

157 +/- Acres of Deer & Turkey Hunting Along The Coon  
Creek In Graham County, KS  
00000  
Hill City, KS 67642

**\$330,000**  
157± Acres  
Graham County



**157 +/- Acres of Deer & Turkey Hunting Along The Coon Creek In Graham County, KS**  
**Hill City, KS / Graham County**

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**SUMMARY**

**Address**

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**City, State Zip**

Hill City, KS 67642

**County**

Graham County

**Type**

Hunting Land

**Latitude / Longitude**

39.382881 / -99.803218

**Taxes (Annually)**

1067

**Acreage**

157

**Price**

\$330,000

**Property Website**

<https://redcedarland.com/detail/157-acres-of-deer-turkey-hunting-along-the-coon-creek-in-graham-county-ks-graham-kansas/70201/>



## 157 +/- Acres of Deer & Turkey Hunting Along The Coon Creek In Graham County, KS Hill City, KS / Graham County

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### PROPERTY DESCRIPTION

#### 157 +/- Acres of Deer & Turkey Hunting Along The Coon Creek In Graham County, KS

#### OWNER FINANCING AVAILABLE

**Property Description:** Located just 1/2 mile North of the famed Soloman River, along Coon Creek in Graham County, KS is this 157 +/- acre deer and turkey hunting property. Perfectly set up for both bow and rifle hunting, this property features steep elevation changes, overlooking lush agricultural bottoms and Coon Creek timber. Most recently planted to milo, the 113 +/- acres of class II dryland tillable provides a great food source for the wildlife, while the remaining 44 acres are made up of mature creek bottom timber, heavy locust thickets, and overgrown draws, creating great bedding for the deer. If you're looking for a property in Kansas where you can harvest a mature whitetail buck, chase upland birds, hunt gobbling turkeys in the spring, and make an annual return on the crop production, this Graham County property is the place for you!

**Kansas Deer Unit:** 3

**Property Legal:** S05, T08, R22, ACRES 157.15, SW4 LESS RD R/W.

**Driving Directions:** From Hill City, KS travel East on Highway 24 for 1 mile to County Rd. 555. Turn left and travel North for 3/4 of a mile where you'll meet the Southwest corner of the property.

#### **Airport Access:**

- 50 Minutes From Hays Regional Airport
- 4.5 Hours From Denver International Airport

**2024 Income:** \$5,130

**Property Taxes:** \$1,067

**Mineral Rights:** Surface Rights Only

#### **Key Features**

- Coon Creek Access
- Excellent Hunting
- Tillable Income
- Owner Financing Available
- Includes All Seasons Gravity Feeder
- Less Than A Mile From The Soloman River
- Mature Timber
- Bow and Rifle Hunting Opportunities





