

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

\$480,000
158± Acres
Pratt County



Tall Tine Trophy Ranch
Turon, KS / Pratt County

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

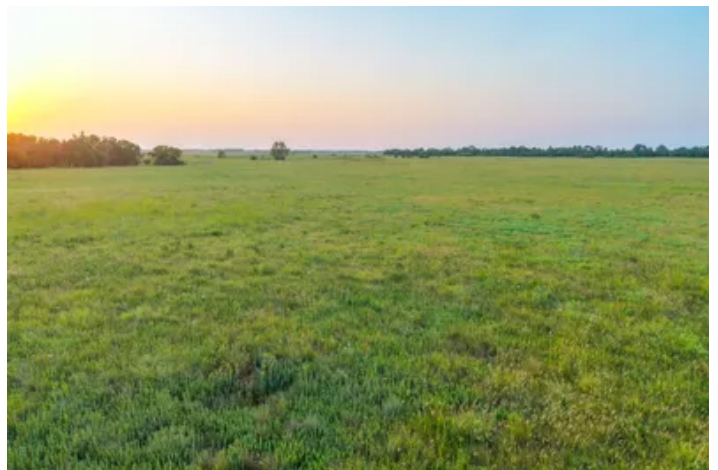
158

Price

\$480,000

Property Website

<https://arrowheadlandcompany.com/property/tall-tine-trophy-ranch-pratt-kansas/114633/>



PROPERTY DESCRIPTION

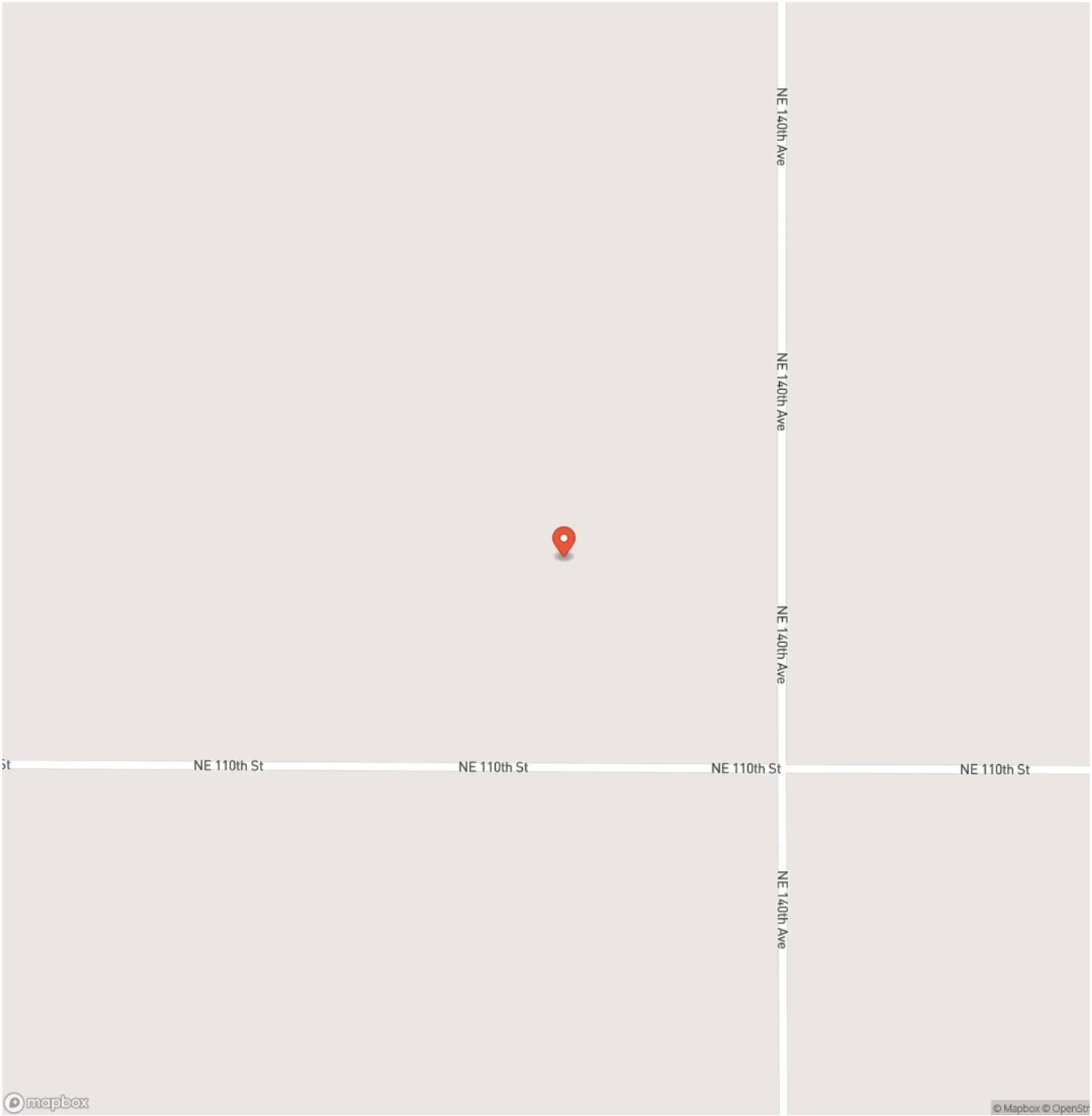
This 158+/- acre recreational tract in Pratt County, Kansas offers a turn-key hunting setup that has been thoughtfully set up and managed by Drawback Outdoors! The property is fully fenced with 5-wire barbed wire fencing and additional cross fencing, providing flexibility for managing both wildlife and 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](tel:6203884900).

