Tall Tine Trophy Ranch
00000 NE 110th St
Turon, KS 67538

$480,000
158± Acres
Pratt County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00000 NE 110th St

City, State Zip
Turon, KS 67538

County
Pratt County

Type
Farms, Hunting Land, Recreational Land

Latitude / Longitude
37.809 / -98.488

Acreage
158

Price
$480,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

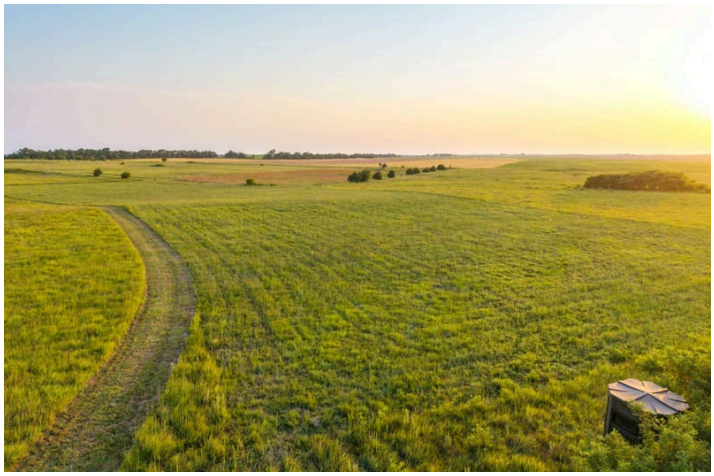
This 158+/- acre recreational tract in Pratt County, Kansas offers a turn-key hunting setup that has been thoughtfully set up and managed by Drawback Outdoors! The property is fully fenced with 5-wire barbed wire fencing and additional cross fencing, providing flexibility for managing both wildlife and the land. The recreational opportunities are the highlight of this property. Tall native grasses, established food plots, thick cover, and a large block of mature timber on the south end create a strong mix of habitat for wildlife. A milo food plot and alfalfa food plot are already in place, giving hunters established food sources without having to start from scratch. Tower blinds and feeders will stay with the property, and the feeders will be filled after closing to provide the new owner with a truly turn-key hunting setup. The south end of the property features a large, extremely thick block of timber that provides excellent bedding and security cover for deer. Throughout the rest of the property, there is plenty of underbrush that is already providing cover and will develop into taller trees over time, further improving the habitat. Wildlife trails and tracks are prominent throughout the property, and on a recent visit, numerous pheasants and quail were flushed from the cover. Turkeys also frequent the property, adding to the already strong recreational potential. Water is established with a solar-powered well and stock tank providing year-round water. A pond is located in the northwest corner of the property within the milo food plot, providing another reliable water source and adding to the overall wildlife habitat. Mowed trails run throughout the property, making it easy to access the different areas by ATV or vehicle. There are two gates providing access, including one on the south end and another in the northeast corner. Blacktop road frontage provides convenient access to the property. Located approximately 20+/- miles northeast of Pratt, 32+/- miles northwest of Pratt, 37+/- miles southwest of Hutchinson, and 75+/- miles west of Wichita, the property offers a convenient location for both local and regional buyers. With established food plots, blinds, feeders, year-round water, thick timber, native grass, fencing, and an abundance of wildlife sign already in place, this 158+/- acre tract is ready to hunt from day one. The work already put into the property by Drawback Outdoors gives the next owner a solid foundation to continue managing and improving an already productive recreational property. The listing agent has an ownership interest in the property and has a direct relationship with Drawback Outdoors. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Abe Peters at (620) 388-4900.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

