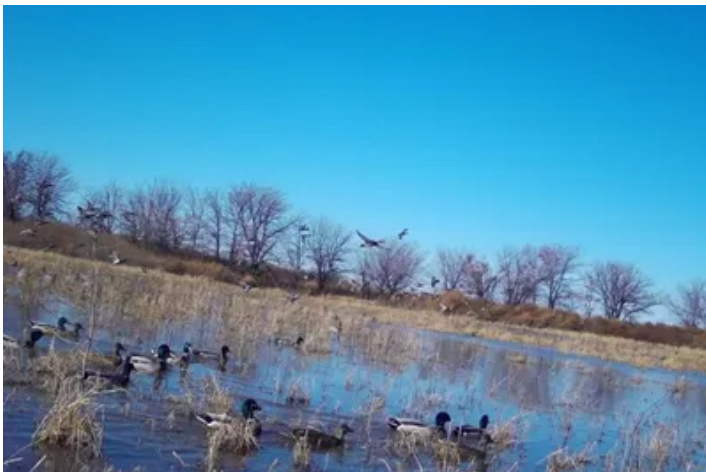


908+/- Acres in Comanche County Kansas  
Coldwater, KS 67029

**\$2,500,000**  
908± Acres  
Comanche County



**908+/- Acres in Comanche County Kansas**  
**Coldwater, KS / Comanche County**

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**SUMMARY**

**City, State Zip**

Coldwater, KS 67029

**County**

Comanche County

**Type**

Hunting Land

**Latitude / Longitude**

37.21833 / -99.373113

**Acreage**

908

**Price**

\$2,500,000

**Property Website**

<https://redcedarland.com/detail/908-acres-in-comanche-county-kansas-comanche-kansas/49343/>



## 908+/- Acres in Comanche County Kansas Coldwater, KS / Comanche County

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### **PROPERTY DESCRIPTION**

#### **908+/- Acres of Excellent Hunting in Comanche County Kansas.**

This listing consists of 3 different tracts in Comanche County Kansas. These farms are only a few miles apart, and offer a nice lodge with some of the best hunting that Unit 16 has to offer. With multiple tracts you can stay busy chasing waterfowl, deer, turkey, quail, and predators.

#### **Tract 1**

#### **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

#### **Tract 2**



## **For Sale 279+/- Acres on Calvary Creek in Comanche County, Kansas.**

**Legal Description:** 279+/- Acres in NW/4 34-32s-19w, W/2 NE/4 34-32s-19w and NE/4 of NE/4 34-32s-19w

**Directions:** 2.5 miles south of Coldwater, Kansas turn west on CM avenue L, and 2 miles west.

This farm is only 5 miles away from Tract 1.

**Property Description:** This tract sits in the heart of one the best deer hunting units in the state - Unit 16. Most of the hard work is already done on this farm including a 25+/- acre winter wheat field on the west side, and a 35+/- acre wheat field on the east side. The large food plots supply year-round food sources for a variety of wildlife. Enjoy overlooking the food plots in 3 new Redneck blinds that will transfer with the sale of the property. The farm has live year-round water, great cover along the creek, and good native grasses. Cavalry Creek winds through the property north and south, creating a great travel route for the whitetail and other game. Coldwater Lake is only a short 2 miles away and has excellent fishing. The creek is nothing to overlook on this farm for fishing opportunities as well!

**Call Nathan Leeper for a tour at [620-388-6328](tel:620-388-6328).**

### **Key Features:**

Over a Half Mile of Cavalry Creek

Year-Round Water

Unit 16 Comanche Co Kansas

Established Food Plots

3 Redneck blinds, 2 Feeders, 2 Hay bale blinds

Excellent Deer, Ducks, Turkey, and Quail hunting

Fishing

2 Hrs From Wichita

1 Hr From Dodge City

10 year mineral reservation is reserved by previous owners.

### **Tract 3**

#### **8+/- Acres of Wetlands Close to Tract 1.**

This track is 2 separate wetlands totaling 8+/- acres. Only 1.5 miles from Tract 1, allowing you to duck hunt without disturbing the excellent deer hunting. Only a few miles from Coldwater lake, these ponds provided a perfect place to shoot a limit of waterfowl close to the base camp!

