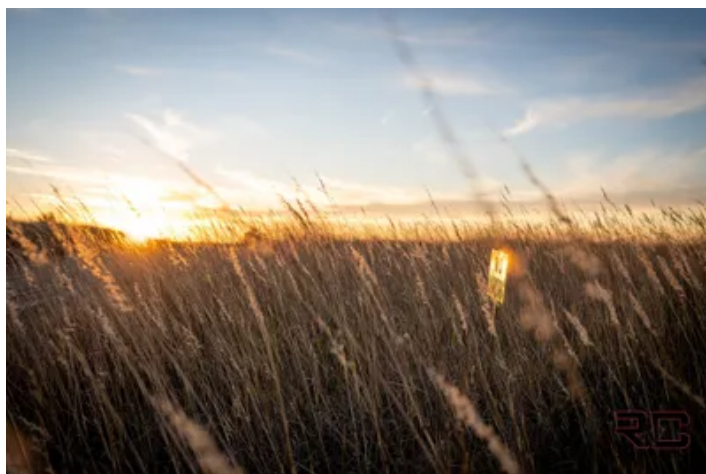


Tallgrass Ridge - 235 +/- Acres of Whitetail and Upland
Hunting In Rooks County, KS
00000
Damar, KS 67632

\$509,000
235.680± Acres
Rooks County



Tallgrass Ridge - 235 +/- Acres of Whitetail and Upland Hunting In Rooks County, KS
Damar, KS / Rooks County

SUMMARY

Address

00000

City, State Zip

Damar, KS 67632

County

Rooks County

Type

Hunting Land

Latitude / Longitude

39.310777 / -99.556037

Acreage

235.680

Price

\$509,000

Property Website

<https://redcedarland.com/detail/tallgrass-ridge-235-acres-of-whitetail-and-upland-hunting-in-rooks-county-ks-rooks-kansas/92824/>



Tallgrass Ridge - 235 +/- Acres of Whitetail and Upland Hunting In Rooks County, KS

Damar, KS / Rooks County

PROPERTY DESCRIPTION

Tallgrass Ridge - 235 +/- Acres of Whitetail and Upland Hunting In Rooks County, KS

Legal Description: E/2 SW/4 & SE/4 - S33, T08, R20, ACRES 235.68

Property Description: It's no secret that some of the biggest bucks in Kansas live in the grass. This 235 +/- acre Rooks County property is a true sportsman's paradise, offering the perfect blend of premier whitetail and excellent upland hunting, income-producing acres, and long-term management for wildlife success.

For the past 15 years, this tract has been carefully managed to create exceptional habitat, featuring tall upland grasses, strategically placed food plots planted to milo, multiple cedar tree windbreaks, a man made pond ready to be filled, and ideal bedding and cover areas throughout. The property includes tillable acres that not only attract and hold wildlife but also provide bonus income, along with disposal well income and mineral rights transferring to the buyer, an increasingly rare combination in Kansas hunting land.

If you're looking for your next hunting farm, where you can harvest a mature Kansas whitetail, fill your upland vest with pheasants and quail, and collect income in the process, reach out to the listing agent, Greg Bieker to schedule a tour today!

Property Income:

Type	Dollars
90.18 +/- Acres CRP @ \$29.00 Per Acre Until 9-30-2030	\$2,615.22
21.59 +/- Acres CRP @ \$27.00 Per Acre Until 9-30-2035	\$582.93
90 +/- Acres Tillable @ Estimated \$55 Per Acre	\$4,950
34 +/- Acres Available For Swathing & Bailing	\$300
Salt Water Disposal Well	\$1,800
Current Annual Total Income	\$10,248.15
<i>* Potential Oil Lease Available For Additional Income</i>	<i>XXX</i>

Wildlife Currently On The Property: Whitetail Deer, Pheasants, Quail, Doves

Kansas Deer Unit: 3

Mineral Rights: Mineral Rights and Disposal Well Income Transfer With The Sale

Tenant Rights: Tillable Acres Available For Immediate Possession Upon Milo Harvest

Tillable Acres: Could Be Cash Rented, Farmed By Owner, Or Turned Into Food Plots

2024 Property Taxes: \$202.06

Directions: From Damar, KS in Western Rooks County, travel South 1/2 mile on Highway 18 to S Road. Turn East and travel 3/4 of a mile, the property will be along the North side of the road.

