

**621+/- Acres of Excellent Hunting Land with Home and
Shed in Comanche County, Kansas.**
Coldwater, KS 67029

\$1,549,395
621± Acres
Comanche County



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Coldwater, KS / Comanche County

SUMMARY

City, State Zip

Coldwater, KS 67029

County

Comanche County

Type

Hunting Land

Latitude / Longitude

37.28717 / -99.42779

Taxes (Annually)

2174

Bedrooms / Bathrooms

3 / 2

Acreage

621

Price

\$1,549,395

Property Website

<https://redcedarland.com/detail/621-acres-of-excellent-hunting-land-with-home-and-shed-in-comanche-county-kansas-comanche-kansas/49350/>



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PROPERTY DESCRIPTION

621 +/- Acres of Tillable, CRP, Pasture and Hunting Land in Comanche County, Kansas.

Driving Directions: Travel 2 miles north of Coldwater, take Ave F west for 5 miles. Turn South on Ave H, go 1 mile and the property starts on the west side of the road.

Legal Description: All of S6-T32S-R19W.

Taxes: \$2,174.98

Property Description: Located in the heart of unit 16 in Comanche County, Kansas this farm is a perfect combination of tillable, pasture, CRP, cover, and excellent hunting. There is 400+/- acres of pasture and grass, 100+/- acres of CRP, 70+/- acres of tillable, and 8+/- acres in food plots. The tillable and food plots are currently planted to wheat. The property has 2 shelter-belts that span about 3/4 of a mile each, and another tree grove on the north end of the property. The property has not been grazed allowing the native grasses to create ideal wildlife habit. This farm comes with 3 Redneck Blinds that are set on concrete footings, and also 3 2000# All Season Feeders with internal spinners. This tract also has a 3 bedroom 2 bath trailer house that makes for the perfect base camp. Next to the house is a 40x40 roundtop shed with concrete floors and power ran through out. It is an excellent place to store your tractors and extra equipment. There is a water well at the camp headquarters, a windmill on the west side of the property, and a new solar well on the south end of the farm. The property is in a great neighborhood with several large tracts surrounding it and very little traffic.

The trail camera photos and deer history show a very good age class of big bucks for next season!

For more information or to schedule a showing call **Nathan Leeper** at [620-388-6328](tel:620-388-6328)

What mineral rights owned by the seller shall transfer to the buyer.

Key Features:

