

**312+/- Acre Combination Hunting/Income Property In
Rooks County, Kansas**
2550 C Rd.
Stockton, KS 67669

\$695,000
312± Acres
Rooks County



312+/- Acre Combination Hunting/Income Property In Rooks County, Kansas
Stockton, KS / Rooks County

SUMMARY

Address

2550 C Rd.

City, State Zip

Stockton, KS 67669

County

Rooks County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

39.539198 / -99.147568

Acreage

312

Price

\$695,000

Property Website

<https://redcedarland.com/detail/312-acre-combination-hunting-income-property-in-rooks-county-kansas-rooks-kansas/84263/>



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PROPERTY DESCRIPTION

312+/- Acres With Proven Deer History In Rooks County, Kansas

Legal Description: W2 S07-T6S-16W

Property Description: Located just 5 miles South of Kirwin National Wildlife Refuge, is this 312 +/- acre hunting and investment property, offering the perfect blend of habitat diversity, income potential, and big deer history. Scrolling through the trail camera pictures and harvest photos gives a clear picture of the trophy producing power of this farm. With the emergence of more and more locust and native trees, the potential of this property is only just beginning. Whether you're a serious hunter looking to create your dream farm, or a land investor searching for a high-potential piece of ground with quality tillable and pasture, this one checks all the boxes.

Property Highlights:

- **Proven Big Deer Property:** With a strong track record of producing mature Kansas whitetails, this farm is perfect for a new owner who wants to build their Kansas dream farm. The natural habitat and trophy genetics are already in place, and with the right management plan and habitat improvements, it could become even more exceptional.
- **Excellent Upland Hunting:** Both pheasants and quail call the property home, creating bonus upland hunting opportunities.
- **Additional Recreation:** Kirwin Reservoir, well-known as a premier waterfowl destination and one of Kansas' top walleye and crappie fisheries is just 5 miles away.
- **Diverse Habitat:** The property features a mix of productive tillable ground, overgrown pasture with locust trees, brushy draws, and scattered timber pockets ideal for bedding, food, and natural movement corridors. With the number of emerging trees in the pasture, the deer habitat within the next five years is going to be incredible.
- **Water Sources:** The property is connected into a rural water tap with a cistern, providing available water for personal or wildlife use at all times. Located in the center of the property is a bonus water well with a solar pump, providing a dependable, year-round water source. There is also a series of multiple seasonal ponds, when they are holding water, expect excellent early season duck shoots.
- **Prime Location:** Just 5 miles from Kirwin National Wildlife Refuge, this farm benefits from outstanding deer movement and access to some of the best whitetail genetics in the region.
- **Income Producing Potential:** The tillable acres offer reliable ag income, while the habitat-rich areas are perfect for personal use or generating revenue through a hunting lease. The pasture portion of the property could also support a cattle herd.
- **Utilities On Site:** Electricity runs along the South and North side of the property, making it easy to set up a hunting cabin, camper site, or future build site.
- **Access:** Quality chalk roads provide great access to the property along the South and West side, while a dirt road runs along the North.

Driving Directions: From Stockton, KS along HWY 183, travel North 6 miles to C Rd. Turn East and travel 7 miles on C Rd. to the intersection of C Rd. and 25 Rd. This marks the Southwest corner of the property.

Mineral Rights: Transfer With The Sale

Kansas Deer Unit: 3

2024 Property Taxes: \$1,318.68

This is more than just a hunting property, it's a high-potential investment in one of Kansas' top whitetail regions.



If you're looking for farm with a proven history of producing world-class bucks, great water, and a huge upside for future habitat development, schedule your private showing today and see what this Rooks County farm has to offer.

