Buck Brush Combo Farm
00000 SEE Catalpa Rd
Hazelton, KS 67061

$304,000
80± Acres
Barber County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00000 SEE Catalpa Rd

City, State Zip
Hazelton, KS 67061

County
Barber County

Type
Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
37.15 / -98.376

Acreage
80

Price
$304,000

Property Website
https://arrowheadlandcompany.com/property/buck-brush-combo-farm-barber-kansas/113531/







PROPERTY DESCRIPTION

If you've been searching for a manageable hunting property with income-producing farmland, this 80+/- acre tract in Barber County deserves a look! The rolling terrain creates excellent wildlife habitat while offering a diverse mix of thick cover, native grass, and productive tillable ground. Approximately 40+/- acres are currently planted in soybeans, providing both annual income potential and a dependable food source for local wildlife. The remaining acreage is ideal for recreation, featuring roughly 20+/- acres of dense timber, buck brush, and tall native grasses that offer outstanding bedding cover. Massive cottonwood trees line portions of the property, adding character while creating excellent travel corridors for whitetails. Another 20+/- acres consist of native grasses with scattered cedar trees and timber pockets, creating natural transitions that deer and upland birds frequently use. During the property visit, several whitetails were seen, along with quail and dove, showcasing the recreational opportunities this tract has to offer. Two tower blinds and one feeder are already in place, allowing the next owner to step right into hunting season with much of the work already done. Whether you're looking for a weekend hunting property, a place to introduce family and friends to the outdoors, or an investment that combines recreational appeal with productive farmland, this Barber County tract offers an excellent balance of both. Conveniently located approximately 20+/- miles southeast of Medicine Lodge, 20+/- miles west of Anthony, 34+/- miles southwest of Harper, and 80+/- miles southwest of Wichita, this property provides the privacy buyers are looking for while remaining within an easy drive of surrounding communities. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at (620) 501-3688 .

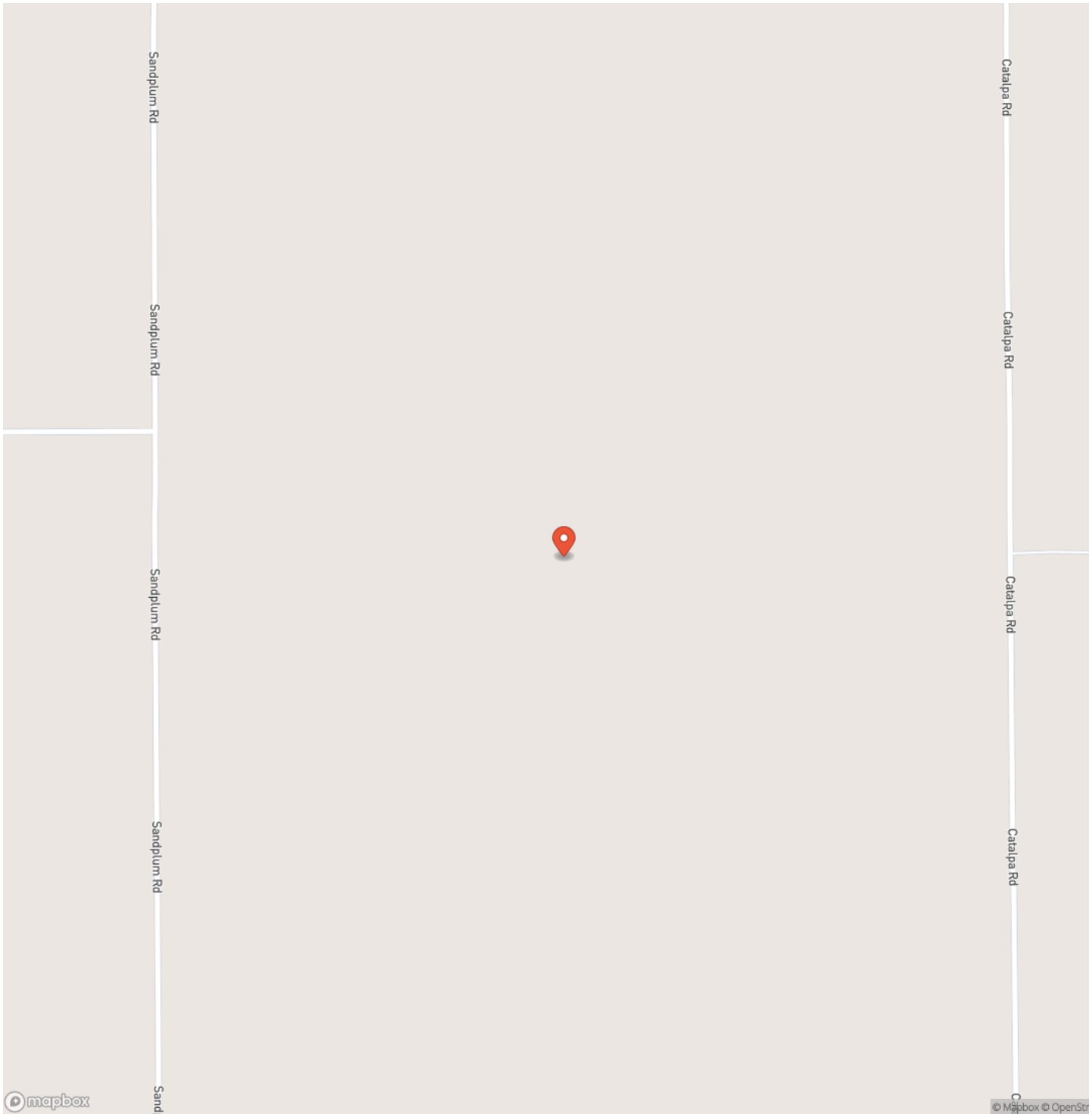
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