Unit 16

Deer, Quail, and Pheasant Hunting

Income Producing

Solar Well, Windmill, and Electric Well

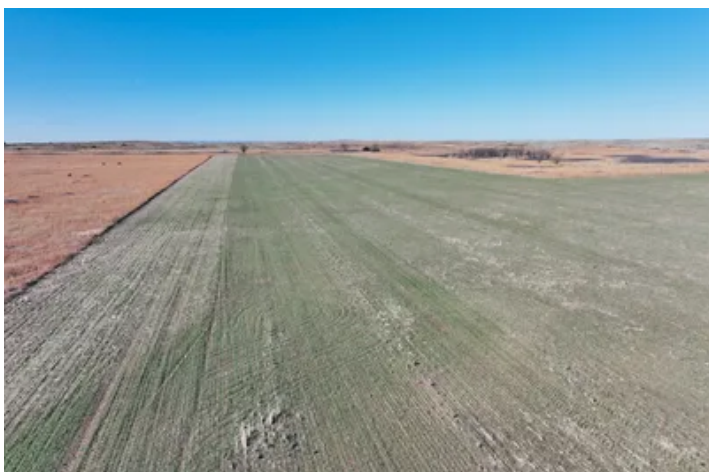
Comanche County

3 Bed 2 Bath Home

Round Top Shed

