

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

\$449,000
318.16± Acres
Graham County



Split-Draw Hunting Farm & Upland Haven Palco, KS / 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

\$449,000

Property Website

<https://arrowheadlandcompany.com/property/split-draw-hunting-farm-upland-haven-graham-kansas/97678/>



Split-Draw Hunting Farm & Upland Haven Palco, KS / Graham County

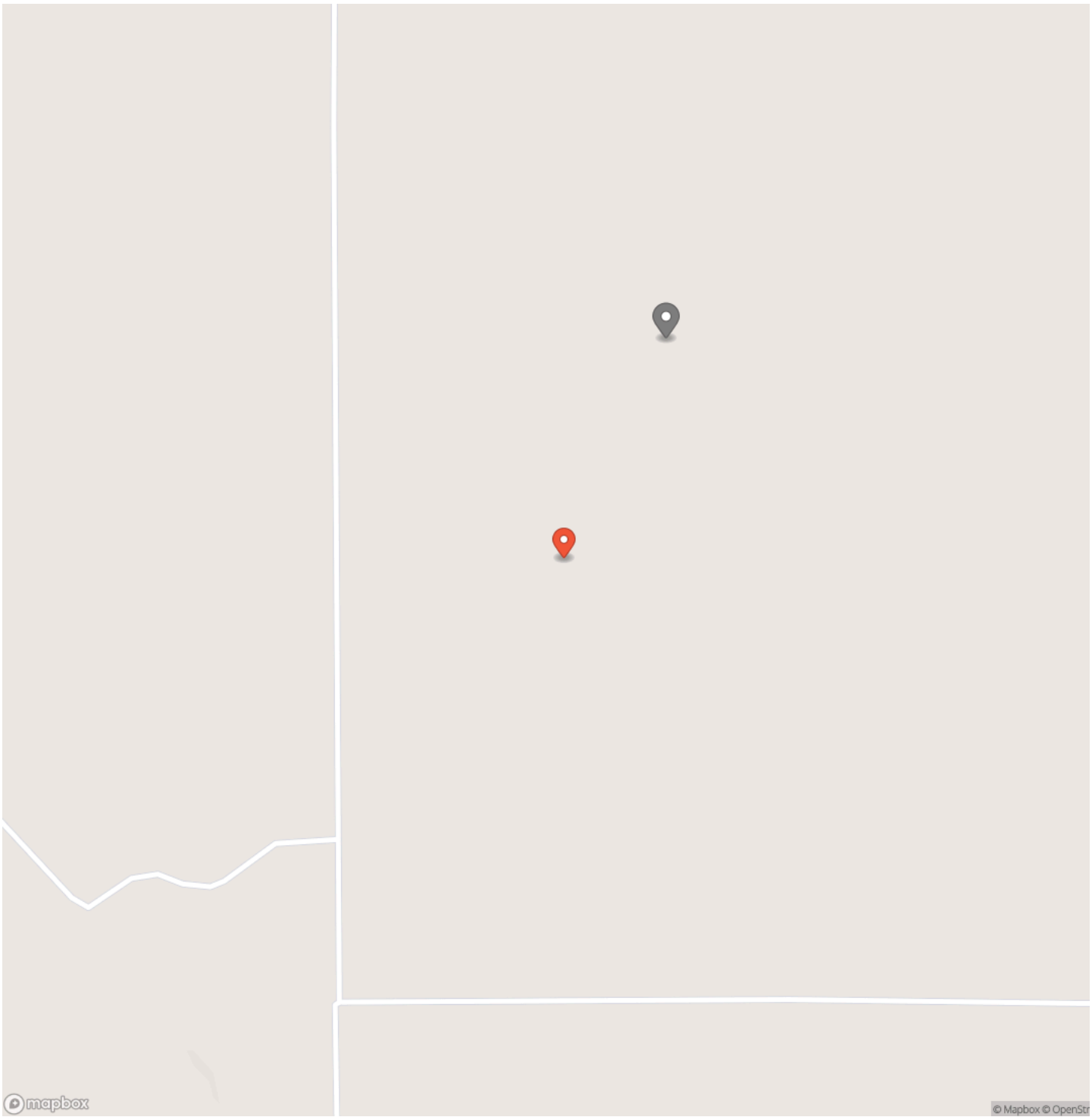
PROPERTY DESCRIPTION

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](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.