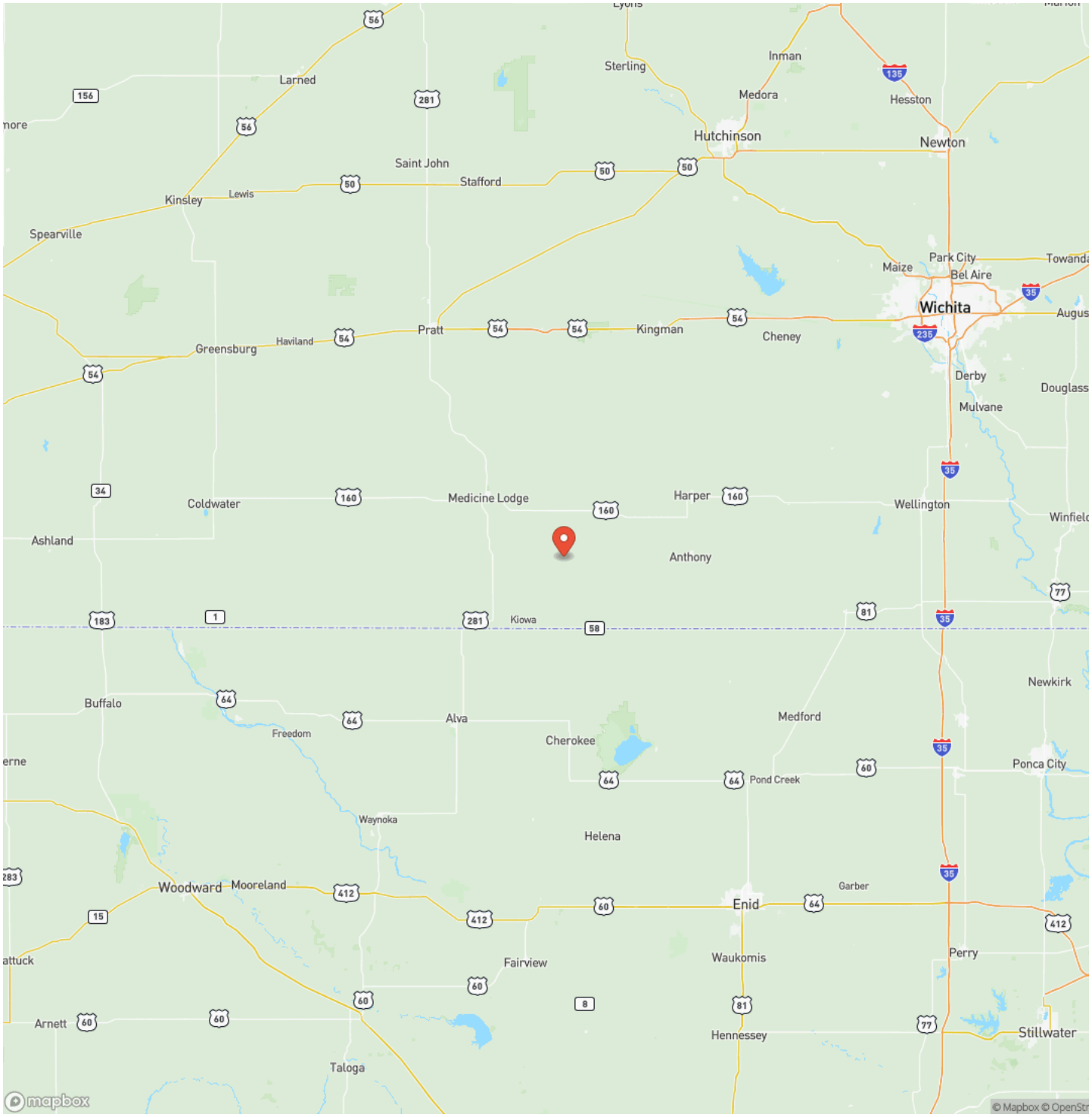





Locator Map


Sandplum Rd
Sandplum Rd
Sandplum Rd
Sandplum Rd
Catalpa Rd
Catalpa Rd
Catalpa Rd
Catalpa Rd
mapbox
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Locator Map

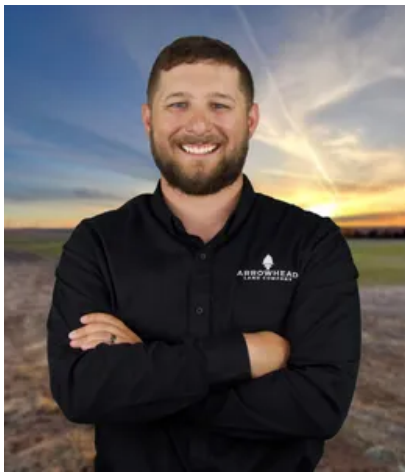

Sterling
Inman
Larned
Medora
Hesston
Hutchinson
Newton
Saint John
Stafford
Kinsley
Lewis
Spearville
Maize
Park City
Bel Aire
Wichita
Greensburg
Haviland
Pratt
Kingman
Cheney
Derby
Mulvane
Coldwater
Medicine Lodge
Harper
Wellington
Ashland
Anthony
Kiowa
Buffalo
Freedom
Alva
Cherokee
Medford
Newkirk
Ponca City
Pond Creek
Waynoka
Helena
Woodward
Mooreland
Enid
Garber
Fairview
Waukomis
Perry
Arnett
Hennessey
Stillwater
Taloga
mapbox

Satellite Map



LISTING REPRESENTATIVE

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NOTES

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