

**156 +/- Acres Of Tillable With Hunting In Graham
County, Kansas!**
S33, T08, R21, ACRES 155.63, SW4 EX S 208.56 OF W 208.56 ALSO
LESS RD R/W.
Bogue, KS 67625

\$215,000
155.640± Acres
Graham County



156 +/- Acres Of Tillable With Hunting In Graham County, Kansas! Bogue, KS / Graham County

SUMMARY

Address

S33, T08, R21, ACRES 155.63, SW4 EX S 208.56 OF W 208.56 ALSO
LESS RD R/W.

City, State Zip

Bogue, KS 67625

County

Graham County

Type

Hunting Land, Farms

Latitude / Longitude

39.310122 / -99.674915

Taxes (Annually)

1019

Acreage

155.640

Price

\$215,000

Property Website

<https://redcedarland.com/detail/156-acres-of-tillable-with-hunting-in-graham-county-kansas-graham-kansas/55505/>



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PROPERTY DESCRIPTION

156 +/- Acres of Tillable With Hunting Opportunities In Graham County, Kansas!

Property Description: This 156+/- acre farming tract would make a great addition to any farming operation. With easy access via well-maintained roads and ample annual rainfall, the 111 +/- acres of tillable located on this property has produced quality corn, wheat, and milo crops for multiple years. As a bonus on this tract, the 45+/- acres of wooded draws could be grazed or leased out for additional hunting income. This property features some of the best pheasant and quail hunting habitat in Graham, County is located just 3 miles South and 1 mile East of Bogue, KS or 8 miles West and 5 miles South of Webster Reservoir. Located in the center of the property is a 111+/- acre agricultural field nestled against 3 separate heavy cover draws with mature timber, located on the Northwest, Northeast and Southeast sides the property. This unique layout creates 3 different hunting spots. To make it even better, the agricultural field will be planted to either corn or milo this year, providing Kansas' best food source and additional hunting opportunities after the harvest.

Along with the upland hunting, whitetail bucks frequent all three of the hunting locations, oftentimes using the nearly 8ft tall cover as their secluded bedroom sanctuary before pouring out on to the property's agricultural field to feed.

For more information about the property or to schedule a tour, contact Land Specialist, Greg Bieker at [620-639-3337](tel:620-639-3337).

Driving Directions: From Bogue, KS on Highway 18, travel 3 miles South on Main Street to O Road. Turn left on O Road and travel East 1 mile to 360th Avenue. Turn right on 360th Ave and continue South for 1.5 miles where you'll meet the Northwest corner of the property on the East side of the road.

Legal Description: S33, T08, R21, ACRES 155.63, SW4 EX S 208.56 OF W 208.56 ALSO LESS RD R/W.

2023 Taxes: \$1,019.70

No mineral rights transfer with the sale of the property.

Additional Property Features:

- Upland Hunting
- Deer Hunting
- Predator Hunting
- Tillable Acres
- Mature Timber
- Heavy Cover Draws
- 5 Miles West of Damar, KS
- 14 Miles to Hill City, KS
- 45 Miles to Hays, KS

