

238± Acres | Premium Hunting & Recreational Property
| Kingman County, Kansas
00000 Sw 30 St
Cunningham, KS 67035

\$1,425,000
237.900± Acres
Kingman County



238± Acres | Premium Hunting & Recreational Property | Kingman County, Kansas
Cunningham, KS / Kingman County

SUMMARY

Address

00000 Sw 30 St

City, State Zip

Cunningham, KS 67035

County

Kingman County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

37.60668 / -98.30516

Acreage

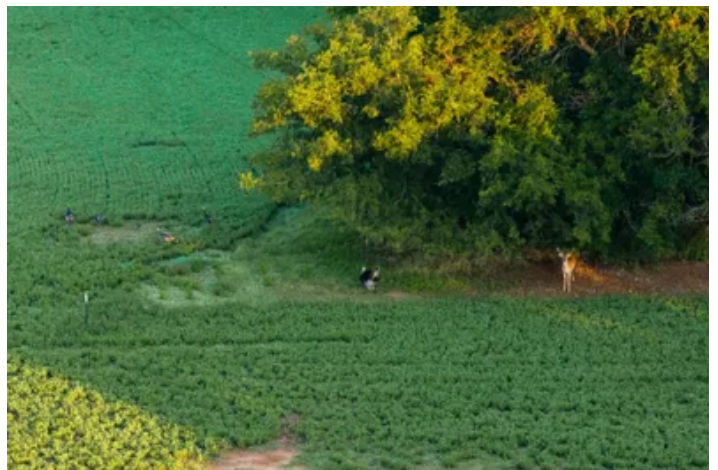
237.900

Price

\$1,425,000

Property Website

<https://redcedarland.com/detail/238-acres-premium-hunting-recreational-property-kingman-county-kansas-kingman-kansas/83928/>



PROPERTY DESCRIPTION

Tucked away in the heart of Kansas's renowned big buck country, this 238± acre property in Kingman County is a rare and exceptional find for the serious hunter, investor, or outdoor enthusiast. Just one mile from the blacktop and 45 miles from Wichita, this turnkey recreational tract offers a compelling mix of proven wildlife habitat, thoughtful infrastructure, and long-term potential — whether you're seeking a premium hunting destination, or the perfect place to build your dream home or hunting lodge.

A Hunter's Dream: Diverse Habitat that Holds Game Year-Round

This property offers everything necessary to attract and sustain a wide range of game species — particularly trophy whitetail deer, wild turkey, upland birds, and waterfowl. Its carefully balanced terrain includes:

- **90± Acres of Mature Timber:** Towering oak, walnut, catalpa, elm, hedge, and cedar create thick cover, natural corridors, and bedding areas that hold deer year-round. The diversity in timber, shrub, and grass species supports a rich ecosystem that benefits not only deer but turkey, quail, and waterfowl.
 - **15± Acres of Established Alfalfa:** Strategically positioned and well-maintained, this alfalfa field serves as both a food source and income stream. It's a major draw for whitetails throughout the growing season and a magnet for game in the fall.
 - **9± Acres of Tillable Ground:** Perfect for establishing food plots or enrolling in CRP. This space offers flexibility to tailor the property's layout for wildlife management or ag income.
 - **1-Acre Hidden Food Plot:** Tucked into cover and positioned for minimal disturbance, this secluded plot is ideal for bowhunting during peak rut or early season patterning.
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Water Resources: A Key Element for Wildlife & Enjoyment

Reliable water features are critical for sustaining wildlife and enhancing property usability. This tract includes:

- **2.5-Acre Stocked Pond:** A well-designed body of water with poly pipe structure, providing prime habitat for largemouth bass, crappie, and sunfish. The pond also serves as a reliable water source for deer and other game species and offers outstanding recreational fishing.
 - **Seasonal Marsh Area:** This natural wetland attracts waterfowl and enhances biodiversity. It adds significant value for duck hunters or those looking to create a more complete upland-and-wetland hunting experience.
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Wildlife: Trophy Bucks, Upland Birds, and More

This property has a proven track record of producing mature Kansas whitetail. Its proximity — just one mile — to the **Ninnescah River** and the **Byron Walker Wildlife Area** makes it part of a larger, highly productive ecosystem. During the most recent property tour, several **velvet bucks**, **wild turkeys**, and coveys of **bobwhite quail** were observed. Pheasant and migratory waterfowl are also commonly seen, rounding out the multi-species hunting experience.

