

**311 Acres of Premier Hunting Property or Cattle
Grazing Pasture in Harvey County, Kansas**
00000
Burrton, KS 67020

\$870,000
311± Acres
Harvey County



311 Acres of Premier Hunting Property or Cattle Grazing Pasture in Harvey County, Kansas Burrton, KS / Harvey County

SUMMARY

Address

00000

City, State Zip

Burrton, KS 67020

County

Harvey County

Type

Hunting Land, Ranches, Farms, Recreational Land

Latitude / Longitude

38.079001 / -97.688845

Acreage

311

Price

\$870,000

Property Website

<https://redcedarland.com/detail/311-acres-of-premier-hunting-property-or-cattle-grazing-pasture-in-harvey-county-kansas-harvey-kansas/86015/>



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PROPERTY DESCRIPTION

311 Acres of Premier Hunting Property or Cattle Grazing Pasture in Harvey County, Kansas

Legal Description: E/2 S06, T23, R03W

This 311 acre tract in Harvey County, Kansas located just 1/2 mile South of the famed Little Arkansas River and currently being used as a hunting property, offers an outstanding opportunity for both serious hunters and cattle producers. With diverse habitat, excellent grass quality, and great access, this property is as functional as it is wild.

The property features a proven history of big Kansas bucks, excellent quail hunting, and multiple ponds that provide additional waterfowl hunting for ducks and geese. You'll find a mix of native grasses, plum thickets, sandhill plums, wild blackberries, and mature cottonwoods, ideal for wildlife cover, food, and tree stand setups. Several elevated blinds on platforms are already in place and ready for the upcoming season. The property has not been grazed in multiple years, allowing the habitat to thrive to maximize the deer and upland hunting quality.

Despite that, it remains fully suited for livestock with cross fencing in four quadrants, new perimeter fencing, a reliable water well servicing all 4 pastures, and multiple ponds, making it an easy transition back to productive pasture if desired. Electricity is available along the south boundary, giving you excellent options for a cabin, lodge, or future home build. Conveniently located just 10 minutes from Hutchinson, Kansas, and only 45 minutes from Dwight D. Eisenhower International Airport in Wichita, this property offers the perfect balance of seclusion and accessibility.

Whether you're managing a hunting operation, running cattle, or simply enjoying the peace of the Kansas prairie, this 311 acre tract offers flexibility, performance, and big potential.

Kansas Deer Unit: 6

Mineral Rights: Surface Rights Only Sale

2024 Property Taxes: \$287.80

Driving Directions: Located 1/2 mile West of Burrton, KS along HWY 50 is South Wheat State Road. Travel North on South Wheat State Rd off of HWY 50 for 3 miles to the Southeast corner of the property. Travel West 1/2 mile along Northwest 24th Street to the main gate, located on the Southwest corner.

Key Features:

- 45 Minutes From International Airport
- Mature Cottonwoods For Treestands
- Elevated Blinds Transfer To Buyer
- Great Deer History
- Just 10 Minutes From Hutchinson
- Multiple Ponds
- Water Well For Livestock & Wildlife
- Crossed Fenced Into 4 Pastures
- Mowed Trails Throughout
- Duck Hunting Ponds
- Excellent Quail Numbers