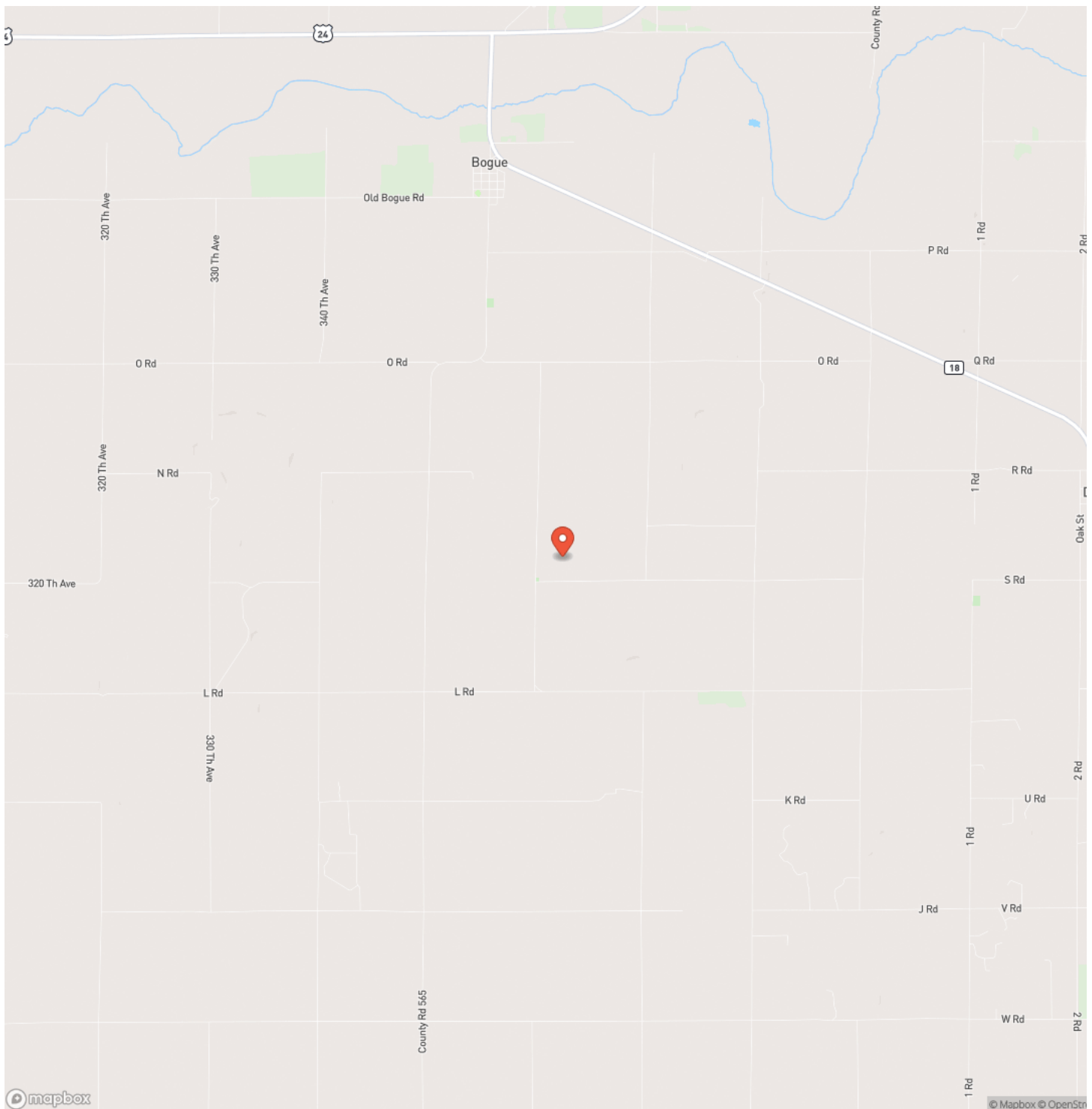


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Bogue, KS / Graham County



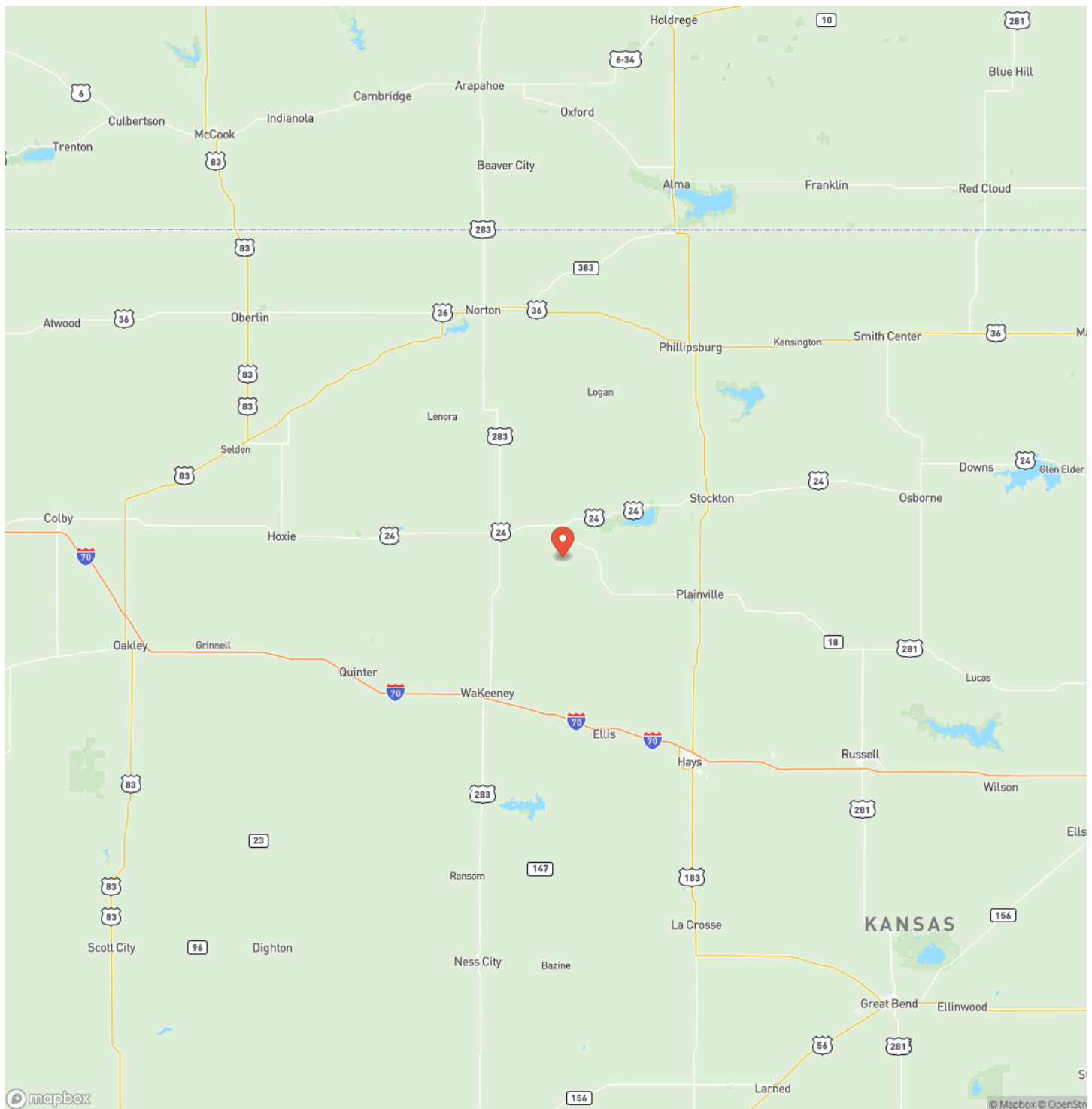
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Bogue, KS / Graham County

