

**Big Timber Creek Getaway with 3BR 1BA Home &
Several Outbuildings**
2845 Road X
Bird City, KS 67731

\$210,000
40.090± Acres
Cheyenne County



Big Timber Creek Getaway with 3BR 1BA Home & Several Outbuildings

Bird City, KS / Cheyenne County

SUMMARY

Address

2845 Road X

City, State Zip

Bird City, KS 67731

County

Cheyenne County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

39.8963 / -101.5327

Dwelling Square Feet

2052

Bedrooms / Bathrooms

3 / 1

Acreage

40.090

Price

\$210,000

Property Website

<https://greatplainslandcompany.com/detail/big-timber-creek-getaway-with-3br-1ba-home-several-outbuildings-cheyenne-kansas/87875/>



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PROPERTY DESCRIPTION

Here is a must-see listing with Big Timber Creek Bottom and a 3BR 1BA ranch home that could be turned into a great hunting cabin or full-time residence. This area in Northwest Kansas is known for its trophy deer, healthy population of turkey, and upland bird hunting. Several large cottonwood trees make ideal turkey roosting spots along the creek bottom while also providing great bedding areas and habitat for deer. Multiple crop fields could be leased out for annual income to a local tenant or turned into strategic food plot locations for the perfect hunting blind setups. Located at the end of a dead-end road there is tons of privacy for those looking for a place to get away from the hustle and bustle of life. Several outbuildings would make a great place for storage or to park equipment. Give the listing agent a call today for more information or to schedule a showing of this amazing property. Showings by appointment only!!!

Property Details:

Legal - SE4 NW4 SEC12 T2S R38W LESS ROW

Located North of Bird City, KS

3BR 1BA Ranch Style Home with Full Basement

Big Timber Creek Bottom

Large Cottonwood Trees

Amazing Hunting Opportunities

Mule Deer, Whitetail, Turkey, & Upland Birds

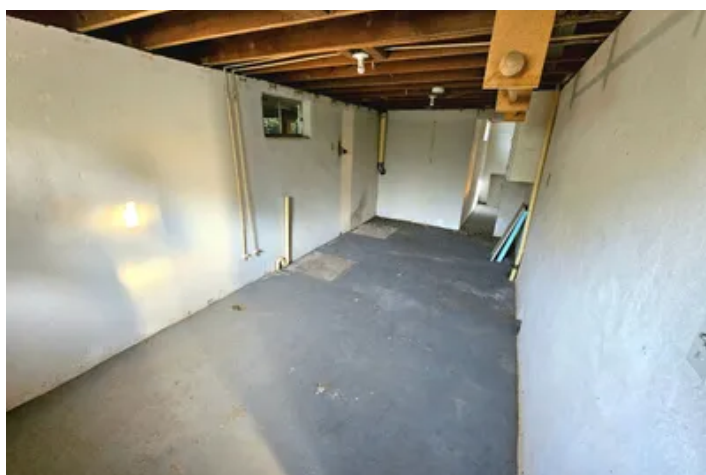
Tillable Cropland or Food Plot Locations

