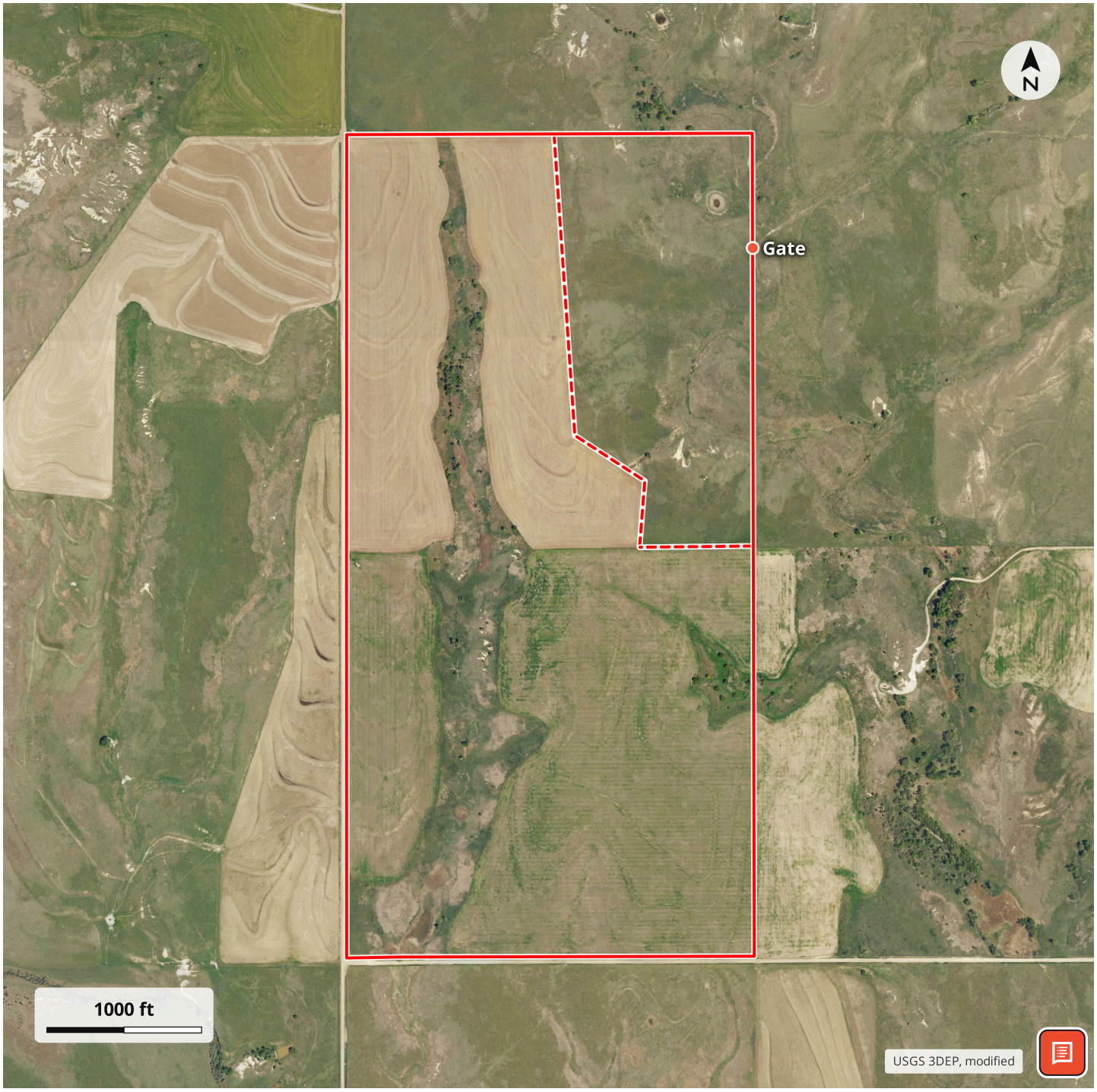

Regional Map



Locator Map


N
370th Ave
Gate
380th Ave
D Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Doug Wagoner

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City / State / Zip
Hoxie, KS 67740

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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.

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