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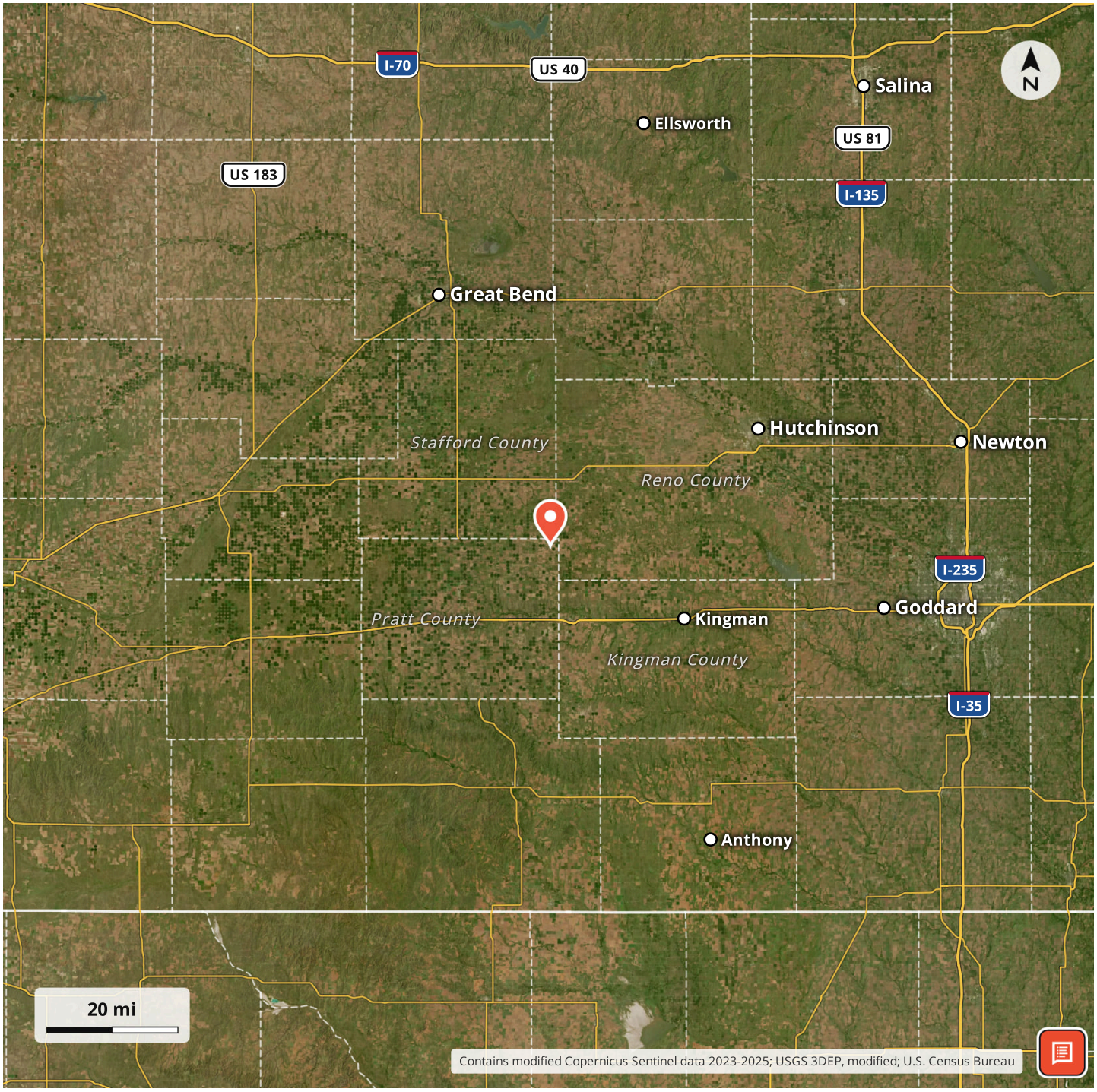








Regional Map



Locator Map


N
NE 140th Ave
Gate
Blind
Blind
Feeder
Panoramic View
Panoramic View
Well
Water Storage Tank
Gate
Feeder
Gate
NE 110th St
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Gate
Blind
Blind
Feeder
Panoramic View
Panoramic View
Well
Water Storage Tank
Gate
Feeder
Gate
500 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Abe Peters

Mobile
(620) 388-4900

Email
abe.peters@arrowheadlandcompany.com

City / State / Zip
Pratt, KS 67124

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