



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

FARMLAND & BIG BUCKS!

96± ACRES
LINCOLN COUNTY, KS
\$561,600

OFFICE (785) 524-7023 | WWW.SMALLTOWNPROPERTIES.COM

THE LINCOLN 96

PROPERTY PROFILE

LOCATION:

- E Lark Drive
Sylvan Grove, KS 67481
- Lincoln County
- 9.2± Miles E of Sylvan Grove
- 9.5± Miles W of Lincoln
- 51± Miles W of Salina

COORDINATES:

- 39.0271111, -98.2728889

PROPERTY USE:

- Deer, Turkey, Upland Game
& Waterfowl Hunting
- Agriculture
- Investment
- Recreational

PROPERTY INFORMATION:

- 96± Total Acres
- 93.74± Tillable Acres
- Frontage on the Saline River
- Soft and Hard Woods
 - Cottonwood, Hackberries,
Oak Trees
- Access Via County Gravel Road
- Utility Easement
- Rural Water Available

TAX INFORMATION:

- 141-12-0-00-00-002.00-0
- \$812.18 for 2025-2026



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DONOVAN HUEHL

LAND SPECIALIST

C: 785-488-5120

O: 785-524-7023

donovan@smalltownproperties.com

1150 N 130th Rd - Lincoln, KS 67455

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LINCOLN 96

LOCATED IN THE HEART OF LINCOLN COUNTY, KANSAS, IS A 96± ACRE TRACT THAT OFFERS A RARE COMBINATION OF PRODUCTIVE AGRICULTURAL INCOME, OUTSTANDING WILDLIFE HABITAT, AND YEAR-ROUND RECREATIONAL OPPORTUNITIES. The Lincoln 96, situated approximately nine miles east of Sylvan Grove, is accessed from the north via a well-maintained county gravel road, providing convenient entry and strong long-term usability. A utility easement runs along the north boundary, and rural water is available on the north side of the road.

The Saline River winds along the southern portion of the land, creating a natural travel corridor for wildlife while enhancing the scenic character and habitat diversity. This river frontage supports excellent cover, food sources, and water, making the tract a magnet for wildlife. Additionally, the corridor helps maintain consistent game movement throughout the property, year after year. Outdoor enthusiasts will appreciate the exceptional hunting opportunities, including whitetail deer, turkey, upland game, and seasonal waterfowl. Softwoods and hardwoods such as cottonwoods, hackberries, and oak trees are scattered about.



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MORE ABOUT THE LINCOLN 96

In addition to its recreational appeal, the Lincoln 96 also provides a strong agricultural return, with 93.74± acres being tillable, making it a well-balanced investment for buyers seeking both income and recreation.

Whether you're looking for a productive farm investment or a private hunting property, this versatile Saline River tract offers a unique opportunity in one of the most sought-after areas of central Kansas.

Contact **Donovan Huehl** today to schedule a private tour of the Lincoln 96 and experience #TheSmallTownWay!



[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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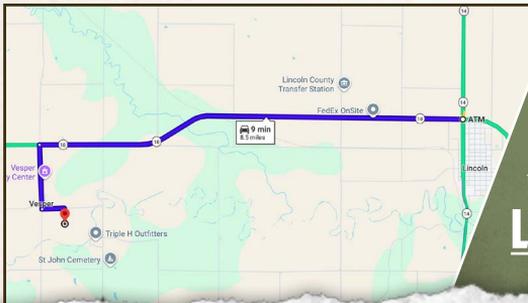
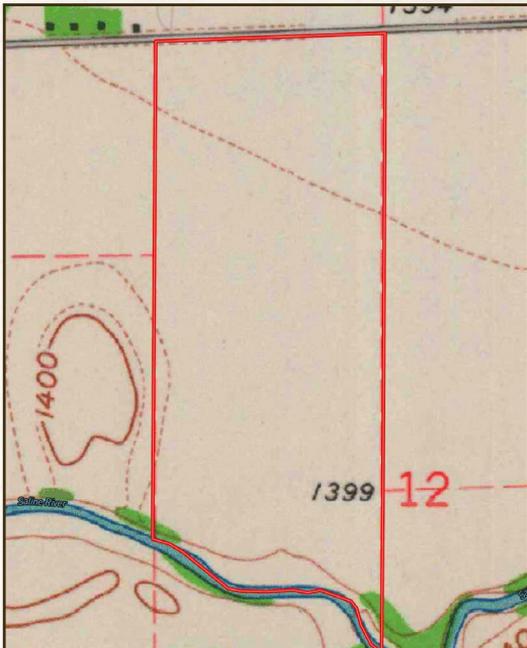
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96± ACRES

LINCOLN COUNTY, KANSAS

land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of Hwy 14 and Hwy 18 in Lincoln, KS: Travel 7.1 miles west on Hwy 18. Turn left on 120th Road and continue 1.1 miles south. Turn left on E Lark Drive and in 0.2 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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