

**Fully Fenced Pasture with Squaw Branch & Mature
Cottonwoods**
TBD Road W 9
Norton, KS 67654

\$298,000
160.400± Acres
Norton County



Fully Fenced Pasture with Squaw Branch & Mature Cottonwoods Norton, KS / Norton County

SUMMARY

Address

TBD Road W 9

City, State Zip

Norton, KS 67654

County

Norton County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

39.97 / -100.0575

Acreage

160.400

Price

\$298,000

Property Website

<https://greatplainslandcompany.com/detail/fully-fenced-pasture-with-squaw-branch-mature-cottonwoods-norton-kansas/91590/>



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PROPERTY DESCRIPTION

Norton County, KS 160.4

Here's your chance to purchase a hunting sanctuary in an excellent region of Kansas big buck, turkey, and upland bird country. This property has it all and is ready for you to hunt this Fall. This parcel is located just a few miles south of the Nebraska/Kansas State Line in Norton County. With maintained county road frontage on the western edge then has a slight hill before dropping down into Squaw Branch with mature Cottonwoods and small cedars. This provides excellent seclusion and low pressure for wildlife that call this ranch home. Daytime mature bucks are a common occurrence on this property. The habitat on this property checks every box expected for a premium Kansas hunting tract in north central Kansas. Squaw Branch cuts through the interior of the property offering some great elevation changes and is lined with an abundance of native timber, including plenty of large roost trees for the frequent resident Rio Grande turkeys. Rolling native grassland and scattered cedars make up the remainder of the cover providing ample bedding, roost, and brood sites, as well as an income stream for the owner. The grass has been leased out this past year to a local producer for \$30 per acre annually. There are several spots for strategically placed food plots that would offer a consistent food source and great hunting blind spots. New trail camera pictures coming in daily. If you've been looking for the complete hunting package in a highly coveted region, this one is it. Contact listing Land Professional for more information or to schedule a showing.

Property Features:

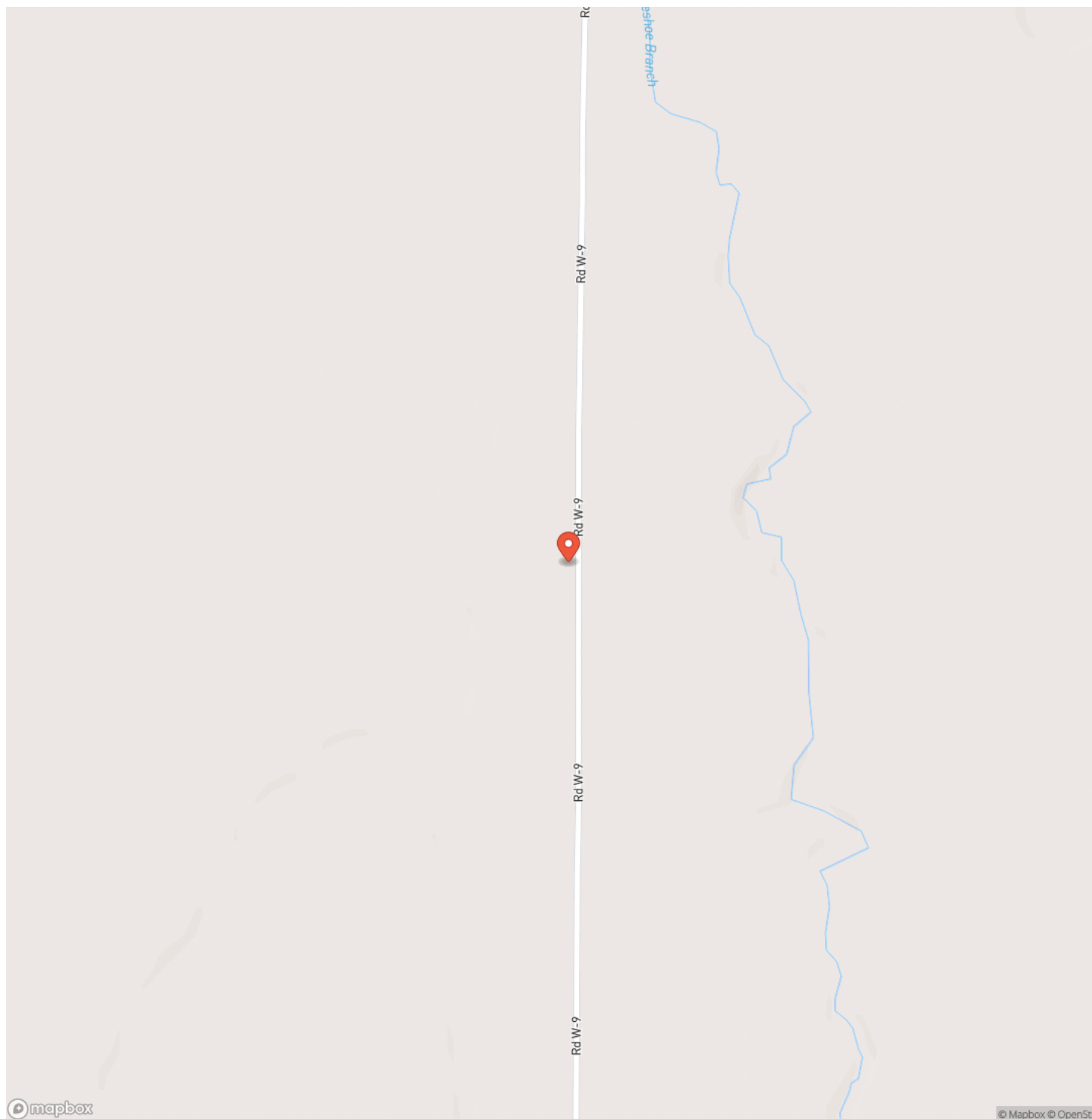
- 160.4 acres on Squaw Branch Northwest of Norton, KS
- Norton County, KS
- Large Mature Timber
- Excellent Native Habitat
- Trophy Whitetail, Turkey, and Upland Bird Hunting
- Fully Fenced Pasture with Solar Water Well
- Income Potential from Pasture Lease
- Ideal Spots for Food Plots