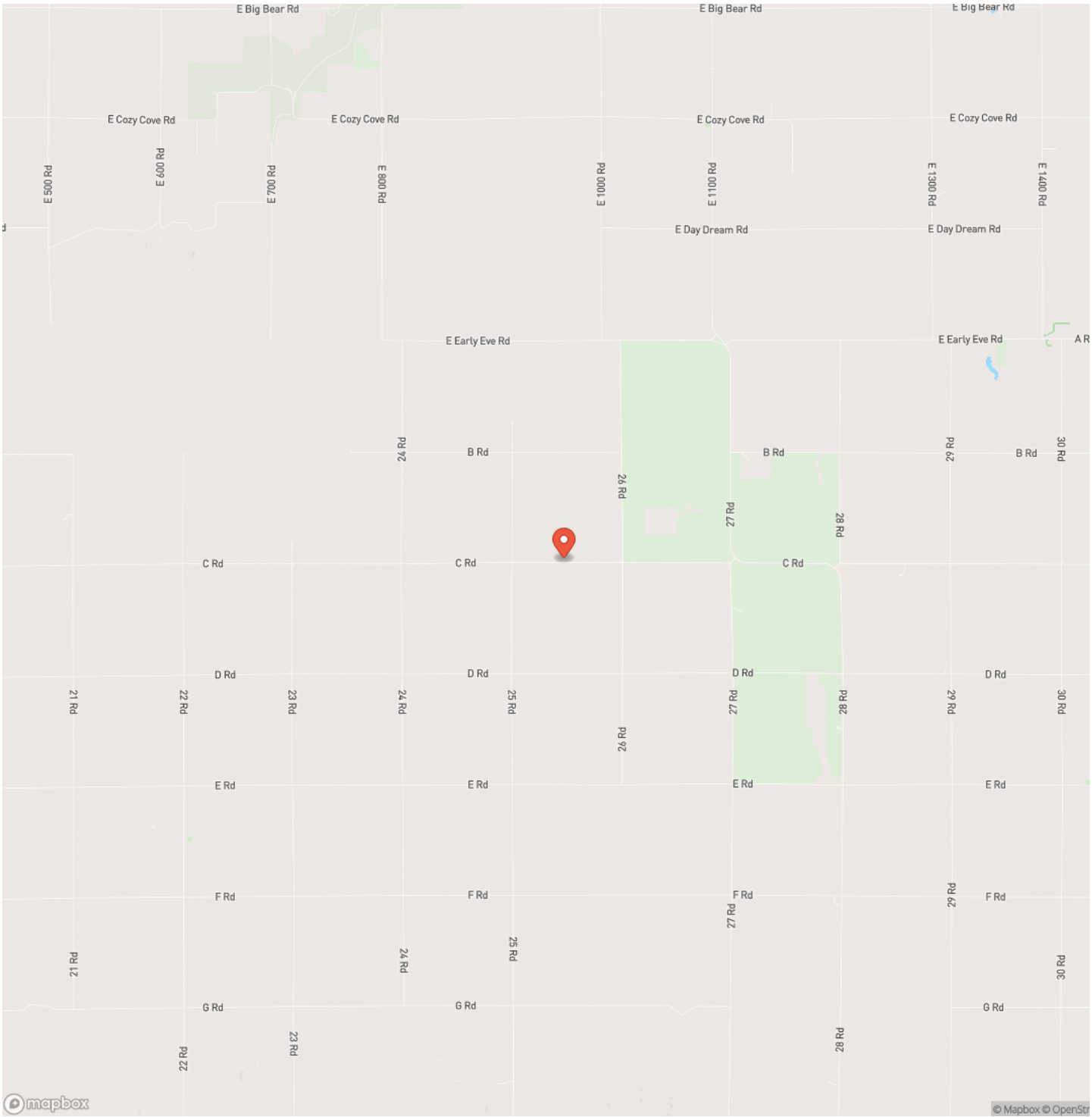
Greg Bieker- 620.639.3337 or greg@redcedarland.com



