

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

\$304,000
80± Acres
Barber County



Buck Brush Combo Farm
Hazelton, KS / Barber County

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

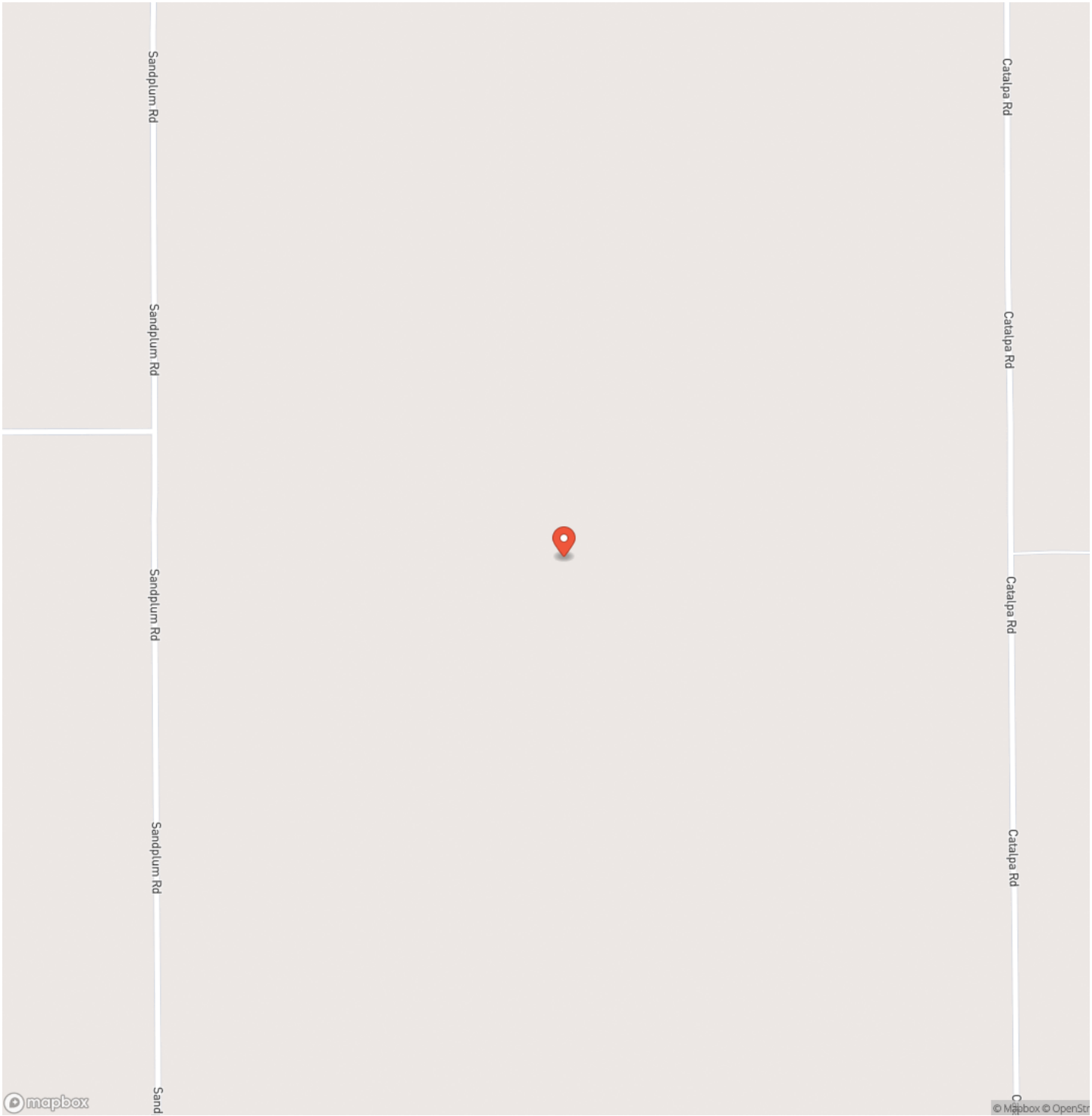
If you've been searching for a manageable hunting property with income-producing farmland, this 80+/- acre tract in Barber County deserves a look! The rolling terrain creates excellent wildlife habitat while offering a diverse mix of thick cover, native grass, and productive tillable ground. Approximately 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](tel:6205013688).

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.