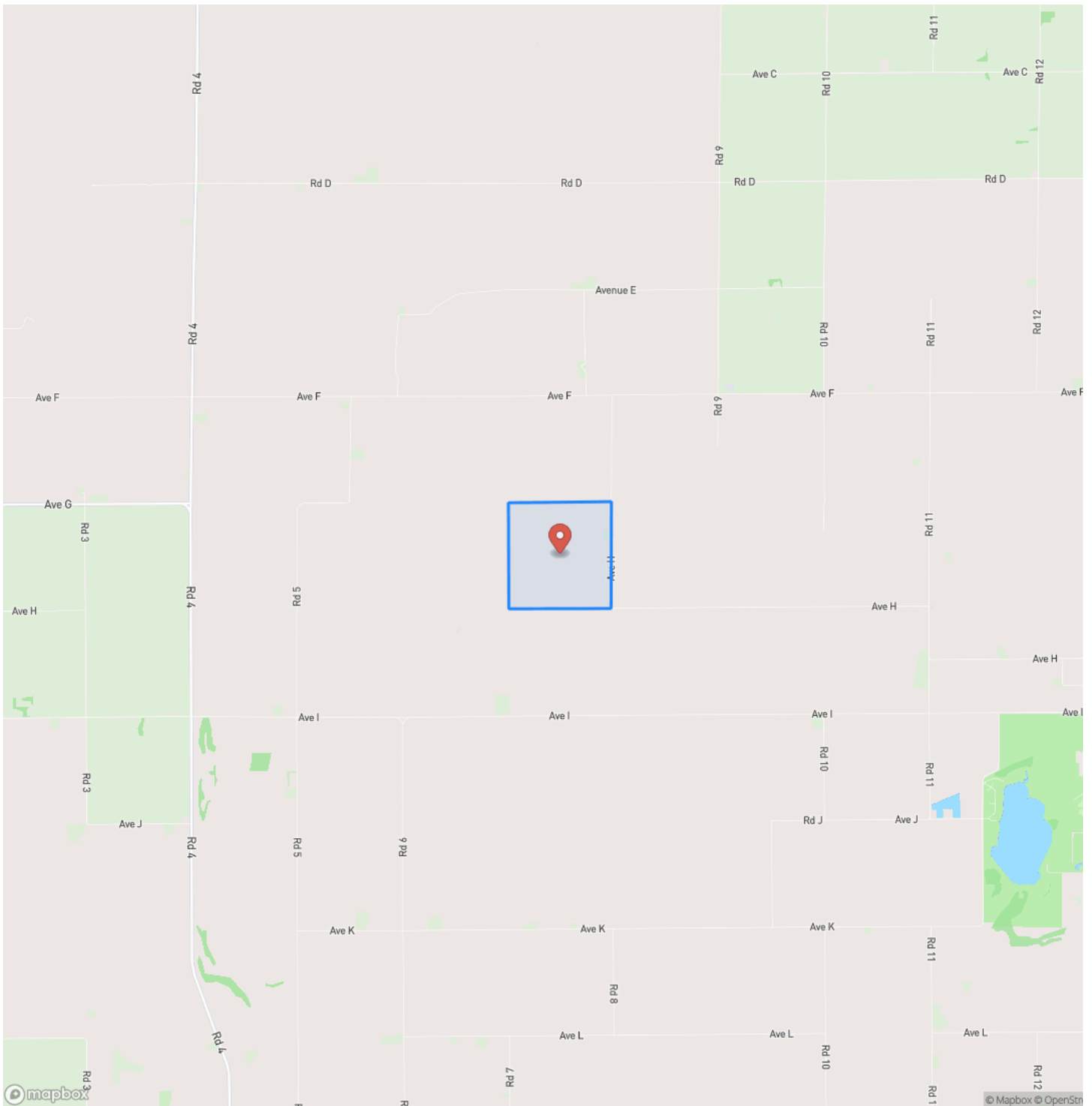


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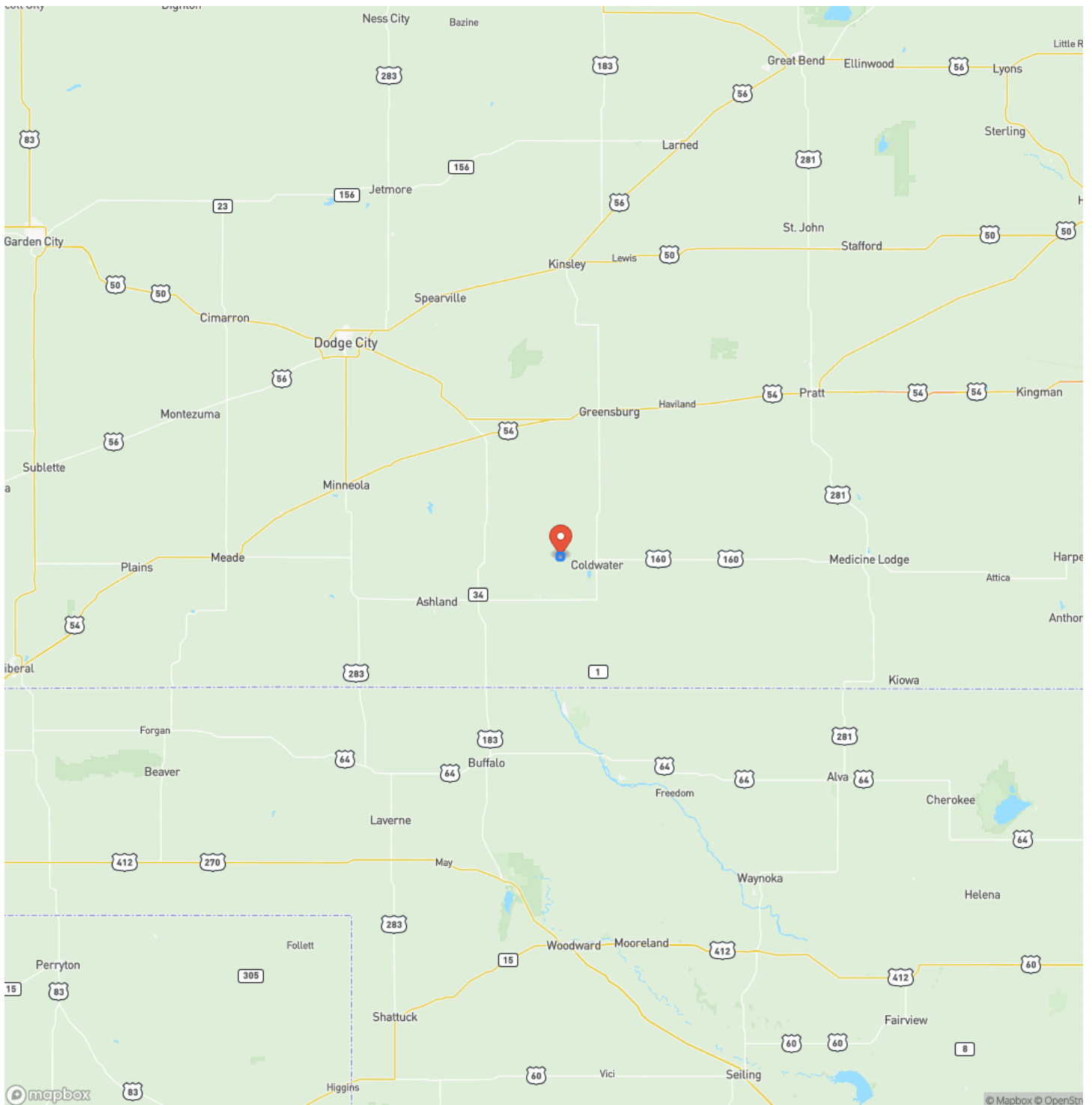
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Locator Map



