

**Turn Key Hunting Farm with Arkansas
River and Coon Creek in Pawnee County,
Kansas
Garfield, KS 67529**

\$2,134,125
525 +/- acres
Pawnee County



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SUMMARY

City, State Zip

Garfield, KS 67529

County

Pawnee County

Type

Hunting Land, Farms, Riverfront

Latitude / Longitude

38.062841 / -99.250993

Taxes (Annually)

2808

Acreage

525

Price

\$2,134,125



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PROPERTY DESCRIPTION

ARKANSAS RIVER AND COON CREEK DREAM FARM.

525+/- Acres with INCOME, ARKANSAS RIVER, COON CREEK, BIG KANSAS WHITETAIL, TURKEY, PHEASANT - QUAIL, WATERFOWL, FARM EQUIPMENT, DEER BLINDS, HAY SHED & ROUND TOP.

Brief Legal Description: 525+/- acres in 12-23-18 & 14-23-18.

Driving Directions: Just south of Garfield Kansas, and 1.5 miles southwest of Garfield of Highway 156. 15 minutes From Larned, 30 minutes from Great Bend, and 2 hours from Wichita Airport.

Equipment List: 2008 9435 Massey Ferguson Swather, 4840 John Deere Tractor, JCB Telehandler, 36' Hay Rake, Massey Ferguson 2270 Baler, Case International 160 Tractor, 45' Semi Trailer, and misc. attachments.

2021 Taxes: \$2,808

Farms along the Arkansas River rarely come up for sale and when they do they usually only have one side of the river. This dream farm has everything an avid outdoorsman looking for a return on his investment could want, and has both sides of the river. The farm has just over 1 mile of the Arkansas River, and 2+/- miles of coon creek. The river and creek winding through the farm creates excellent pinch points, open pockets, and thick cover to hold all the wildlife. Mature cottonwoods and cedar trees cover the farm along the river allowing for multiple areas to set up tree stands. You can't ask for a better mix of pasture, river, creek, and tillable combination for world class hunting. There are multiple homemade tower blinds that stay with the property. The sellers over built the blinds. Some of the blinds feature insulation, propane heat, double pane windows, solar panels, and even cots to use to stay all night. It's a normal day to see between 50-100 deer using the ag. fields around the tower blinds in the winter. The farm also includes multiple 2,000 lb. feeders and tree-stands.

This is the perfect turn key operation!

For the Farmer's: There are approximately 240+/- acres in production. Current crops this year include alfalfa and wheat. The dryland tillable acres are currently being custom farmed. This farm does sell with all the equipment listed above. There are multiple storage sheds and equipment barns on the property. 30'x40' Round-top storage shed with electric and water and a 50'x100' hay shed.

For the Waterfowler's: The open pockets on the river / creek get stacked with waterfowl when all the other water sources freeze over. There are springs in coon creek that never go dry, and the 20 years the



owners have pieced these farms together they have never seen the creek or river go dry. Coon creek is well known for the wood duck population along the thick timbered edges. There is a slough just east of the creek that fills full of mallards as well. Another waterfowl hotspot is where coon creek meets the Arkansas river creating a large open pool for the ducks to use.

Fishing: The sellers have enjoyed catching catfish and bass in both coon creek and the Arkansas river over the years. Several bends in the creek and pools that are deeper are great fishing!

Other Notes: 10,000 yards of fill dirt material is being pulled off the property to help finish the road construction off 156. Mineral rights negotiable.

Sellers request a 24-hour notice to show and that all viewers are accompanied by Broker Ryan Koelsch. To schedule a showing please call Ryan at 620-546-3746.

KEY FEATURES:

Arkansas River

Coon Creek

Excellent Hunting

Fishing

Tillable Income

Farm Equipment

Sheds / Storage

HWY-156 Access

Water Well

Electricity

Both Sides of River / Creek

Building Site Potential



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Locator Maps



Aerial Maps



Turn Key Hunting Farm with Arkansas River and Coon Creek in Pawnee County, Kansas
Garfield, KS / Pawnee County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



This image shows a blank 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.



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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