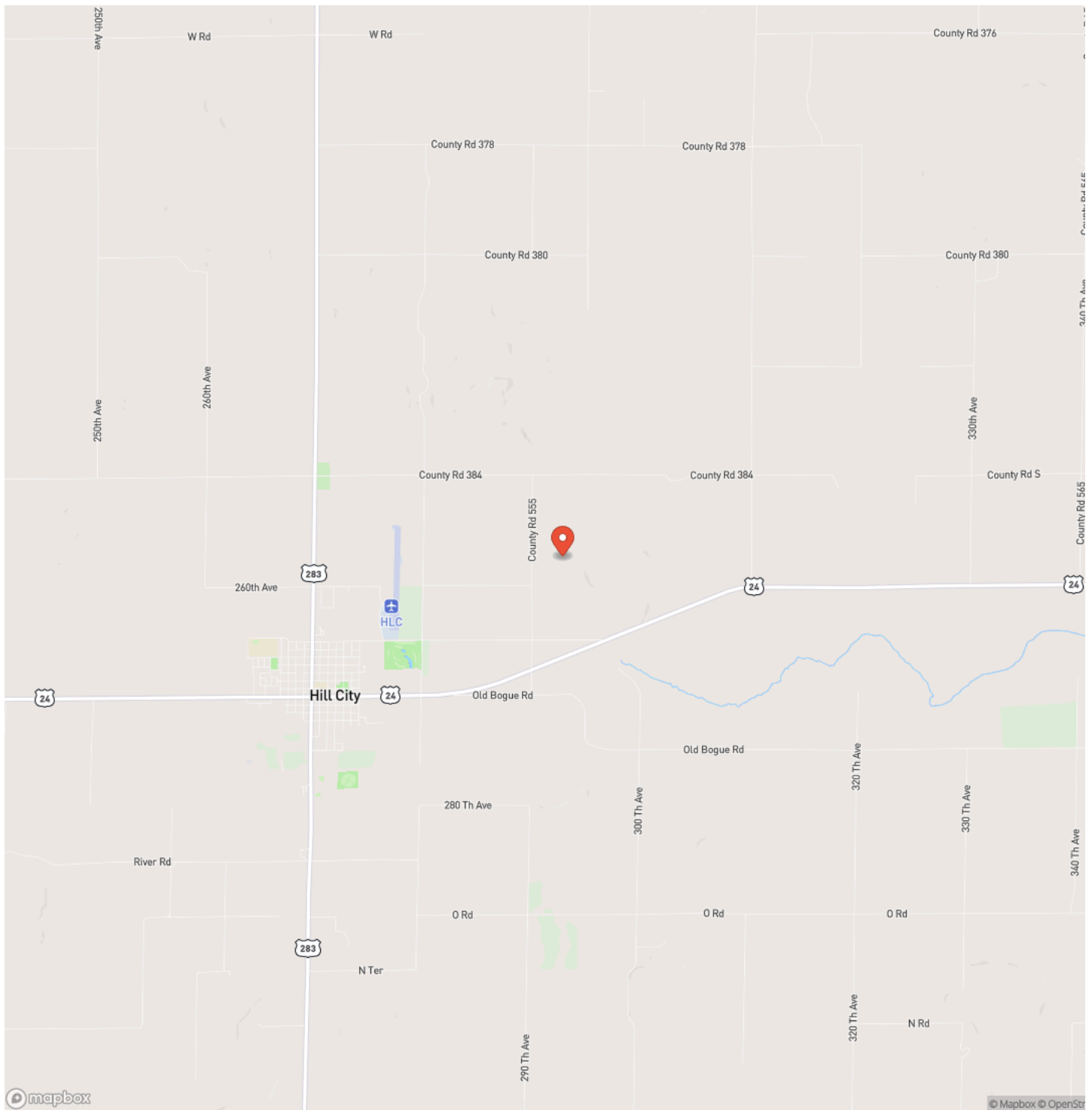
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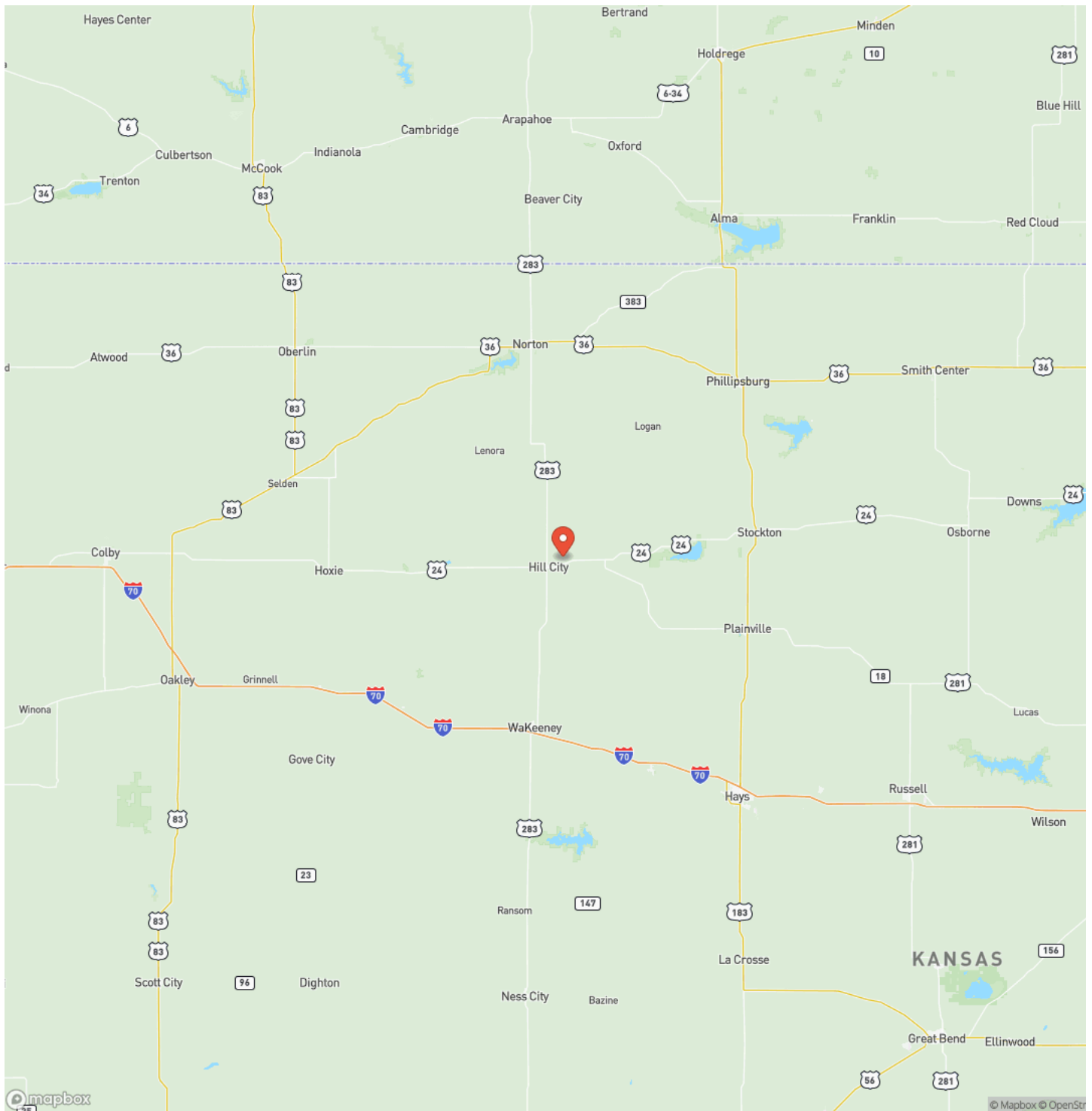
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## Locator Map