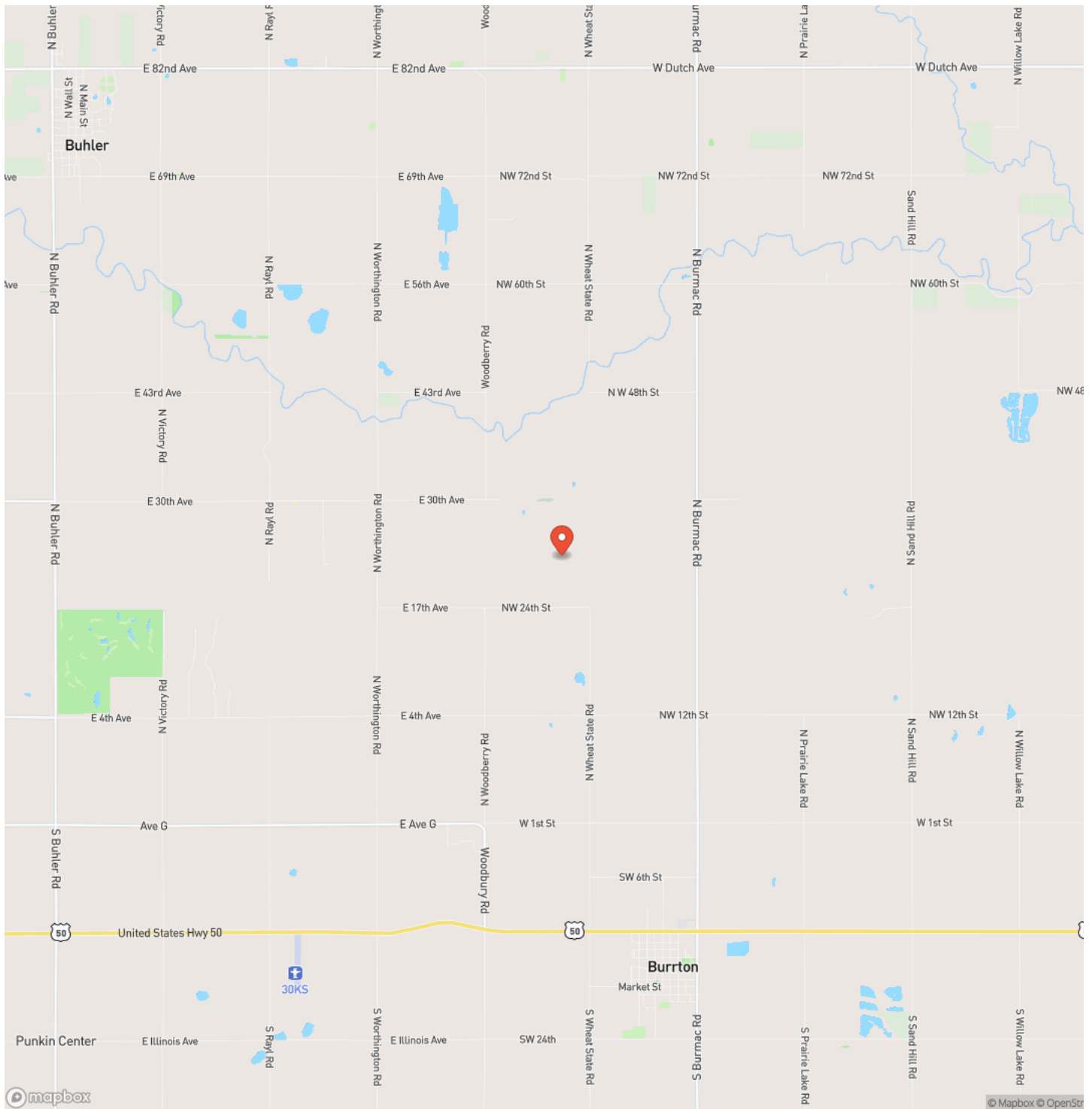


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Burrton, KS / Harvey County



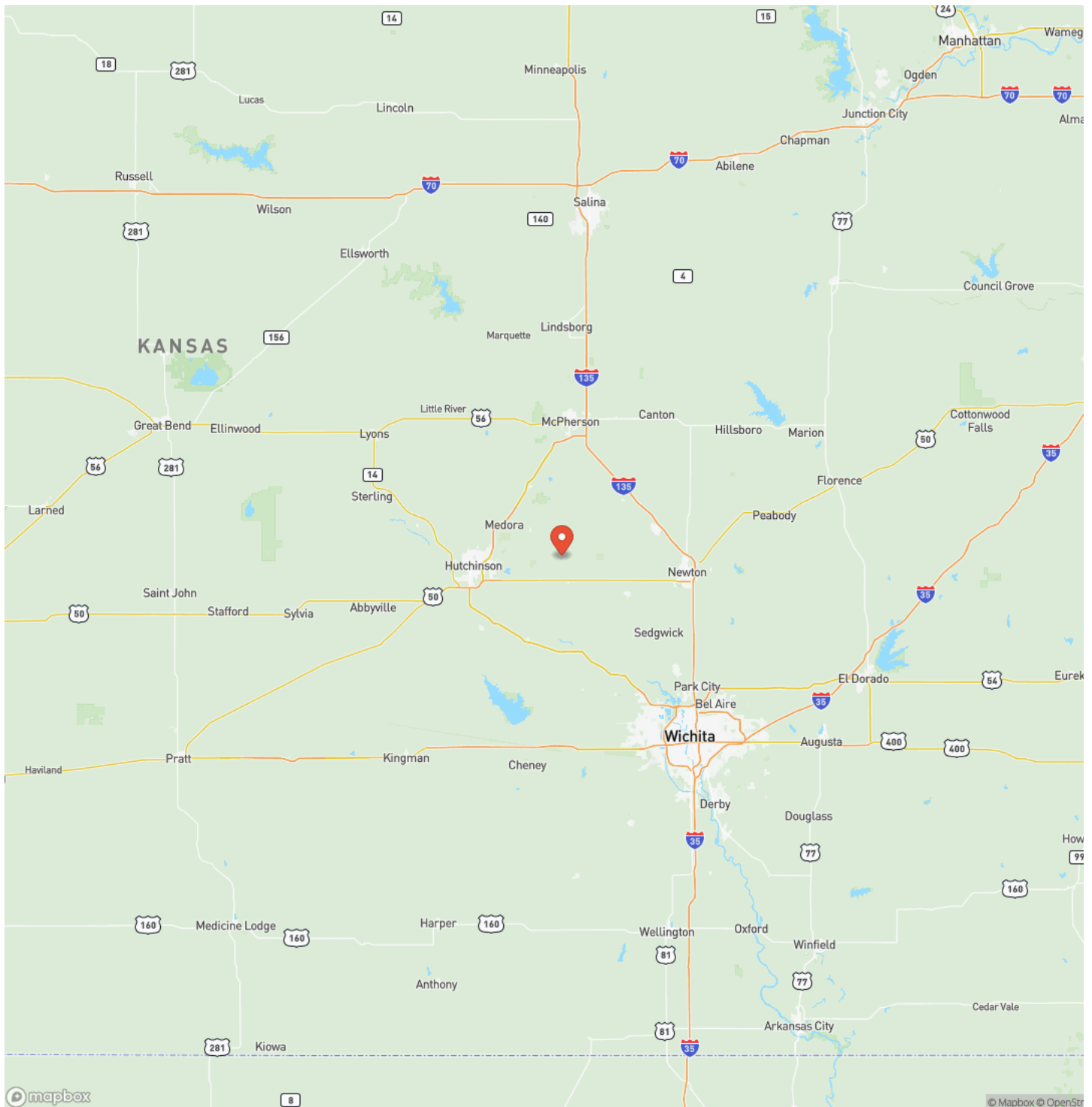
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Burrton, KS / Harvey County**