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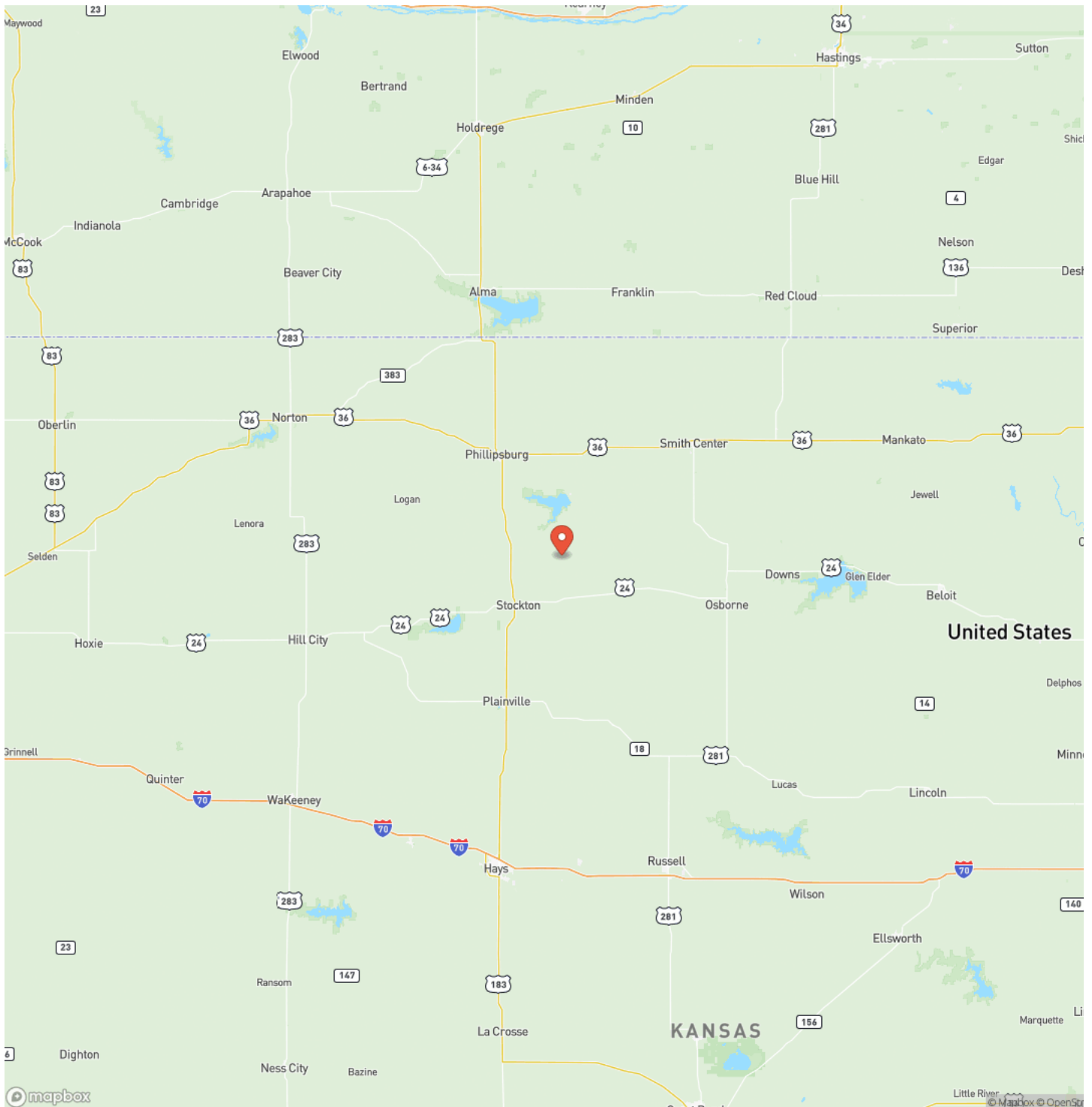


