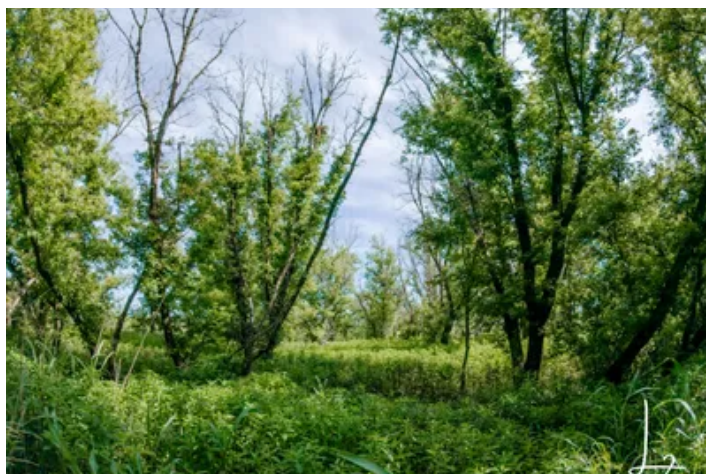


**Prime Recreational Property with Natural Wetland
Features**
0000 S Webb Rd
Oxford, KS 67119

\$579,600
161.700± Acres
Sumner County



Prime Recreational Property with Natural Wetland Features Oxford, KS / Sumner County

SUMMARY

Address

0000 S Webb Rd

City, State Zip

Oxford, KS 67119

County

Sumner County

Type

Undeveloped Land

Latitude / Longitude

37.193445 / -97.217423

Acreage

161.700

Price

\$579,600

Property Website

<https://l2realtyinc.com/property/prime-recreational-property-with-natural-wetland-features-sumner-kansas/84305/>



Prime Recreational Property with Natural Wetland Features Oxford, KS / Sumner County

PROPERTY DESCRIPTION

This 161.7± acre tract in Sumner County offers a combo of underbrush and grasses with natural water features, making it an excellent recreational property with strong potential for waterfowl, deer, and upland bird hunting. Located in a highly productive agricultural area, this property serves as a natural refuge for wildlife and offers a blank slate for habitat development.

At the heart of the property is a large, spring-fed marsh that runs north to south through the center. While not currently set up for waterfowl hunting, the marsh consistently holds water year round due to several springs and runoff from the surrounding farmland. This feature makes for strong potential on building out waterfowl habitat, a rare opportunity in this part of Kansas. With a bit of vision and planning, this tract could become a highly productive destination for ducks and geese during the migration.

In addition to the marsh, Slate Creek winds through the southern end of the property, adding another valuable water source and adding to the property's overall diversity. The majority of the acreage is enrolled in CRP, providing excellent cover for upland birds and deer, as well as steady annual income. Approximately 15± acres are currently in tillable cropland, which provides additional income and also is heavily utilized food source for wildlife bedding in the CRP.

Surrounded almost entirely by productive row-crop ground, this property acts as a natural funnel and bedding area for whitetail deer. The combination of CRP, live water, and nearby ag fields creates an ideal setup for consistent deer and upland bird use throughout the year.

This property is just 3 miles from a blacktop road that gives convenient access to local amenities. It's a 45 minute drive to Wichita, and right in the middle of Wellington and Winfield with a 20 minute drive to each.

Whether you're looking for a hunting property with strong development upside, or a wildlife rich tract with income potential, this piece of Sumner County ground is worth a serious look.