**157 +/- Acres of Deer & Turkey Hunting Along The Coon Creek In Graham County, KS  
Hill City, KS / Graham County**

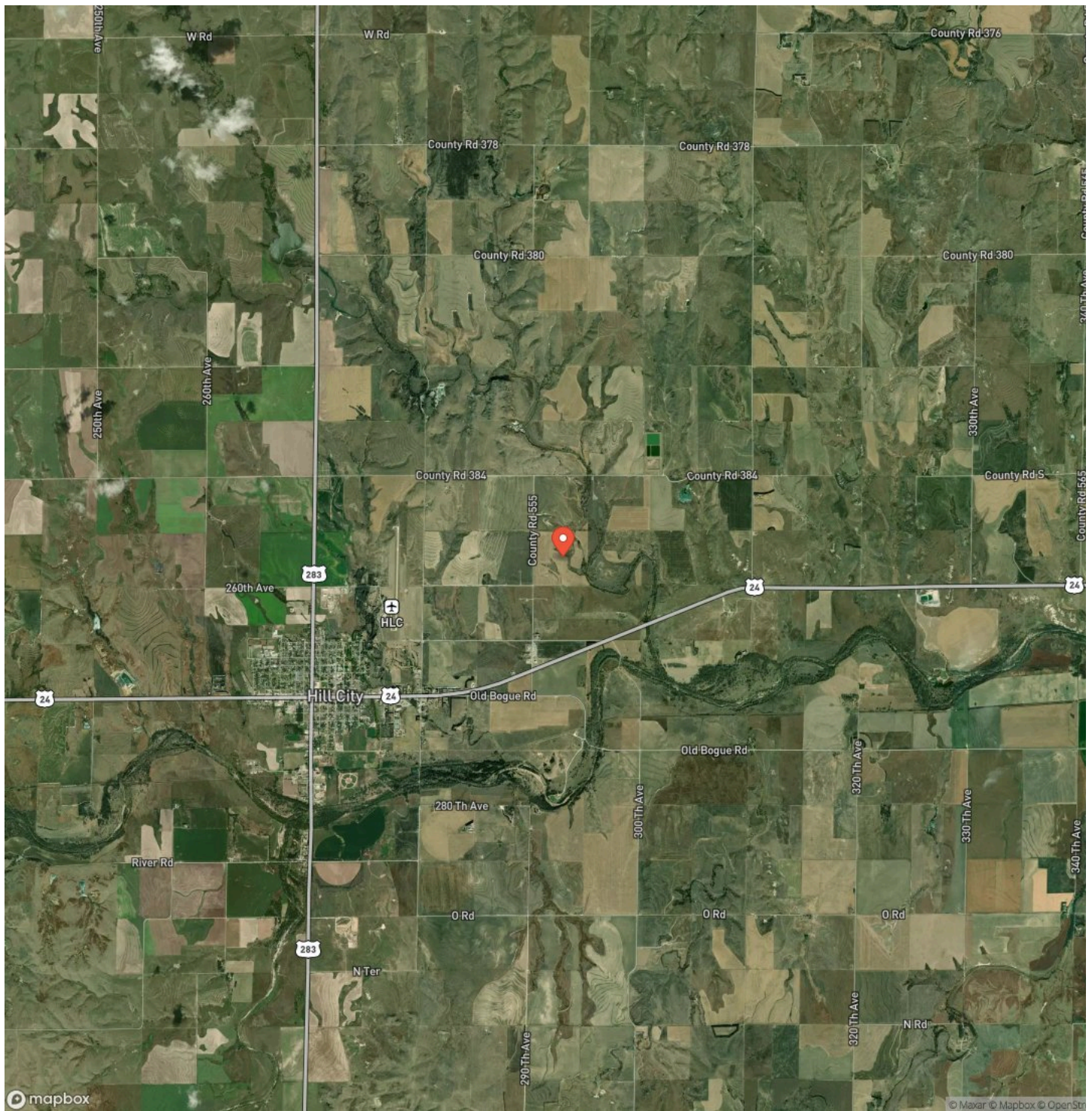
## Locator Map





157 +/- Acres of Deer & Turkey Hunting Along The Coon Creek In Graham County, KS  
Hill City, KS / Graham County

## Satellite Map



## 157 +/- Acres of Deer & Turkey Hunting Along The Coon Creek In Graham County, KS Hill City, 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

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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**

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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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