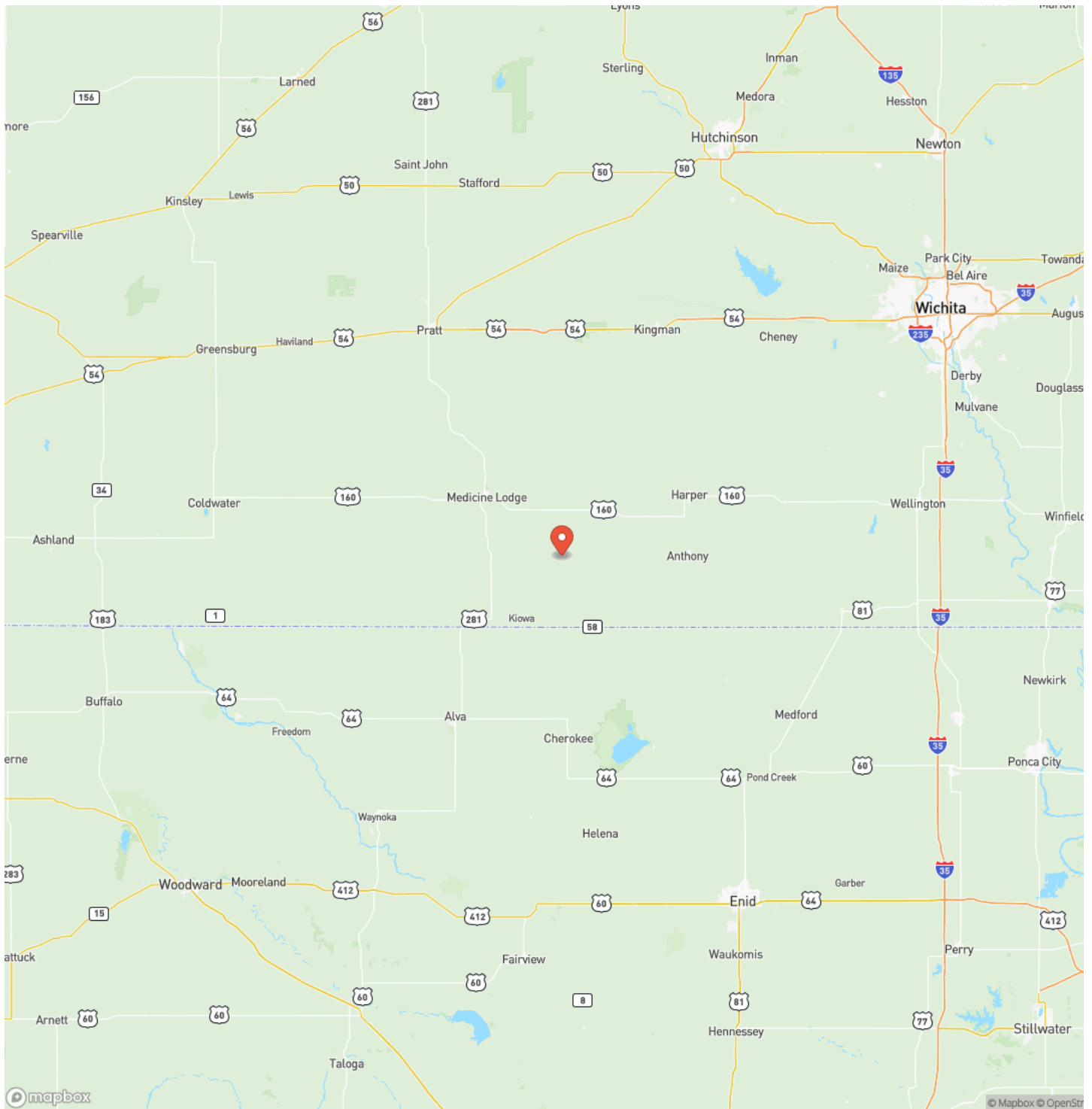
Buck Brush Combo Farm
Hazelton, KS / Barber County



Locator Map



Locator Map



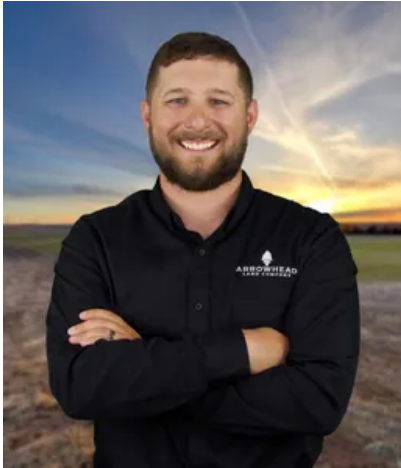
Satellite Map



Buck Brush Combo Farm
Hazelton, KS / Barber County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

Mobile

(580) 727-5019

Office

(620) 501-3688

Email

jacob.lemons@arrowheadlandcompany.com

Address

City / State / Zip

Laverne, OK 73848

NOTES

[illegible]

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.



<https://arrowheadlandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