- **Included Hunting Features:**
 - **2 Redneck Tower Blinds:** Strategically placed with optimal visibility and shooting lanes.
 - **2000 lb Texas Wildlife Feeder:** Ensures consistent supplemental feeding to support deer health and movement.
 - Multiple stand and access locations to accommodate changing wind directions and seasonal movement patterns.



Land Improvements & Build-Ready Infrastructure

Beyond the wildlife appeal, this farm comes with valuable improvements that set it apart:

- **New Perimeter Fencing:** Secure and livestock-ready, offering peace of mind and low maintenance.
- **Two Custom Gated Entrances:** With cattle guards, providing secure and attractive access from multiple points.
- **Rocked Driveway:** Extends from the east gate to the pond, creating a scenic and practical path to a prime build site with elevated pond views — a perfect location for a cabin, barndominium, or custom home.

Location & Access

This property offers rare seclusion without sacrificing convenience:

- **Just 1 Mile from Blacktop**
- **45 Miles to Wichita**
- **8 Miles to Cunningham**
- **12 Miles to Kingman**

Quick access to amenities, services, and airports while still offering the privacy and tranquility of rural Kansas.

Legal Description: 238+/- Acres in the S2 of the NE4 of S16-T28-R9W and the SE4 of S16-T28-R9W

Final Thoughts: A Rare Opportunity for Hunters & Land Investors

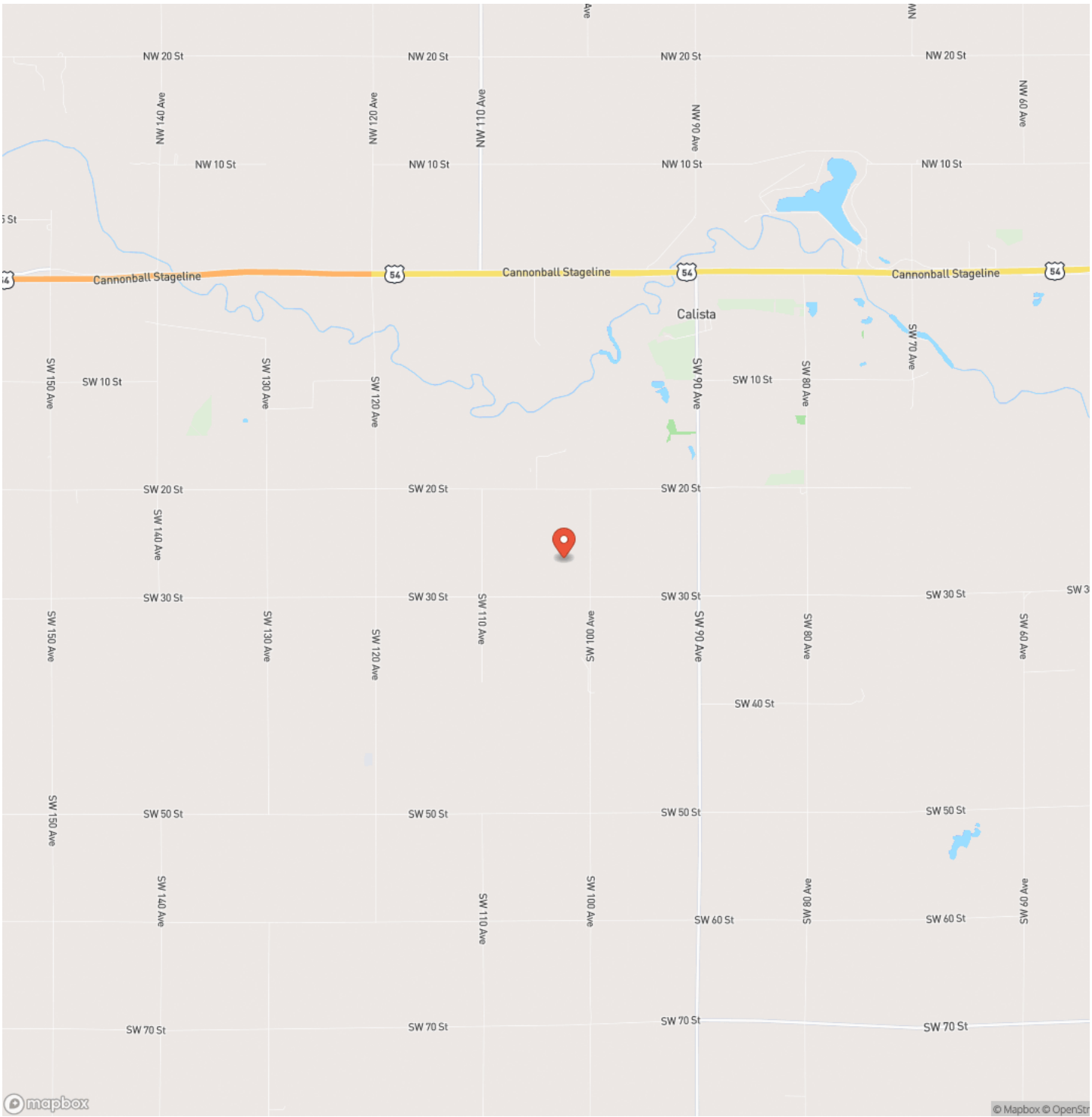
Whether you're a lifelong outdoorsman, a land investor, or someone searching for a weekend escape with trophy hunting potential, this 238± acre tract delivers on all fronts. Properties of this caliber — with mature habitat, multiple species, established infrastructure, and build-ready sites — are getting harder to find.

