

172± Acres of Tillable & Recreational Land
0000 S Webb Rd
Oxford, KS 67119

\$567,600
172± Acres
Sumner County



172± Acres of Tillable & Recreational Land
Oxford, KS / Sumner County

SUMMARY

Address

0000 S Webb Rd

City, State Zip

Oxford, KS 67119

County

Sumner County

Type

Undeveloped Land

Latitude / Longitude

37.192124 / -97.228003

Acreage

172

Price

\$567,600

Property Website

<https://l2realtyinc.com/property/172-acres-of-tillable-recreational-land-sumner-kansas/84303/>



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PROPERTY DESCRIPTION

Located in the heart of south-central Kansas, this 172± acre tract in Sumner County offers a rare combination of high-quality tillable ground and exceptional hunting opportunities. Whether you're a producer looking for prime Class I soils, a hunter in search of large whitetail and bird hunting, or an investor seeking income-producing land with strong recreational upside, this property checks every box.

Slate Creek runs east to west through the center of the property, providing a consistent water source, scenic views, and a natural wildlife funnel. The creek is flanked by mature timber, including stands of cottonwoods, walnuts, and sycamores, offering not only cover and shade but also valuable habitat for deer, turkeys, and a variety of other game. This stretch of land is known for its strong whitetail genetics, and the layout of the timber and crop fields creates ideal bedding, feeding, and travel corridors. The property is also eligible for two nonresident deer tags.

The tillable acres boast excellent Class I soils, ideal for growing a variety of crops and providing consistent annual income potential. The farmland is open and level, making it easy to work, and has been well cared for. Whether you're expanding an existing operation or entering the agricultural market for the first time, the productivity of this ground will not disappoint.

Hunting opportunities extend beyond deer hunting. Slate Creek attracts waterfowl during the migration seasons, and the surrounding grassland and cropland edges provide ideal habitat for upland birds, particularly pheasants and quail. With a mix of agricultural production, hardwood timber, and natural water features, this property offers year-round outdoor enjoyment.

Located just a short drive from Wellington and within reasonable proximity to Wichita, it offers both seclusion and convenience. County road frontage ensures easy access while maintaining the privacy that makes this tract feel isolated and quiet.

This is a turnkey opportunity to own a piece of Kansas land that offers both immediate income potential and long-term recreational value. It's rare to find a property with this mix of high-quality soils, live water, mature timber, and proven hunting in one package.

Key Features

- **Over 1/2 mile of Slate Creek**
- **Class 1 Tillable Farmland**
- **Great Deer and Upland Bird Hunting**
- **Waterfowl Opportunities**

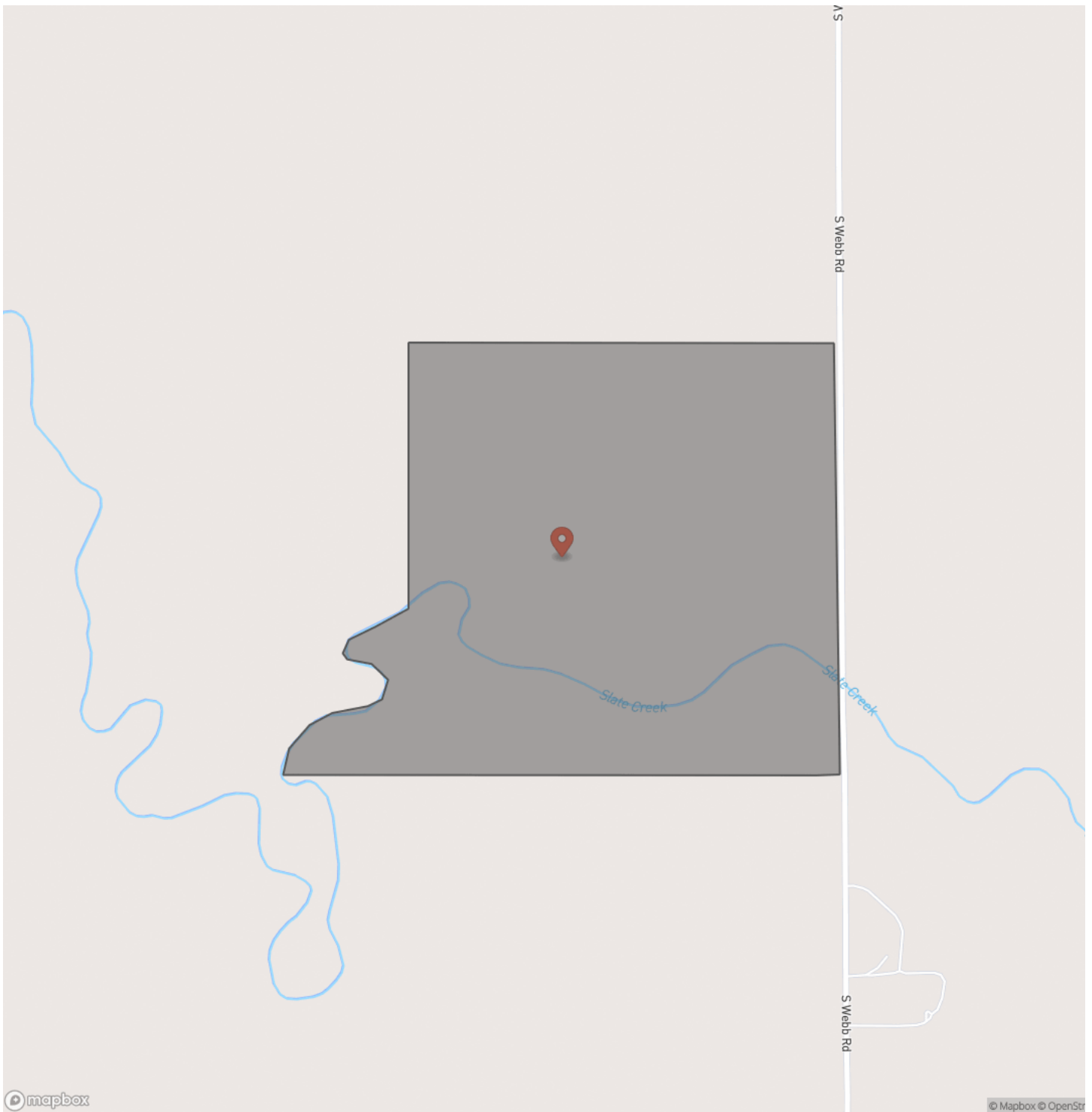
For more information or to schedule a private showing call Clint Graves (620)440-2683 or email at Cgraves@L2realtyinc.com.