****Key Features****

- CRP
- Marsh
- Great Deer and Bird Hunting
- Tillable
- Waterfowl Opportunities

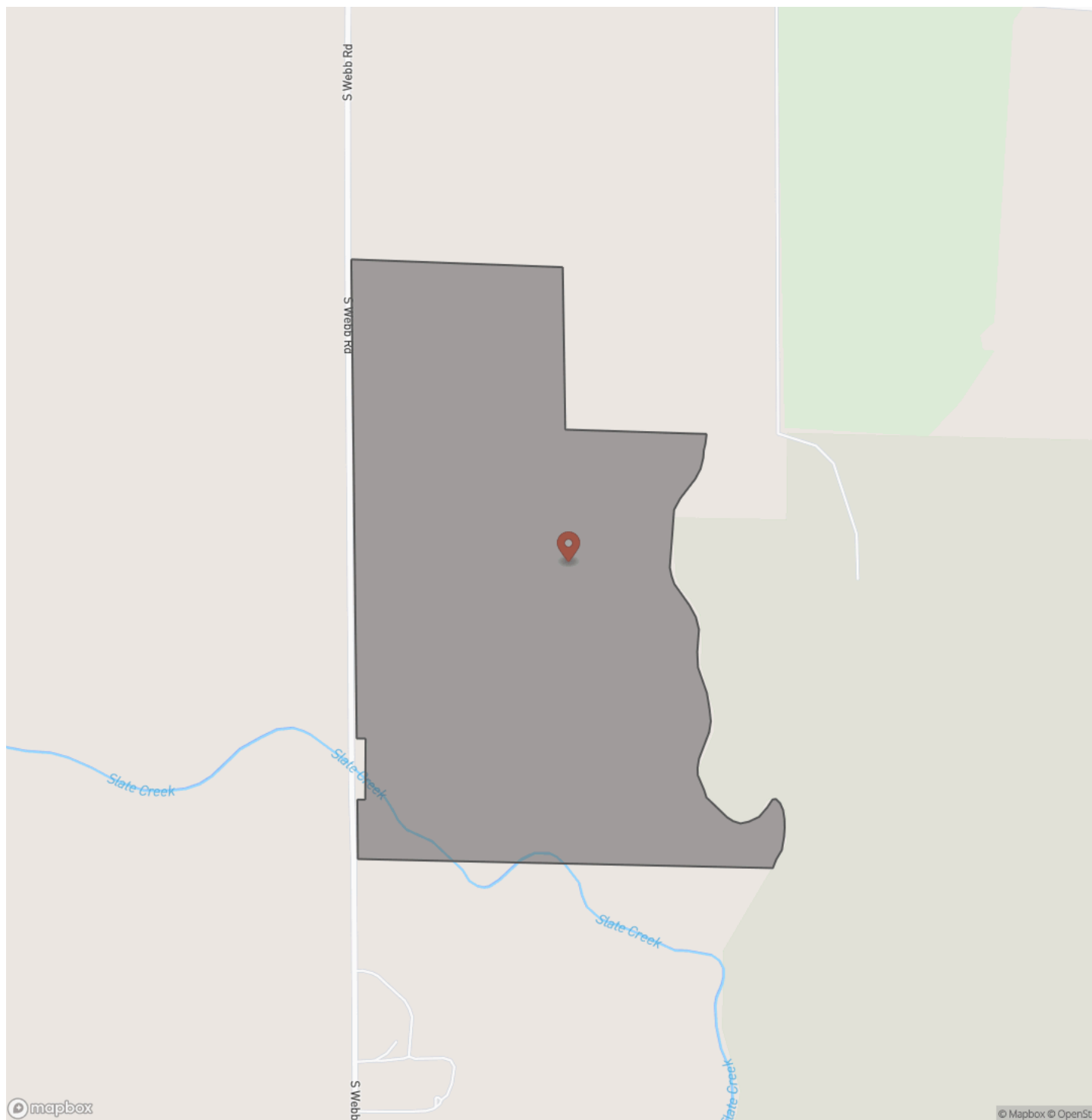
For more information or to schedule a private showing call Clint Graves (620)440-2683 or email at Cgraves@L2realtyinc.com.