It's not just a piece of ground — it's a legacy property, ready to be enjoyed now and handed down for generations.

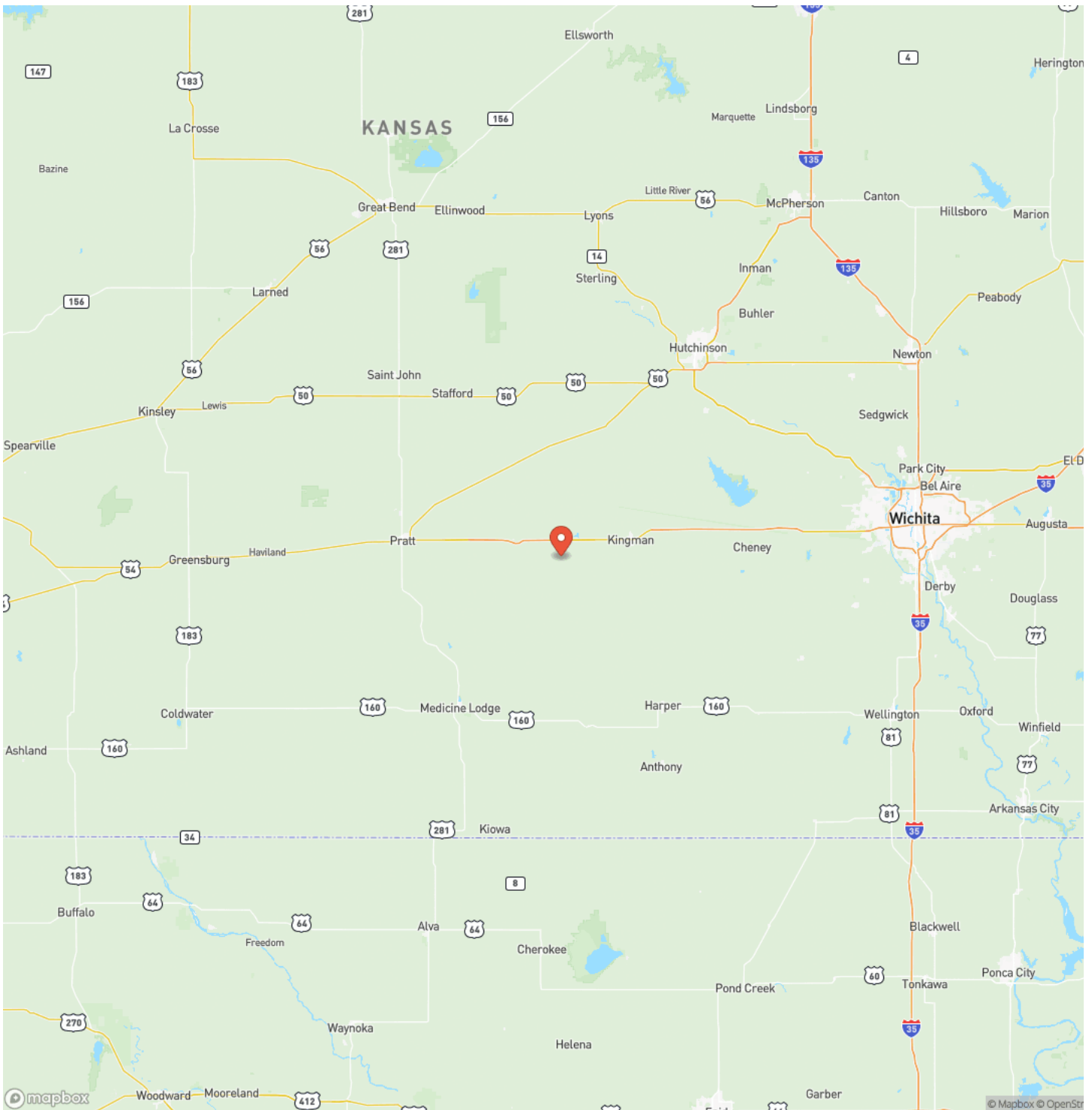




