

147 +/- Acre Hunting Property In Graham County, KS
00000
Bogue, KS 67625

\$256,567
146.610± Acres
Graham County



147 +/- Acre Hunting Property In Graham County, KS
Bogue, KS / Graham County

SUMMARY

Address

00000

City, State Zip

Bogue, KS 67625

County

Graham County

Type

Hunting Land

Latitude / Longitude

39.288547 / -99.711957

Acreage

146.610

Price

\$256,567

Property Website

<https://redcedarland.com/detail/147-acre-hunting-property-in-graham-county-ks-graham-kansas/88380/>



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PROPERTY DESCRIPTION

147 +/- Acre Hunting Property In Graham County, KS

Property Legal: S07, T09, R21, ACRES 146.61, NW4 LESS RD R/W
Parcel ID: 0332030700000002000

Property Description: Conveniently located between two creek systems in Southeast Graham County, and surrounded by timber draws, tall grasses, and lush alfalfa bottoms is this 146 +/- acre parcel with intersecting timber plots and heavy overgrown grass cover, perfect for your next whitetail farm. Multiple plum thicket draws also exist on the property making this the ideal hideout for mature Kansas whitetails. The property currently holds good deer numbers with the 2,000lb Texas Wildlife feeder. As good as the property already is, the upside to add foodplots and build your ideal Kansas whitetail and upland hunting property is right around the corner.

Driving Directions: From Bogue, KS in Graham County, travel South on Main Street out of town for 4.5 miles to L Road. Turn right (West) on L Rd. and continue West 1/2 mile to the Northeast corner of the property. The Northwest corner of the property is at the intersection of 340th Ave and L Road.

Mineral Rights: Surface rights only.

Tenant Rights: Open tenancy.

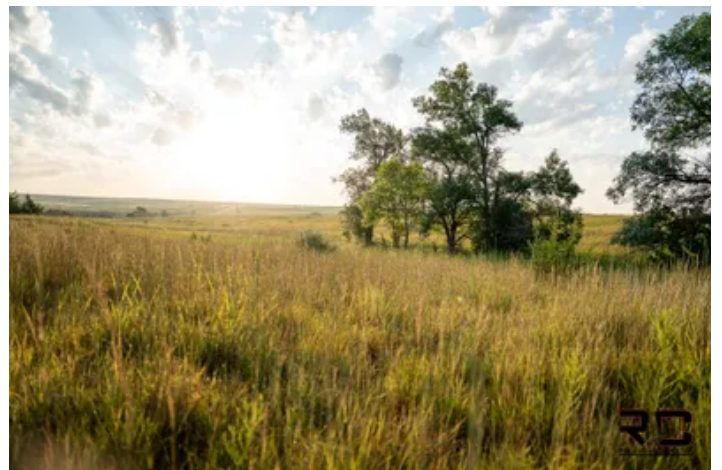
Property Taxes: \$370.84

Key Features:

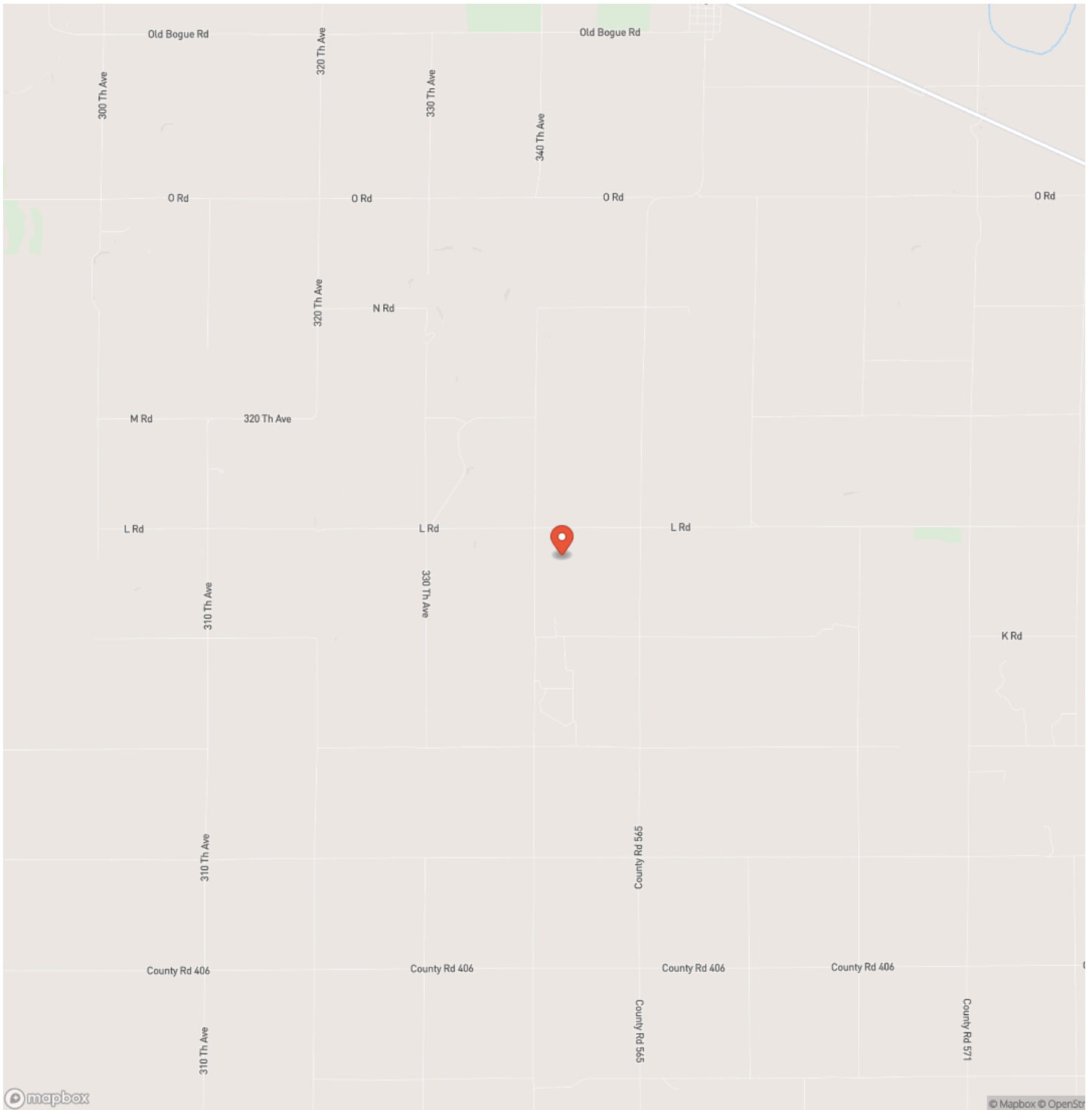
- Excellent Adjoining Properties
- Multiple Bedding Areas
- 2,000lb Texas Wildlife Feeder Transfers With Sale
- Upland Hunting Opportunities
- Potential CRP Income
- Heavy Plum Thicket Draws
- Mature Timber Areas
- Additional ROI Opportunities