Low Taxes

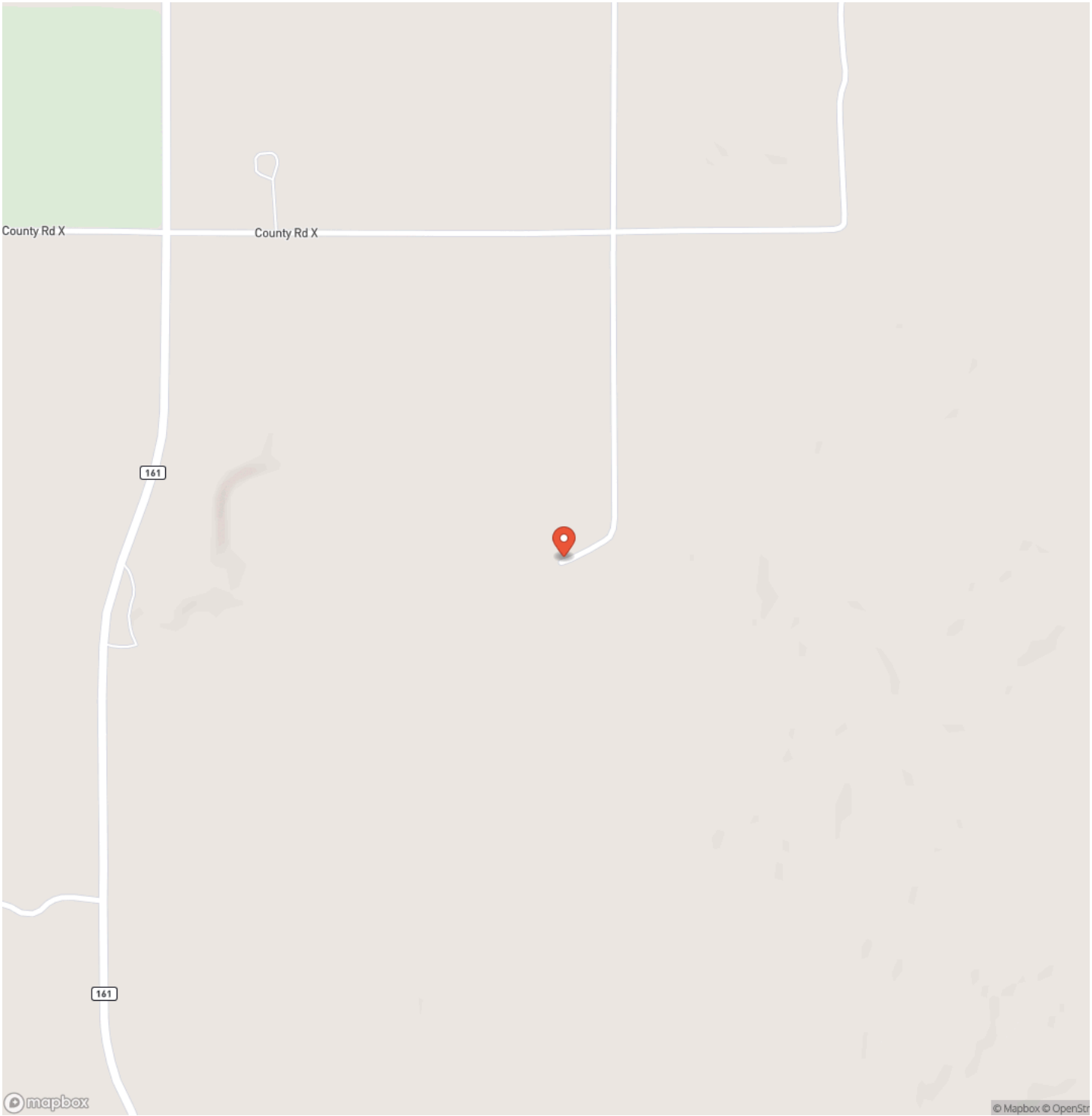
Driving Directions: From Bird City, KS take State Highway 161 North approximately 10 miles until you reach County Road X then turn right going east for a ½ mile until you reach County Road 29 then turn right going south for a 1/3 mile until you reach the property.

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.