Access:

-County Road Along South Side

-5 Minutes From Damar, KS

-45 Minutes From Hays Regional Airport



-2.5 Hours From Wichita, KS National Airport

Key Features:

-Combination Mature Grasses and Tillable

-15+ Years Of Dedicated Wildlife Management

-Excellent Whitetail and Upland Bird Hunting

-Mineral Rights Transfer

-Possible Oil Lease Opportunity

-Strategically Placed Cedar Windbreaks

-Multiple Income Sources-CRP, Tillable, & Disposal Well

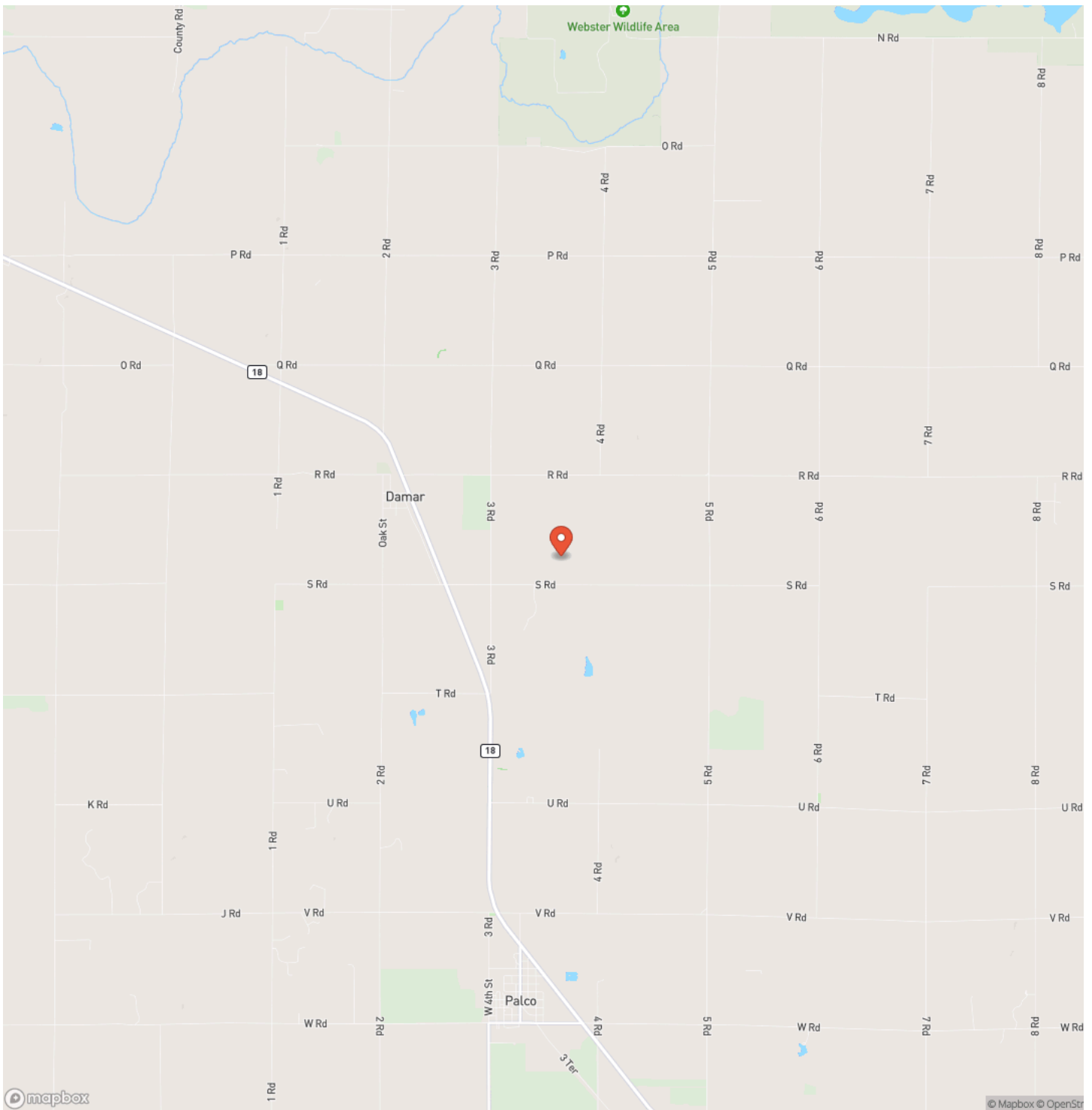
-One Of The Best Upland Parcels In Rooks County