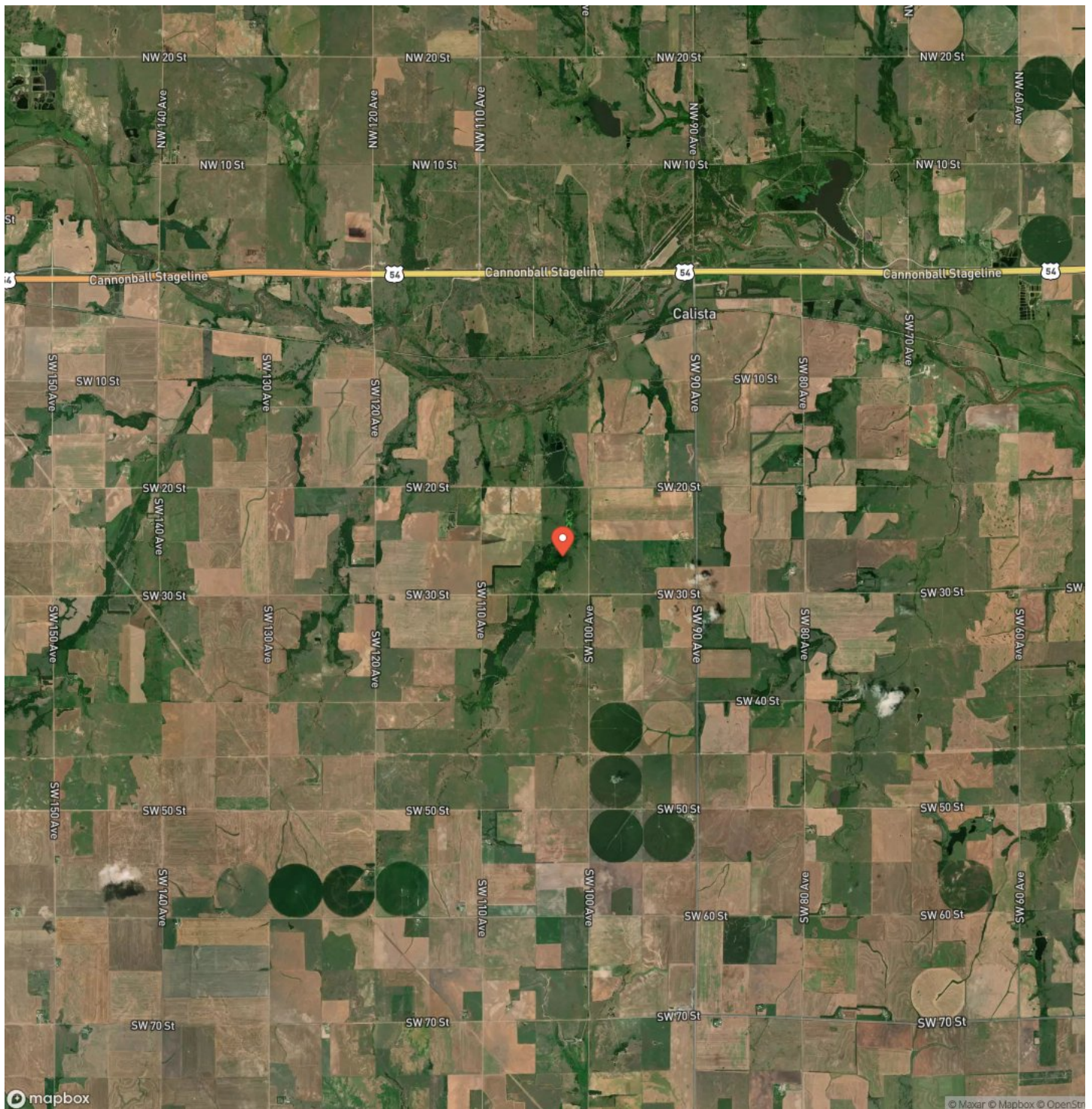
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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