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

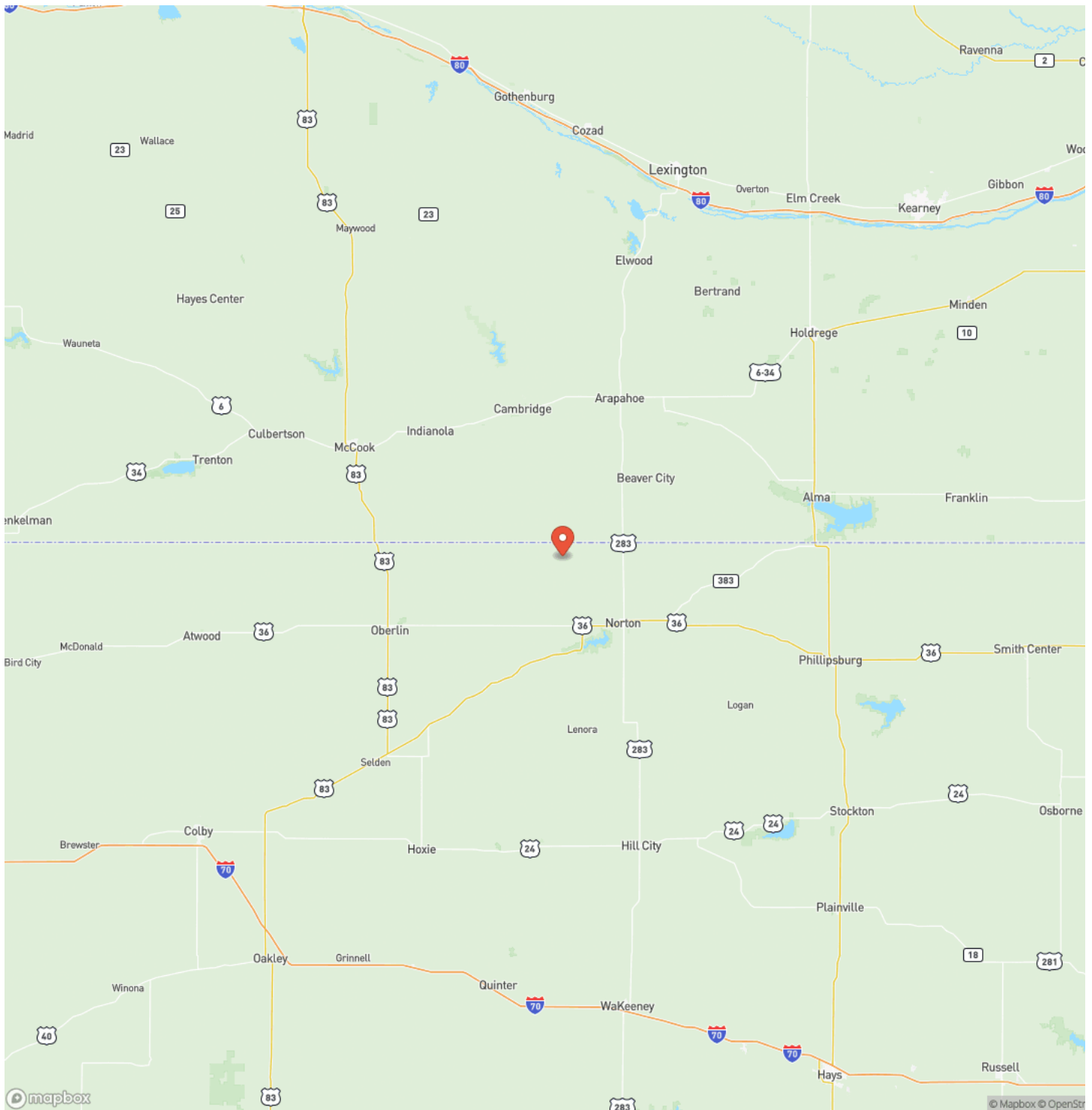
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Norton, KS / Norton County



Locator Map



Locator Map



Satellite Map



Fully Fenced Pasture with Squaw Branch & Mature Cottonwoods Norton, KS / Norton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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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.



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