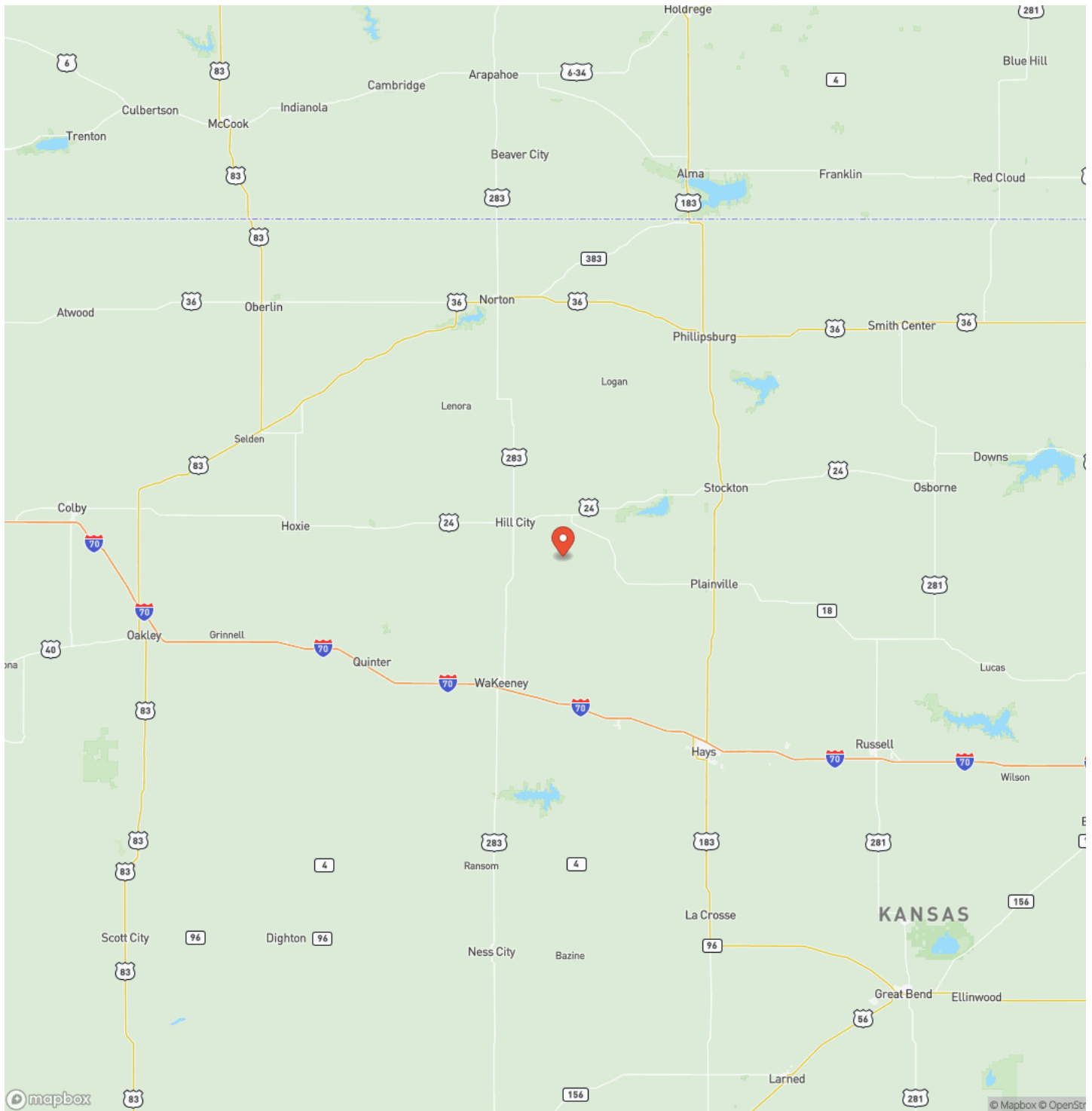
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Bogue, KS / Graham County