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.

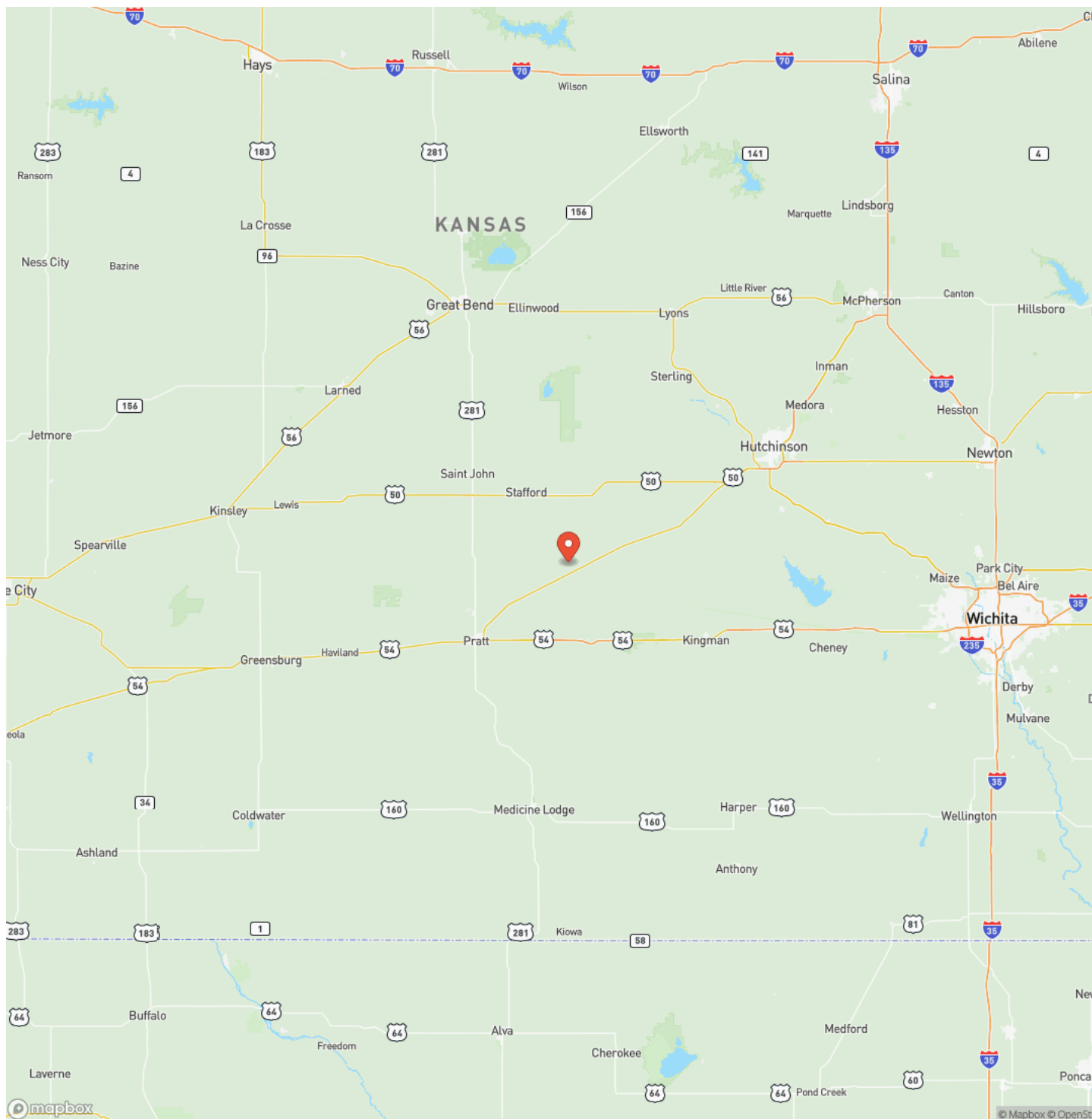
Tall Tine Trophy Ranch
Turon, KS / Pratt County



Locator Map



Locator Map



Satellite Map



Tall Tine Trophy Ranch Turon, KS / Pratt County

LISTING REPRESENTATIVE

For more information contact:



Representative

Abe Peters

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(620) 388-4900

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abe.peters@arrowheadlandcompany.com

Address

City / State / Zip

Pratt, KS 67124

NOTES

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<https://arrowheadlandcompany.com/>

DISCLAIMERS

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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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