Locator Map



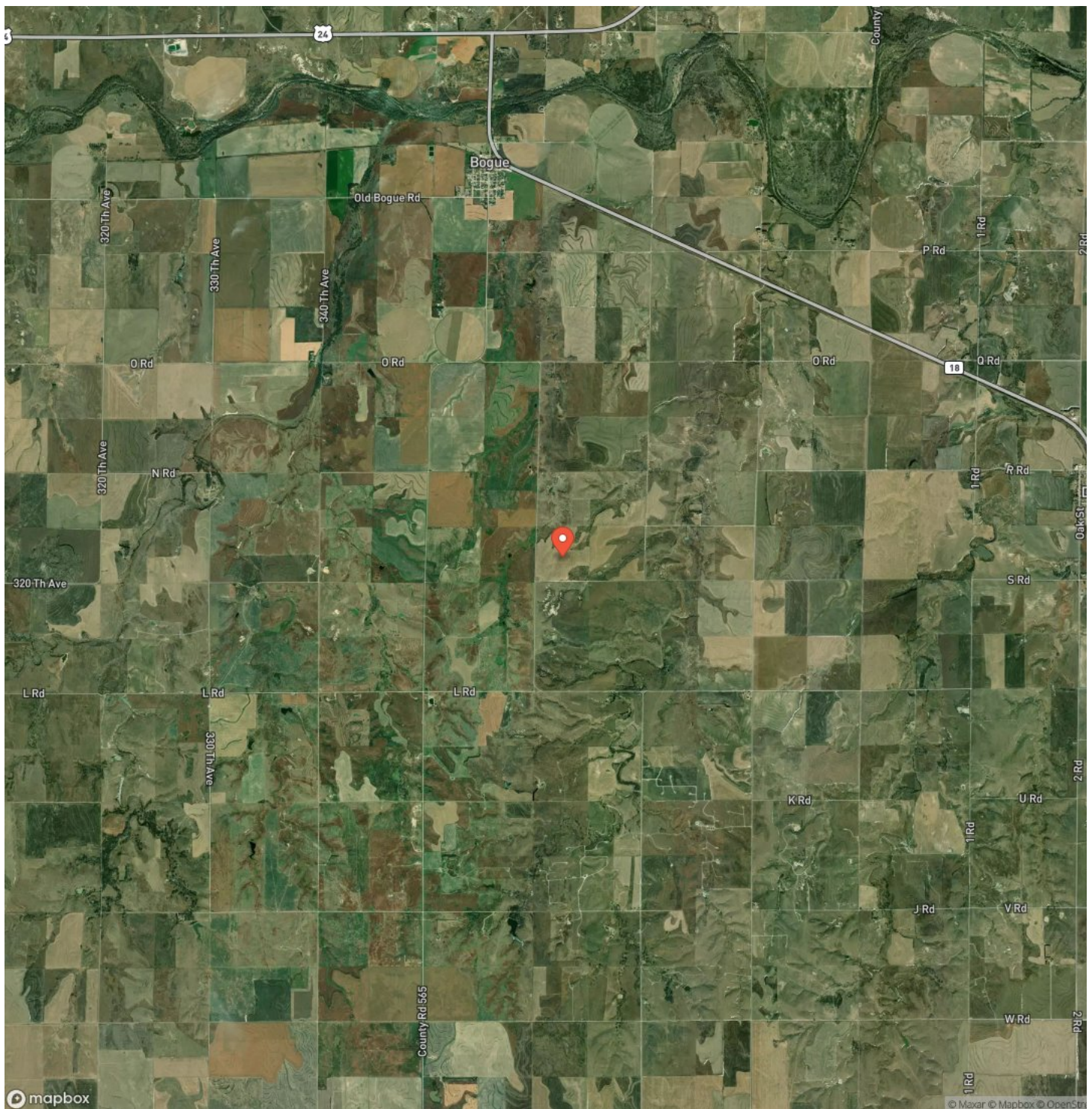
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Bogue, KS / Graham County

Locator Map



156 +/- Acres Of Tillable With Hunting In Graham County, Kansas!
Bogue, KS / Graham County

Satellite Map



156 +/- Acres Of Tillable With Hunting In Graham County, Kansas! Bogue, KS / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Bieker

Mobile

(620) 639-3337

Email

greg@redcedarland.com

Address

City / State / Zip

Hays, KS 67601

NOTES

[illegible]

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

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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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