

**400 +/- Acres of the Best Whitetail
Hunting in Kansas**
00000 DD Rd.
Natoma, KS 67651

\$620,000.00
400 +/- acres
Rooks County



400 +/- Acres of the Best Whitetail Hunting in Kansas Natoma, KS / Rooks County

SUMMARY

Address

00000 DD Rd.

City, State Zip

Natoma, KS 67651

County

Rooks County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

39.146433 / -99.058309

Taxes (Annually)

1251

Acreage

400

Price

\$620,000.00

Property Website

<https://redcedarland.com/detail/400-acres-of-the-best-whitetail-hunting-in-kansas-rooks-kansas/7365/>



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PROPERTY DESCRIPTION

This property is 400+/- acres with 60 acres of tillable, currently planted to wheat. There is average to good fence around the entire property, with a double gate at the entrance. There is an established trail system throughout the property. Although the south end is somewhat rugged and timbered, there is easy access to most of the property. The property has two ponds, one on the north end and one on the south portion. There is a water well in the center of the property and electric services are already in place in the middle of the farm. One main draw runs the length of the farm, connecting the two ponds. This main draw has a small food plot along the main trail. There is second large timbered draw to the west with a large food plot established. The property extends to the east to the edge of the next main draw running north and south. The farm creates a wide swath from east to west and much of the deer movement in the area from north to south crosses over the property.

The current owner has selectively harvested only mature deer since he has owned the property. There have been no cattle on this farm for past three years, which has increased the cover all over the farm. This property has been set up to allow minimal intrusion into the deer's core areas while maintaining the property and to also allow easy access into stand sites during season. The owners only goal since purchasing this property was to grow and harvest mature whitetail.

Finding a true turn key property with this kind of genetics is extremely rare for this price range. Many folks talk about Boone and Crockett "potential" and a trophy "area", but this place has delivered for two years straight and is set to continue into the future. The buck taken off this farm in 2018 even crossed that magical 200" mark before breaking one tine just before being harvested. Check out the pictures, this place is the real deal!!

The tillable acres are currently cash rented, generating \$3300 annually.

2019 Taxes were \$1250

5.5 hours to Denver, 3.5 hours to Kansas City

Legal Description: NW 1/4 of 36-10-16 and E 1/2 of SW 1/4 of 36-10-16 and SE 1/4 of 36-10-16



Mineral rights are believed to be 100% intact and are negotiable.

The sellers also have a (2 BD, 2 BA) home in Plainville (25 miles) that they wish to sell as well. This would make a great base for a hunter from out of the area.

Sellers also have a tractor and numerous implements on the farm that are negotiable with the sale of the property.

Property is shown by appointment only.

For more information contact Mark Morris at 785-324-1495

Key Features:

200" buck taken in 2018

178" buck taken in 2019

Ponds

Power

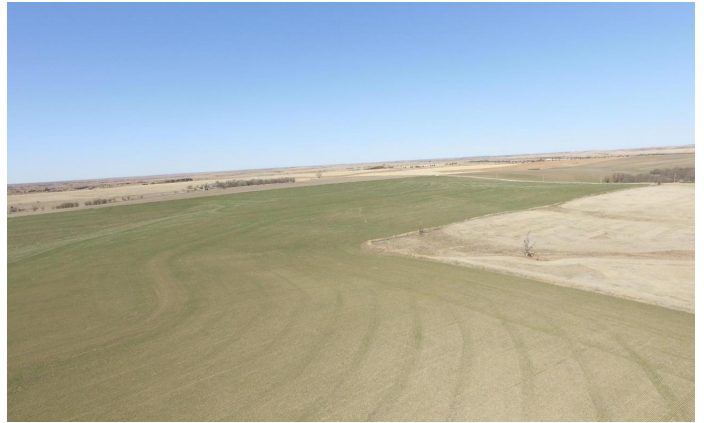
Food Plots

Tillable Income

40 min from Hays, Kansas



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Locator Maps



Aerial Maps



400 +/- Acres of the Best Whitetail Hunting in Kansas
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LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Morris

Mobile

(785) 324-1495

Email

mark@redcedarland.com

Address

2 NE 10 Ave

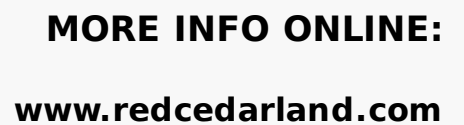
City / State / Zip

St John, KS, 67576

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

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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