Locator Map



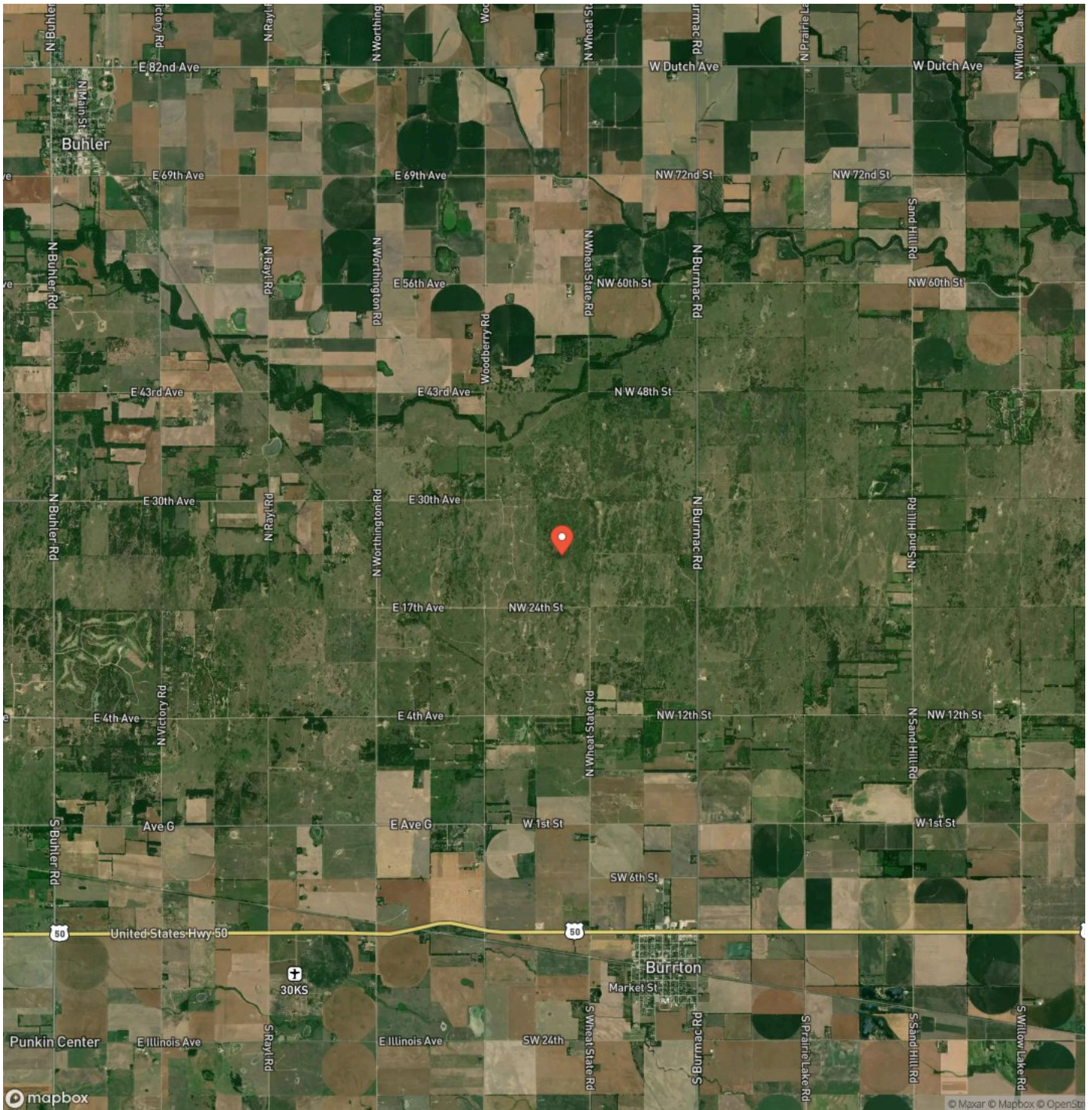
Burrton, KS / Harvey County

Locator Map



311 Acres of Premier Hunting Property or Cattle Grazing Pasture in Harvey County, Kansas
Burrton, KS / Harvey County

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Bieker

Mobile

(620) 639-3337

Email

greg@redcedarland.com

Address

City / State / Zip

NOTES

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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.



redcedarland.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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