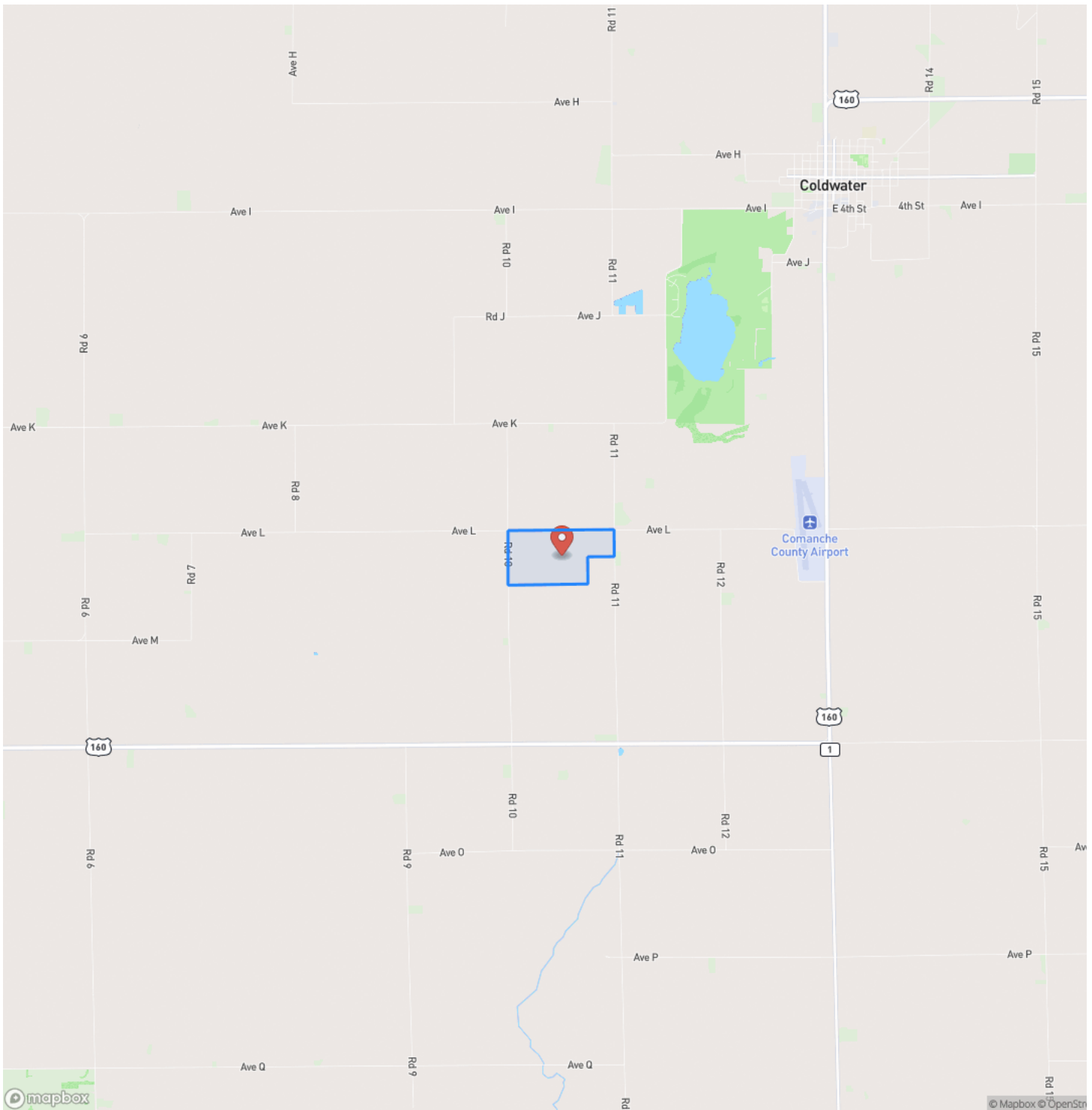


908+/- Acres in Comanche County Kansas  
Coldwater, KS / Comanche County

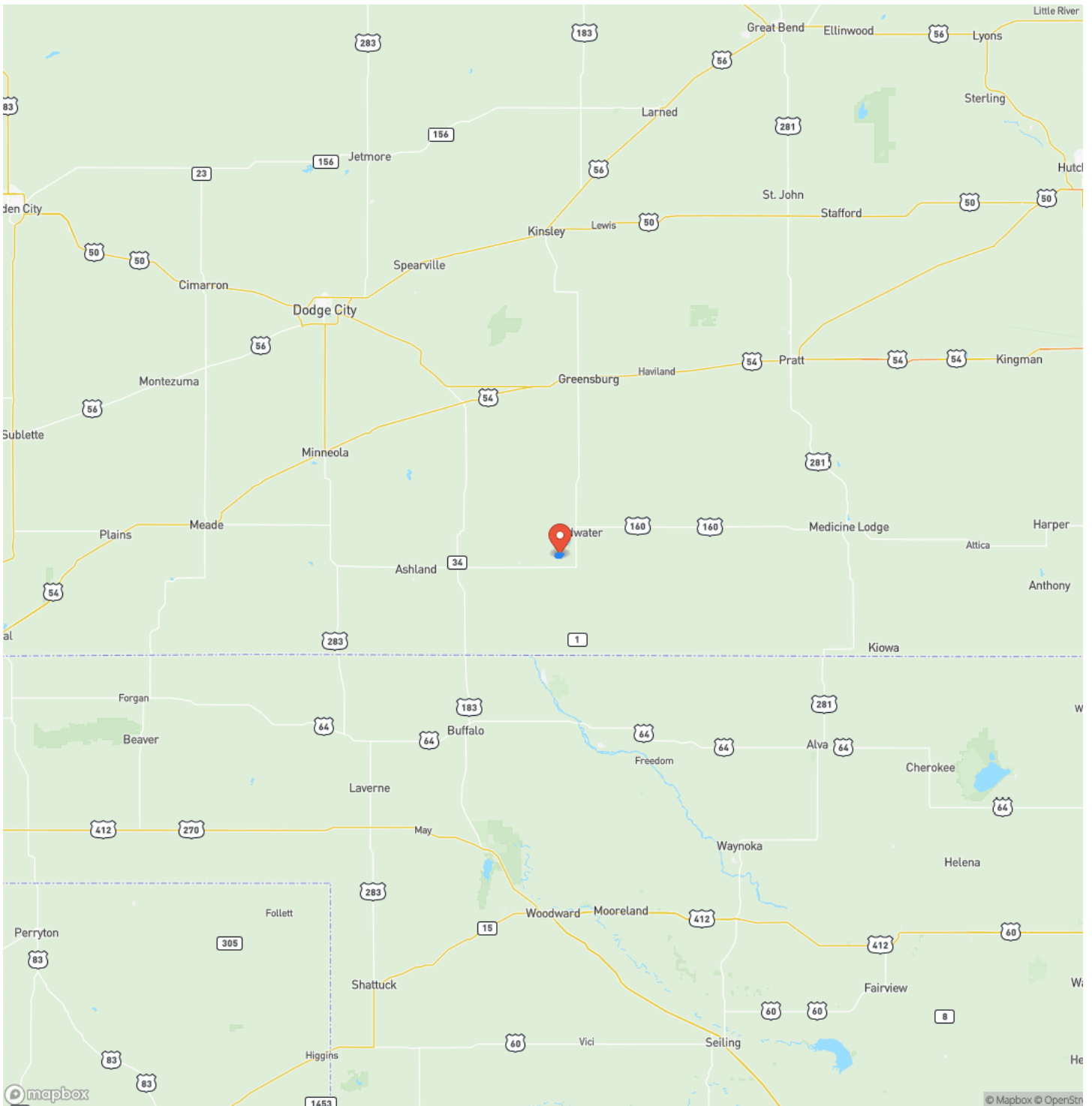
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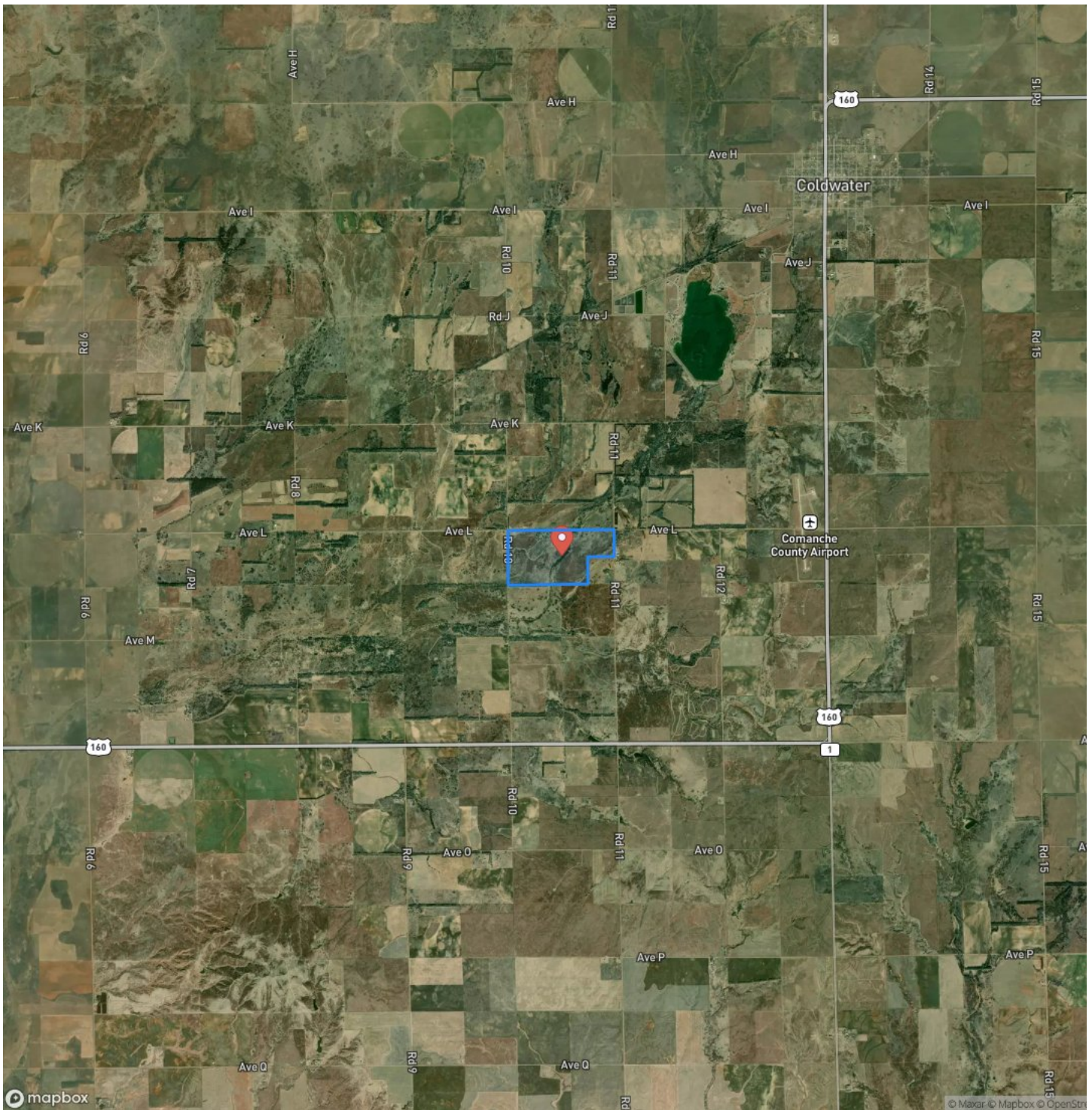
## Locator Map



## Locator Map



## Satellite Map



**908+/- Acres in Comanche County Kansas**  
**Coldwater, KS / Comanche County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Nathan Leeper

## Mobile

(620) 388-6328

## Email

nleper@redcedarland.com

**Address**

## City / State / Zip

Preston, KS 67583

## NOTES



**MORE INFO ONLINE:**

**redcedarland.com**

[illegible]

**redcedarland.com**

## **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  
Saint John, KS 67576  
(620) 546-3746  
[redcedarland.com](http://redcedarland.com)

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