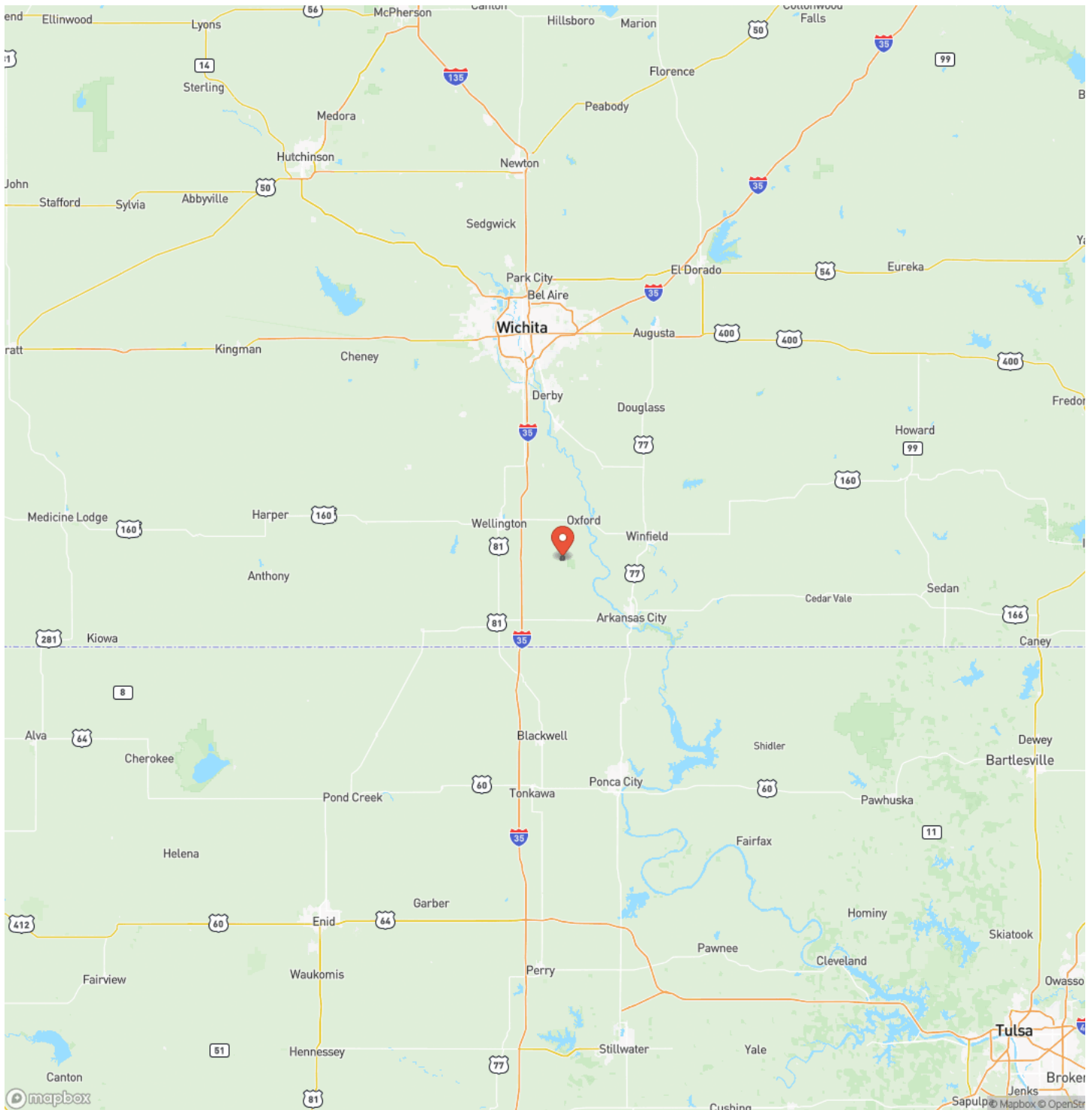
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Graves

Mobile

(620) 440-2683

Email

cgraves@l2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

L2realtyinc.com

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DISCLAIMERS

Hunting rights have been leased for fall of 2025.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