Tallgrass Ridge - 235 +/- Acres of Whitetail and Upland Hunting In Rooks County, KS
Damar, KS / Rooks County

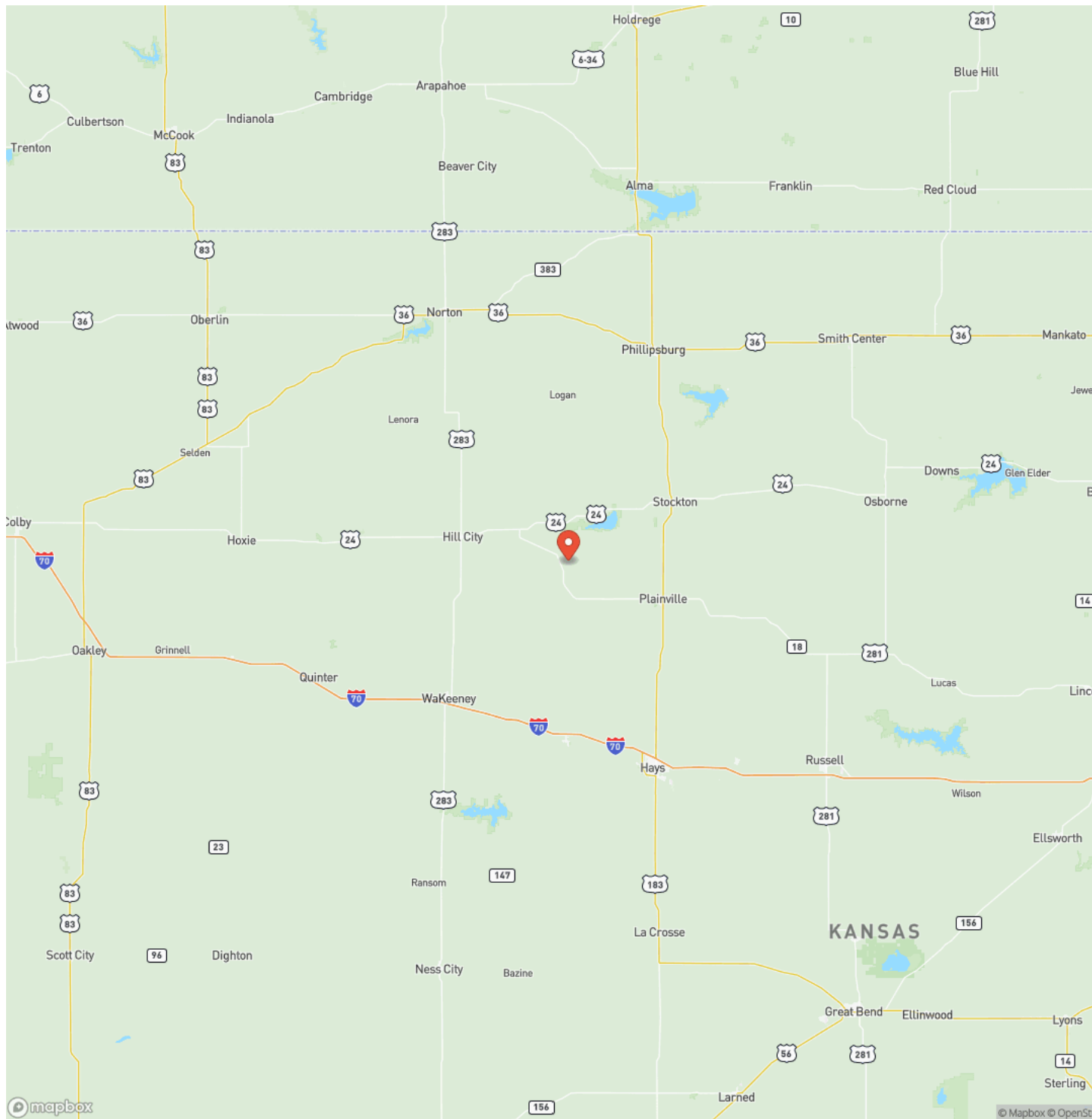


Locator Map

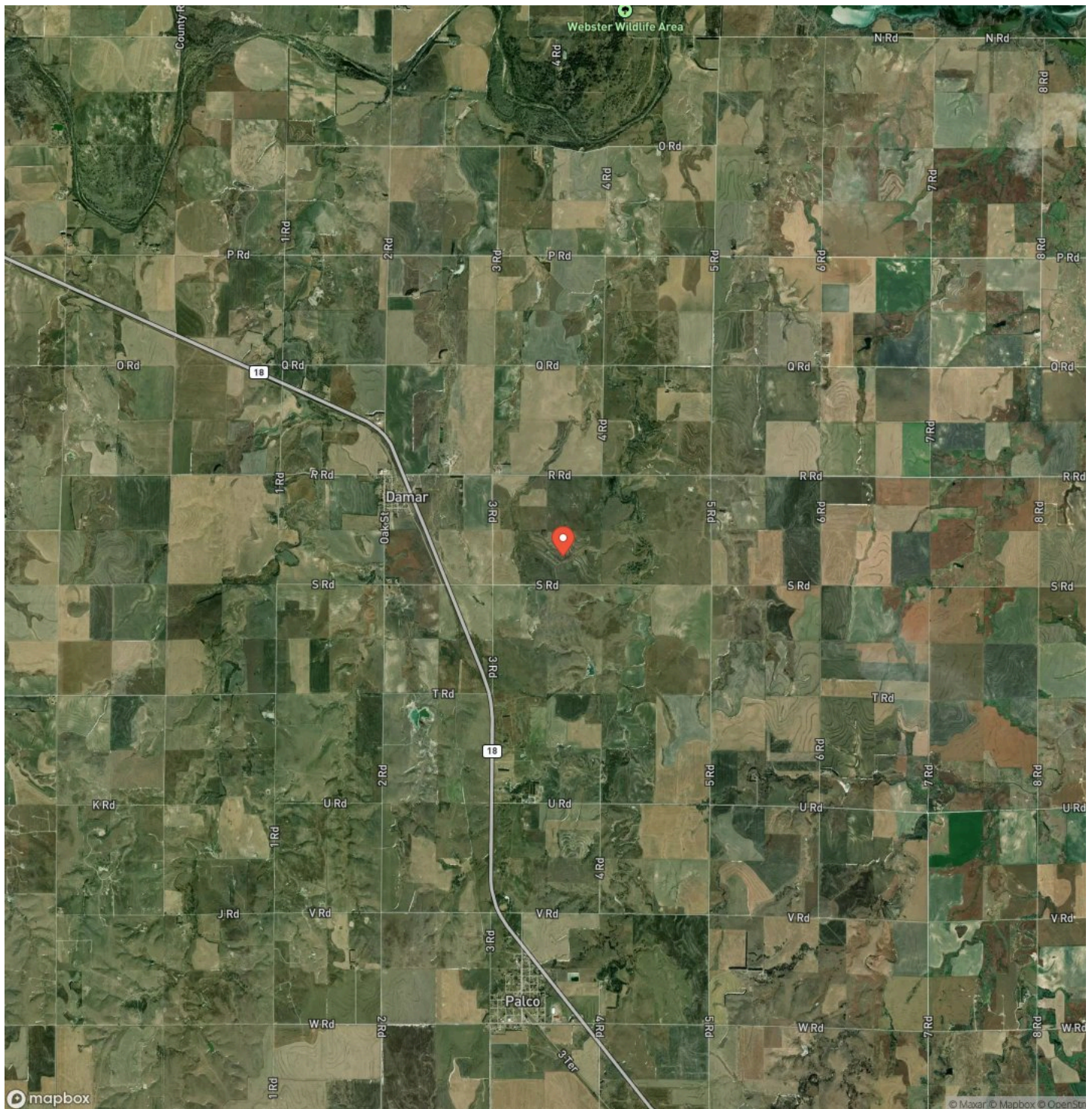


Tallgrass Ridge - 235 +/- Acres of Whitetail and Upland Hunting In Rooks County, KS
Damar, KS / Rooks County

Locator Map



Satellite Map



**Tallgrass Ridge - 235 +/- Acres of Whitetail and Upland Hunting In Rooks County, KS
Damar, 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.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