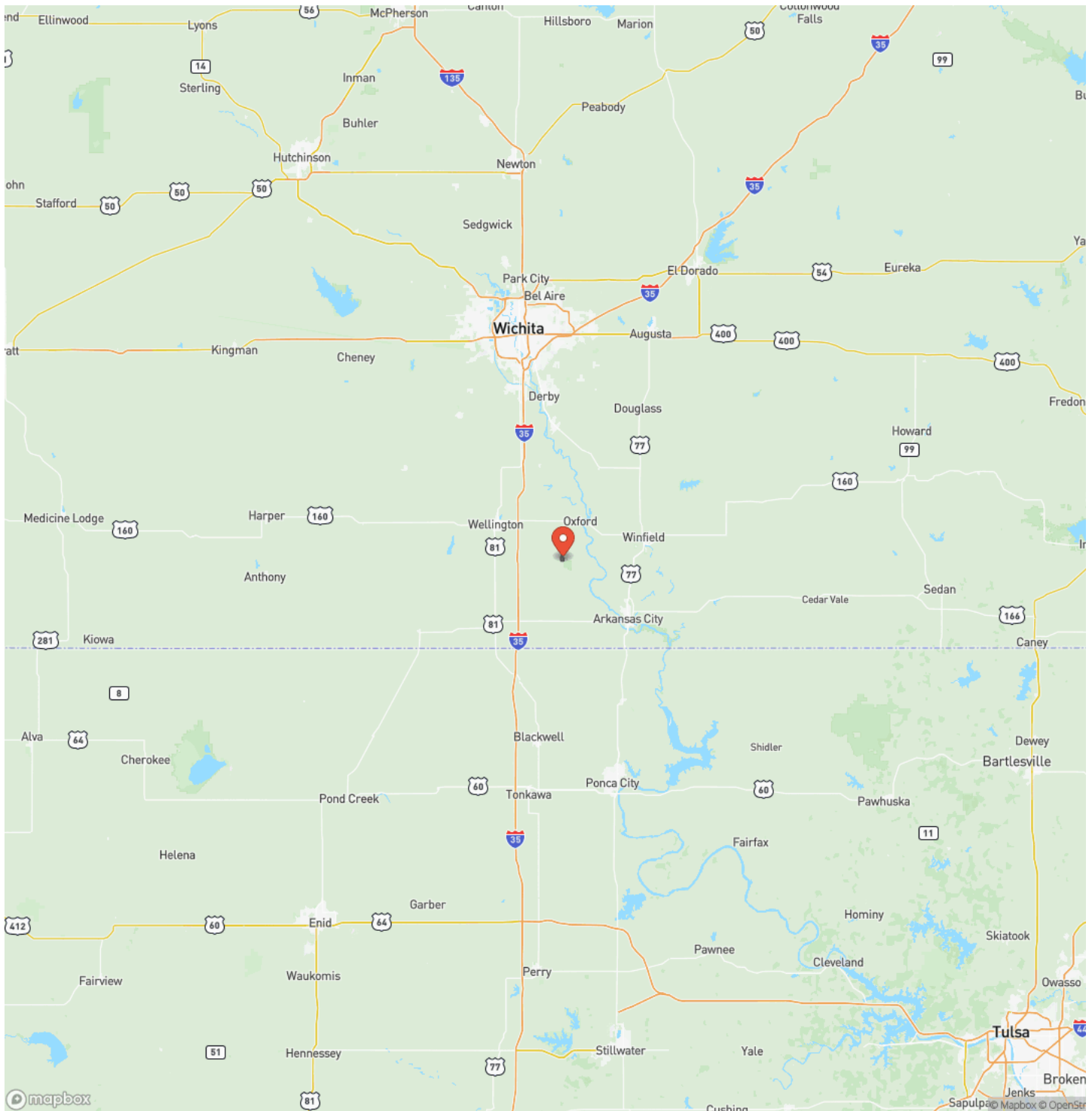
Prime Recreational Property with Natural Wetland Features
Oxford, KS / Sumner County



Locator Map



Locator Map



Satellite Map



Prime Recreational Property with Natural Wetland Features

Oxford, KS / Sumner County

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Graves

Mobile

(620) 440-2683

Email

cgraves@l2realtyinc.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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.



L2realtyinc.com

DISCLAIMERS

Hunting rights on this property have been leased for fall of 2025.



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