

**80+/- Acres of Great Hunting and Pasture  
in Harper County, Kansas.**  
Attica, KS 67009

**\$207,920**  
80 +/- acres  
Harper County



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**Attica, KS / Harper County**

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**SUMMARY**

**City, State Zip**

Attica, KS 67009

**County**

Harper County

**Type**

Hunting Land, Ranches, Farms

**Latitude / Longitude**

37.19457 / -98.25045

**Taxes (Annually)**

185

**Acreage**

80

**Price**

\$207,920

**Property Website**

<https://redcedarland.com/detail/80-acres-of-great-hunting-and-pasture-in-harper-county-kansas-harper-kansas/26922>





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### **PROPERTY DESCRIPTION**

**80+/- Acres of Great Hunting and Pasture in Harper County, Kansas.**

**Legal Description:** N/2 of the NW/4 of S12-T33s-R9w.

**Driving Directions:** Take Main Street south out of Attica, Kansas and head approximately 3 miles. Turn west on NW 30th rd and go 1/2 mile. The farm is on the south side of the road.

**2021 Taxes:** \$185.18

**Property Description:** You will be hard pressed to find a better turn key 80 in South Central, Kansas. Located in deer Unit 16 just 1 hour from Wichita, and 20 minutes from Anthony and Harper Kansas. This Harper County farm has a lot to offer for a new land owner wanting to get started hunting, building a new home, or even running a cattle operation. The seller has done many upgrades to this farm. It has new hedge post 5 wire fence on 2 sides, with new steel gates and rock entrances on the north and west sides. It has a new water well with a timer ( needs repair ). It also has a 2 year old insulated 10x12 Tuff Shed with a loft and a work bench, perfect for a night stay and a place to store tools. Power is supplied on the west side of the property and offers 220 and 110 outlets with a LED security light overlooking the parking area and shed. The expired CRP grass and multiple mulberry trees provide excellent cover for big mature Kansas bucks, pheasant, quail, and predators. DO NOT overlook this farm as it sits on its own island of cover surrounded by tillable acres. The deer love to stay in this thick cover and get away from other pressured areas. The east end of the property has a spring fed creek that has thick cedar trees growing along it. The middle part of the farm has a nice pond that rarely goes dry. On the cattle side of things this is a very affordable 80 that hasn't been grazed in many years. With new fence and no lack of water it will make a great buy before this year's grazing season. With power and water on the property you could build your dream home not far off a black top road. The water well and electric is right along the road on the west side of the property.

What mineral rights are owned by the Sellers shall transfer. It is believed to be 50%. There are no active lease on the property. CRP is expired. 1 old water well on the property.

**For more information or to schedule a showing contact Nathan Leeper at 620-388-6328.**

Key Features

Unit 16



Secluded Cover

Spring Fed Creek

Pond

Shed

Water Well

Power

New Fence

New Gates

Great Deer, Pheasant, Quail, and Predator Hunting

Expired CRP

Cattle Pasture

Great Trail Camera History

SW of Attica Kansas 3.5 Miles

20 Minutes From Harper / Anthony

1 Hour From Wichita Airport (ICT)





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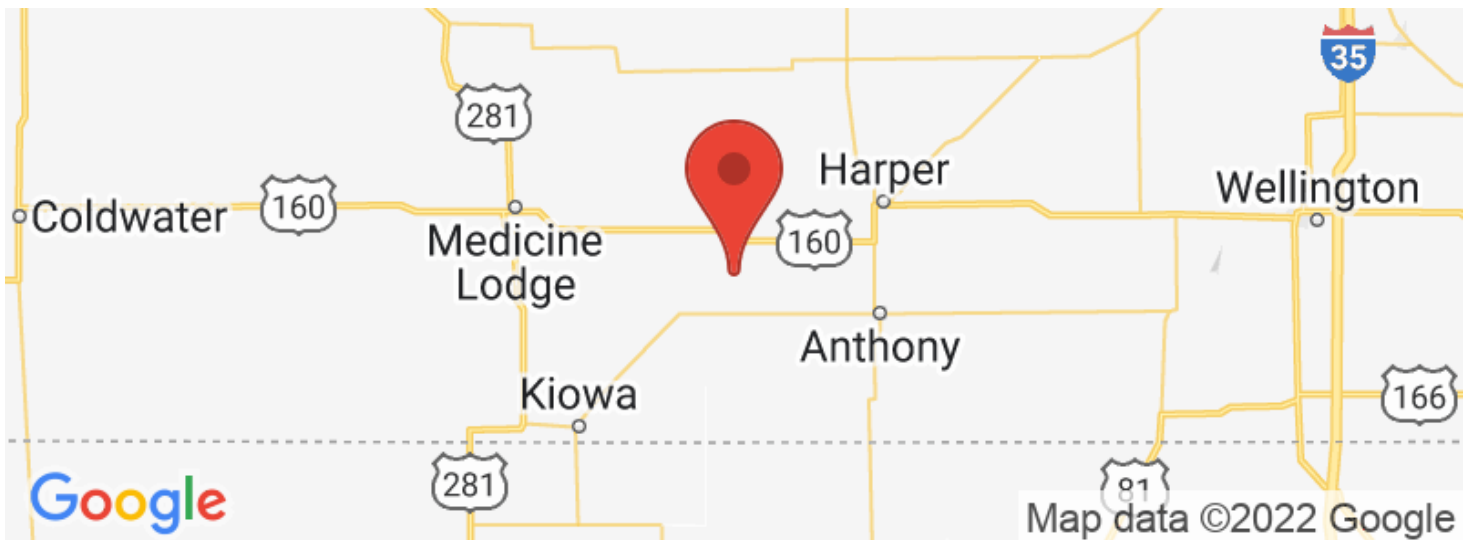
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## Locator Maps





80+/- Acres of Great Hunting and Pasture in Harper County, Kansas.  
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## Aerial Maps





80+/- Acres of Great Hunting and Pasture in Harper County, Kansas.  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Nathan Leeper

**Mobile**

(620) 388-6328

**Email**

nleeper@redcedarland.com

**Address**

2 NE 10 Ave

**City / State / Zip**

St John, KS 67576

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**NOTES**

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## 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**

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  
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[www.redcedarland.com](http://www.redcedarland.com)

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