

**Cabin and Deer Farm on 8.45+/- Acres For  
Sale in Larned, Kansas.**  
1214 River Rd.  
Larned, KS 67550

**\$184,500**  
8.450± Acres  
Pawnee County





**Cabin and Deer Farm on 8.45+/- Acres For Sale in Larned, Kansas.**  
**Larned, KS / Pawnee County**

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**SUMMARY**

**Address**

1214 River Rd.

**City, State Zip**

Larned, KS 67550

**County**

Pawnee County

**Type**

Hunting Land, Residential Property

**Latitude / Longitude**

38.16142 / -99.10078

**Taxes (Annually)**

1538

**Dwelling Square Feet**

560

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

8.450

**Price**

\$184,500

**Property Website**

<https://redcedarland.com/detail/cabin-and-deer-farm-on-8-45-acres-for-sale-in-larned-kansas-pawnee-kansas/28800>



## **Cabin and Deer Farm on 8.45+/- Acres For Sale in Larned, Kansas.**

### **Larned, KS / Pawnee County**

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### **PROPERTY DESCRIPTION**

**Cabin, Shop, Outbuildings, and Deer Farm Operation on 8.45+/- Acres For Sale in Larned, Kansas.**

**Home Address:** 1214 River Rd. Larned, Kansas.

**Driving Directions:** Travel 1/2 mile south of Larned to River Rd. Turn west on River Rd. and go 1/4 mile south. The property is on the east side of the road.

**Taxes:** \$1,538

**Property Description:** Everyone is looking for country living! Great opportunity to own a newer cabin in the country with a garage, outbuildings, and a deer farm operation! The cabin sits on 8.45 acres and has 2 bedrooms, 1 bath, and approximately 560 sq ft. This tract also sells with a 50x30 garage, two outbuildings, and a gazebo. Don't let the acreage size fool you, this tract is a producer for big whitetail, turkey, and quail outside of the high fence for the deer farm. Outside of the high fence there are 2.5 food plot acres that have been worked up in the past for all wildlife surrounding the house. The owner has great trail cam pics and even good harvest history from this small acre gem!

Aside from the great hunting and country living - on the business side the seller has started his own deer farm. There are currently 15 deer in the high fence with a great pedigree. Thunder is a 3 year old buck with an expected growth to be 200"-225" this year. There are 3 sons from Thunder that are a year old. There are 6 does that vary from yearling age to 7 years old. There are 7 fawns this year with 4 confirmed bucks. Several of the fawns are Thunder genetics. JT is another big buck that is a 2 year old that is expected to blow up the next few years. All the deer are in a high fenced area with cross fences to easily sort the herd. This is a perfect window of opportunity to gain from the Sellers hard work and dedication to build up a strong genetic line of deer. The money is about ready to be made with selling or breeding some of these bucks. All the deer have great genetics and pedigree. There is also a pheasant / quail pen set up on the property for additional income. With minimal maintenance a new owner could raise pheasant and quail on the property as well.

If the hunting isn't enough on the property there is great public land access is just down the road 1/4 mile. There is access to the Arkansas River where you can enjoy public hunting, fishing, or trail riding. The Arkansas River is notorious for great public hunting!

**Personal property included:** Washer, Dryer, Stove, Microwave.

**Personal property negotiable:** Corn hauler, plot master, foot plot equipment, tempur-pedic king size bed, swimming pool.



To schedule a showing contact Ryan Koelsch at [620-546-3746](tel:620-546-3746). Showings by appointment only - 24 hour advance notice to show.

### Key Features

Larned

Great Bend

Cabin

50x30 Garage

Outbuildings

Gazebo

8.45 Acres South of Larned Kansas

Ark River Access Close

Deer Farm Income

Food Plot





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## Locator Maps

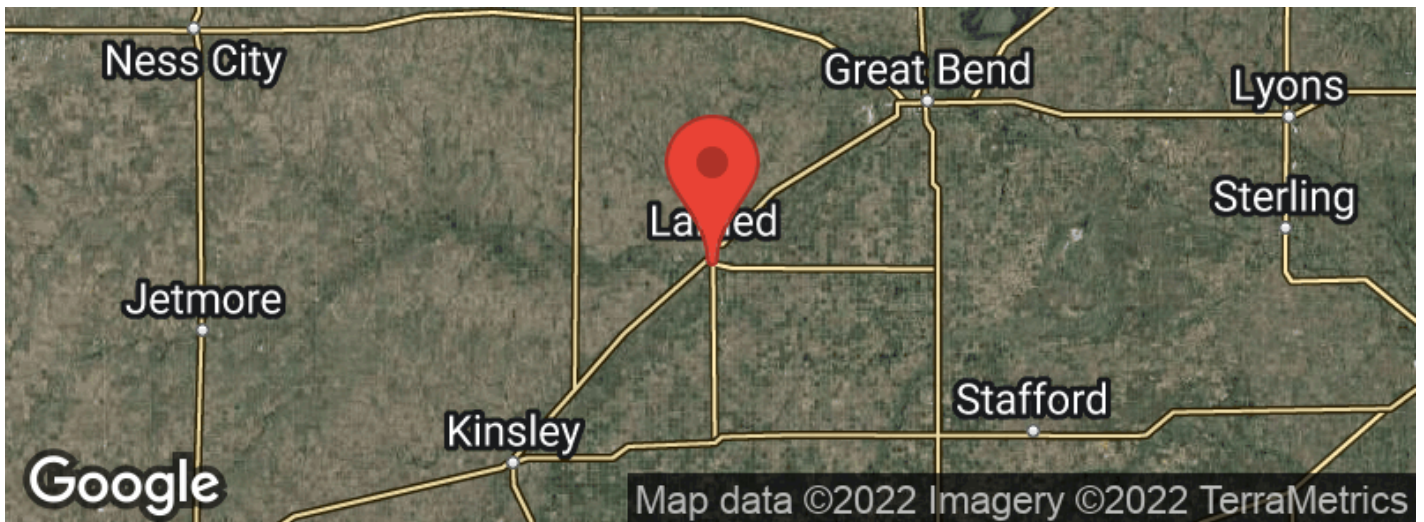




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## Aerial Maps



**Cabin and Deer Farm on 8.45+/- Acres For Sale in Larned, Kansas.  
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**LISTING REPRESENTATIVE**

For more information contact:



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Ryan Koelsch

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**Address**

2 NE 10 ave

**City / State / Zip**

St john, KS 67576

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Red Cedar Land Co.**  
2 NE 10th ave  
St john, KS 67576  
(620) 546-3746  
[www.redcedarland.com](http://www.redcedarland.com)

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