

**Twisted Tine Grassland**  
3201-3399 U Rd  
Burdett, KS 67523

**\$280,000**  
160± Acres  
Pawnee County



**Twisted Tine Grassland**  
**Burdett, KS / Pawnee County**

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**SUMMARY**

**Address**

3201-3399 U Rd

**City, State Zip**

Burdett, KS 67523

**County**

Pawnee County

**Type**

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

38.273134 / -99.487526

**Acreage**

160

**Price**

\$280,000

**Property Website**

<https://arrowheadlandcompany.com/property/twisted-tine-grassland/pawnee/kansas/88398/>



## Twisted Tine Grassland Burdett, KS / Pawnee County

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### **PROPERTY DESCRIPTION**

Welcome to the Twisted Tine Grassland, 160 +/- acres Pawnee County, Kansas! This awesome farm offers an excellent blend of hunting and agricultural potential! The property is made up of native grassland that provides prime habitat for wildlife and can also be utilized for grazing. Whitetail deer are abundant, with strong genetics in the area, making this an attractive option for hunters looking to manage and harvest quality bucks. In addition, pheasant and quail populations are plentiful, offering outstanding upland bird hunting opportunities. The grassland is well-suited for cattle, with some fencing already in place to support grazing operations. Whether you're seeking an investment property with income potential or a recreational tract with diverse hunting opportunities, this quarter section checks all the boxes! Being located 28 +/- miles from Larned, 10 +/- miles from Rozel and just 35 +/- miles from Ness City, this property is ready to serve as a recreational getaway, grazing pasture, or long-term land investment! Contact the listing agent for harvest photos. 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](tel:620-388-4900).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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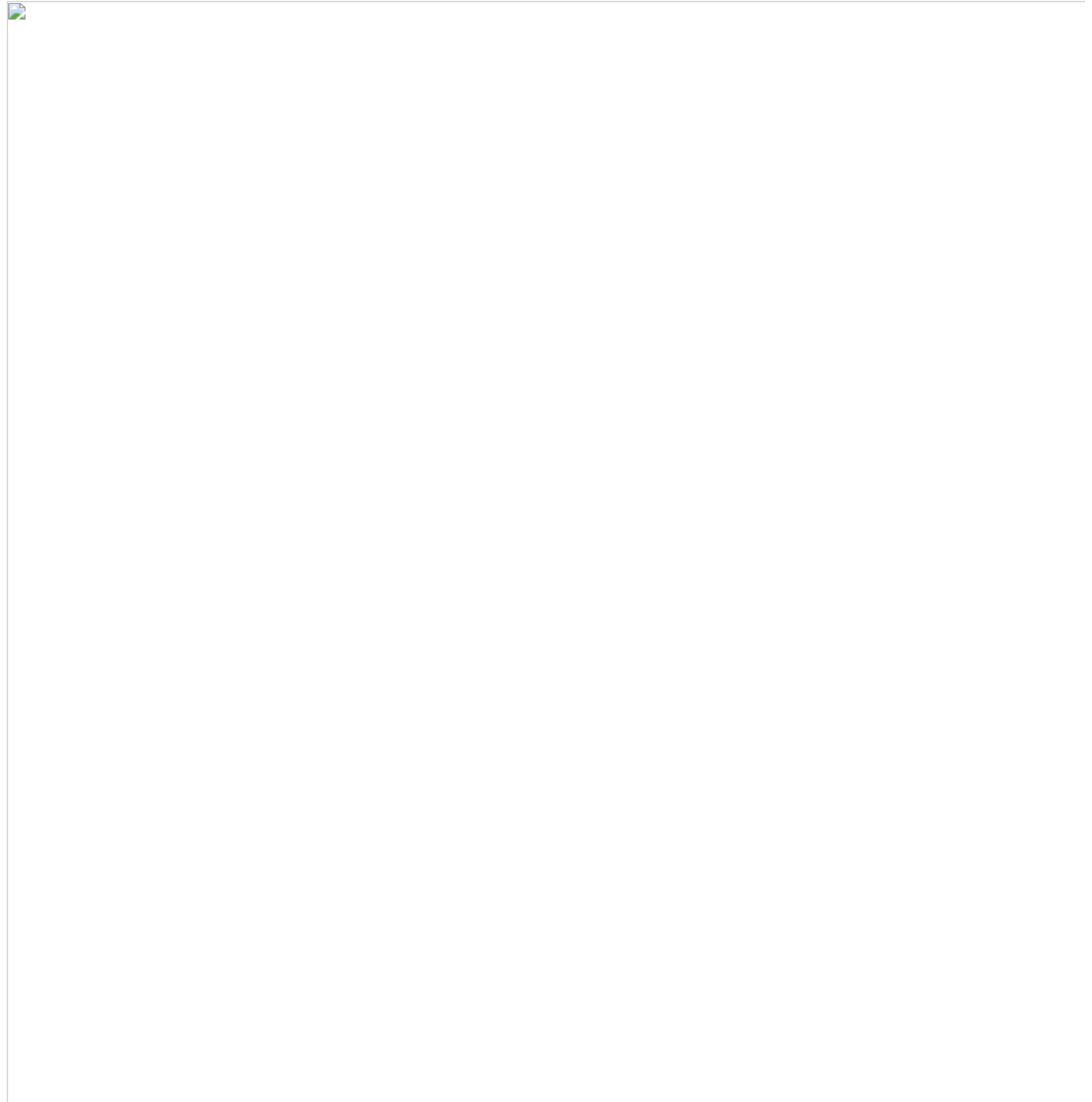
## Locator Map

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## Locator Map

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## Satellite Map

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## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

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