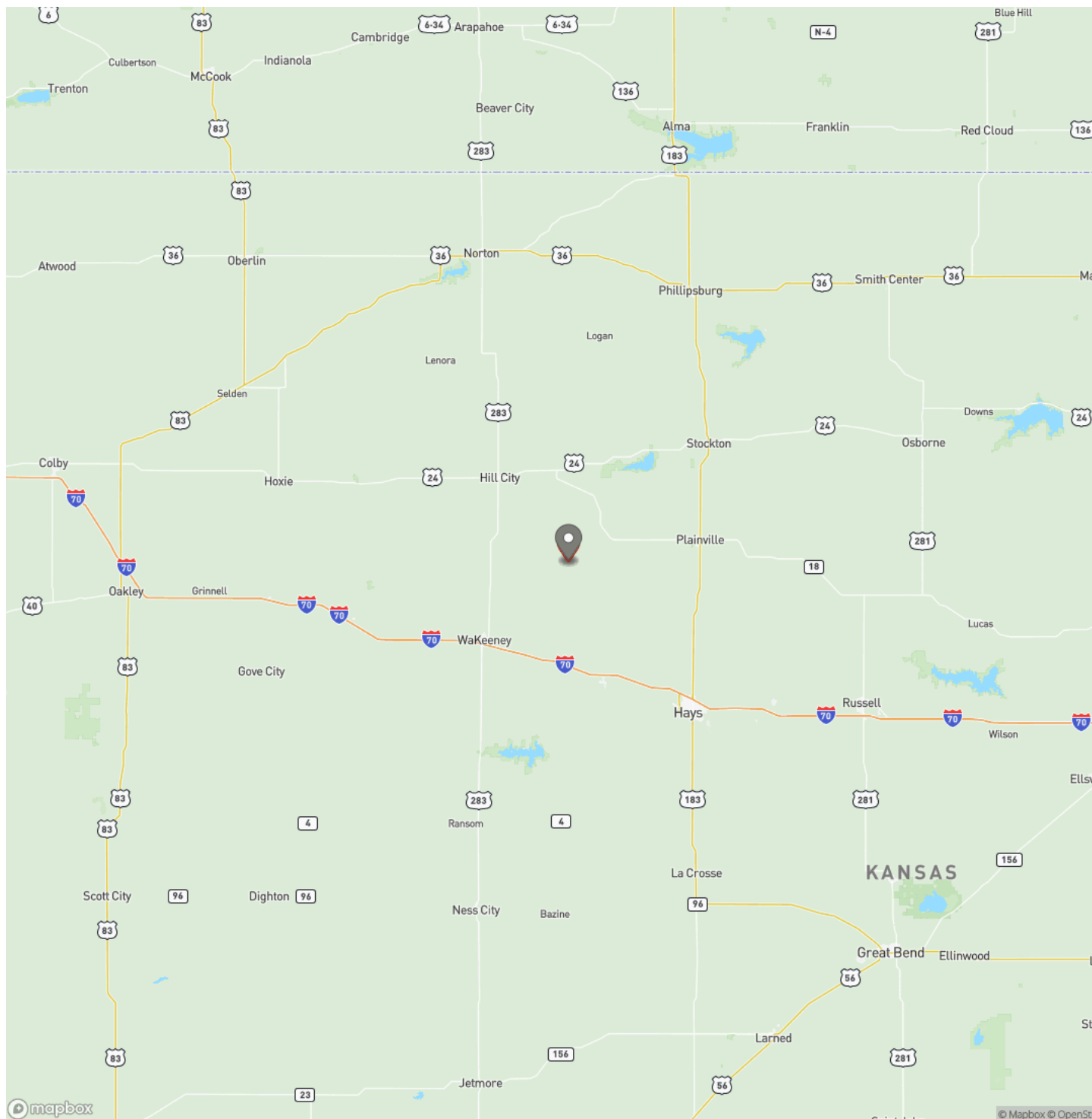
Split-Draw Hunting Farm & Upland Haven
Palco, KS / Graham County



Locator Map



Locator Map



Satellite Map



Split-Draw Hunting Farm & Upland Haven

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

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<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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