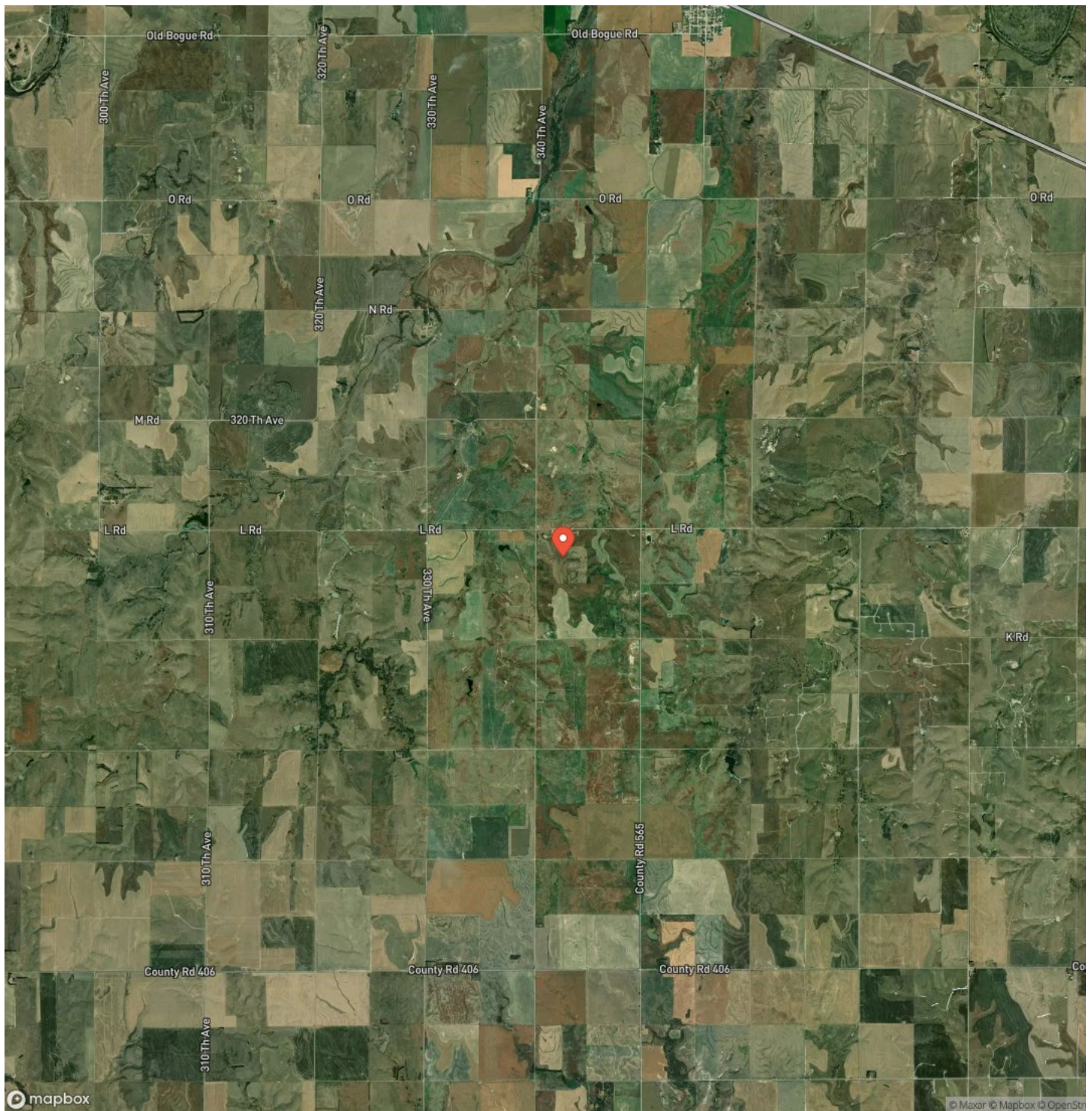
Locator Map



Locator Map



Satellite Map



147 +/- Acre Hunting Property In Graham County, KS 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

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.



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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