Locator Map

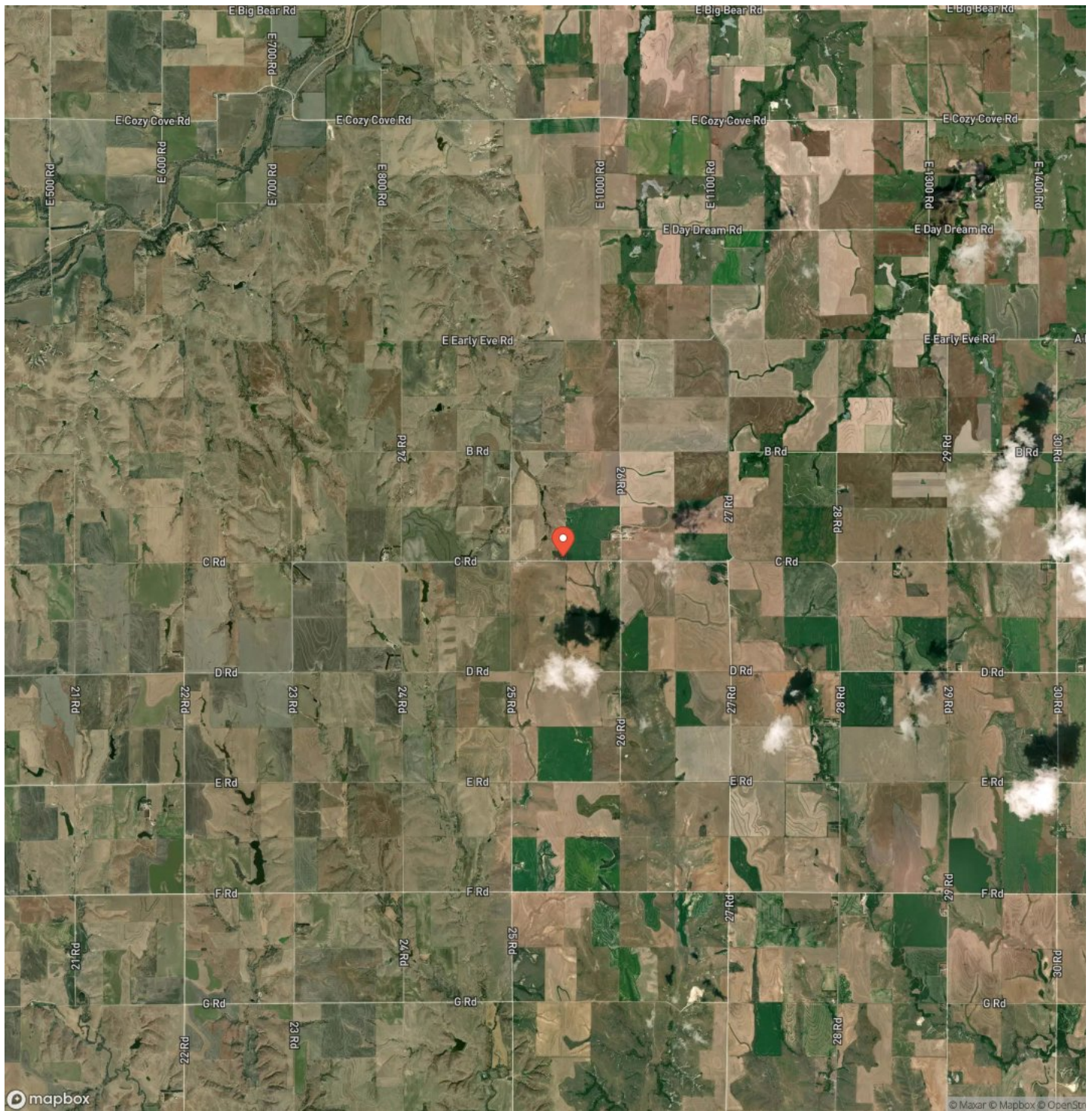


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Locator Map



Satellite Map



**312+/- Acre Combination Hunting/Income Property In Rooks County, Kansas
Stockton, KS / Rooks County**

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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redcedarland.com

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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