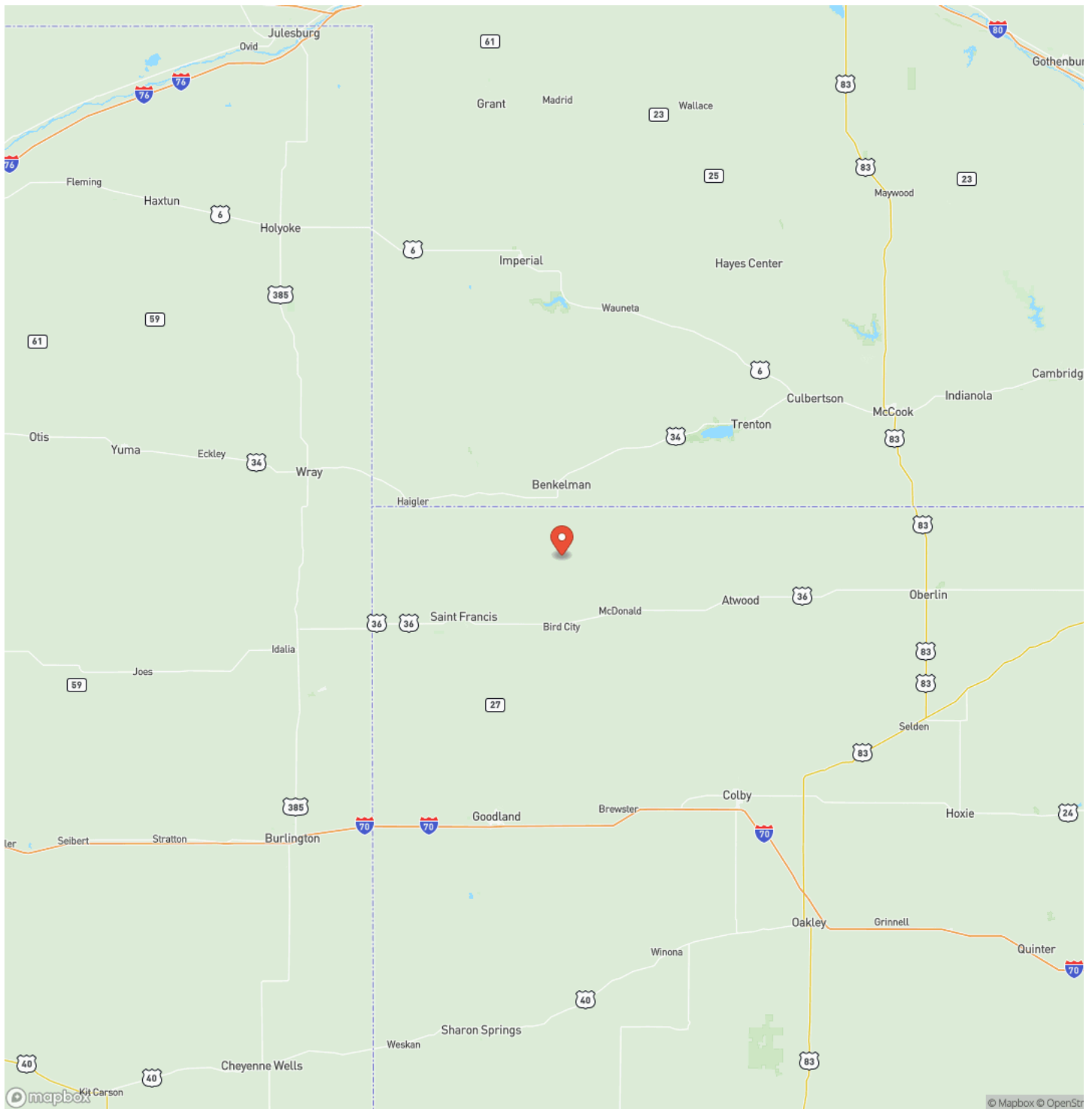
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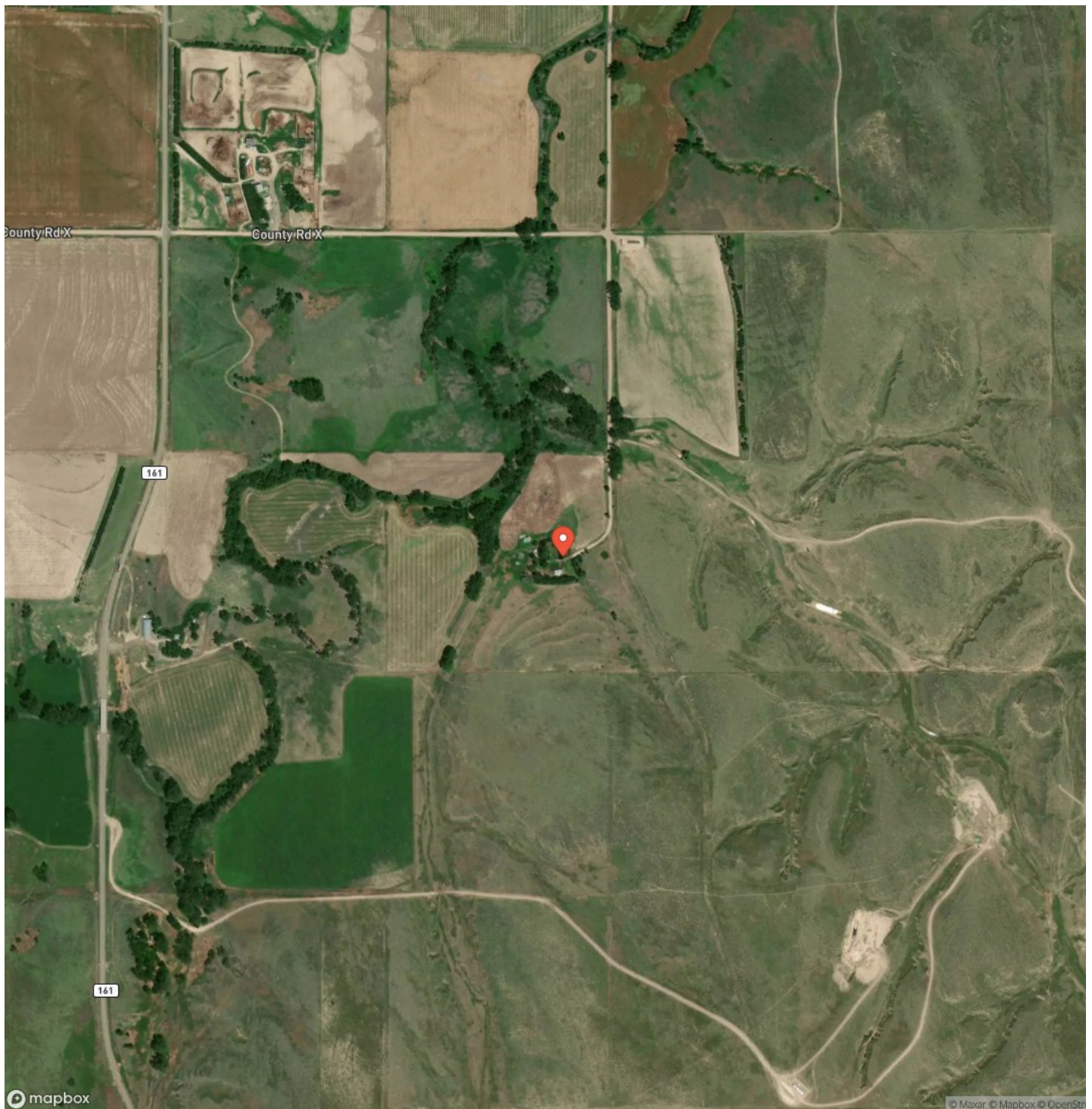
Locator Map



Locator Map



Satellite Map



Big Timber Creek Getaway with 3BR 1BA Home & Several Outbuildings

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

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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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