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Locator Map

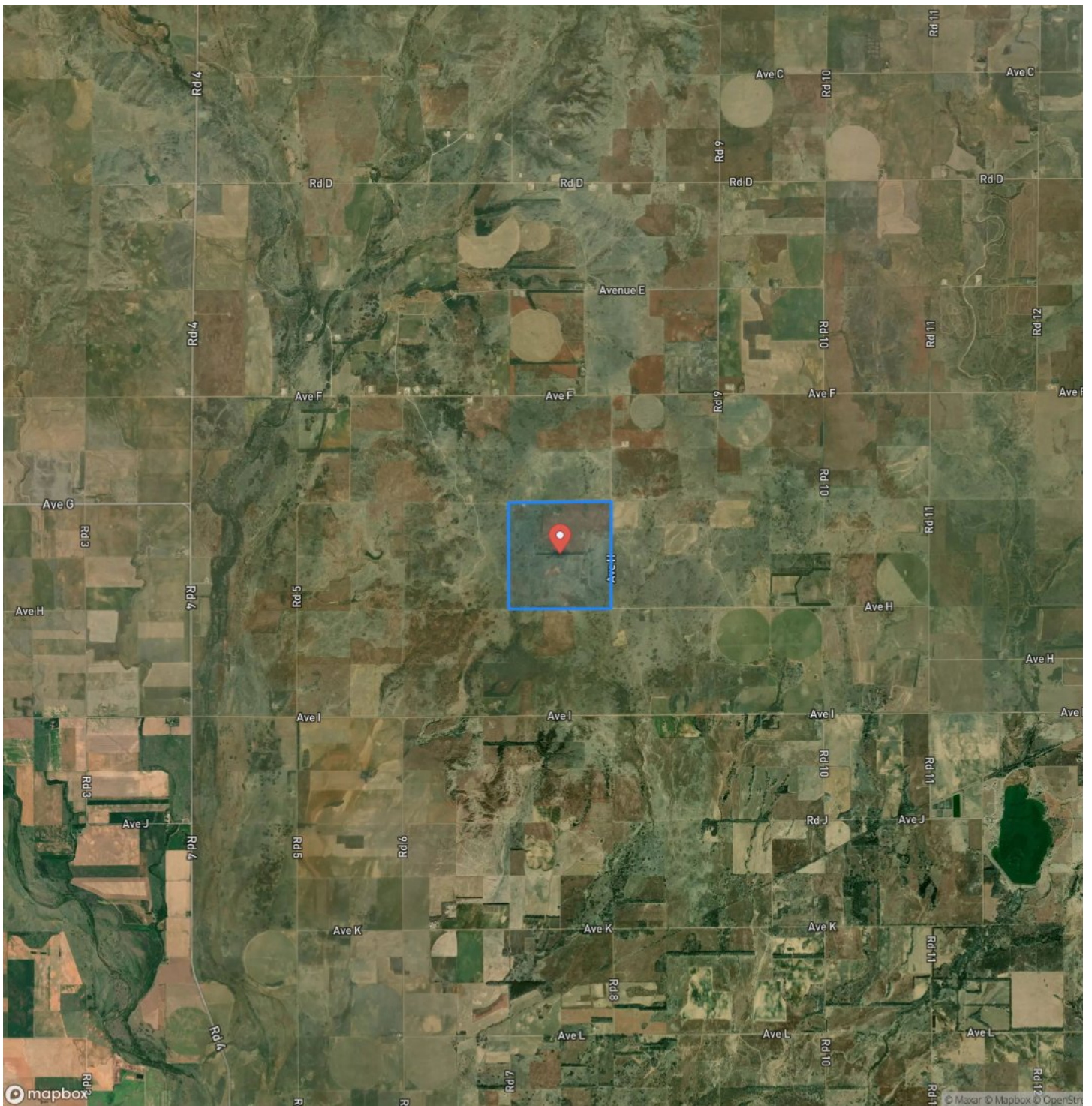


MORE INFO ONLINE:

redcedarland.com

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan Leeper

Mobile

(620) 388-6328

Email

nleeper@redcedarland.com

Address

City / State / Zip

Preston, KS 67583

NOTES



MORE INFO ONLINE:

redcedarland.com

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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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