

Tower Shoot Ranch
Correction Line Rd
Rozel, KS 67574

\$1,100,000
626± Acres
Pawnee County



Tower Shoot Ranch
Rozel, KS / Pawnee County

SUMMARY

Address

Correction Line Rd

City, State Zip

Rozel, KS 67574

County

Pawnee County

Type

Farms, Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

38.269462 / -99.46457

Acreage

626

Price

\$1,100,000

Property Website

<https://arrowheadlandcompany.com/property/tower-shoot-ranch-pawnee-kansas/88386/>



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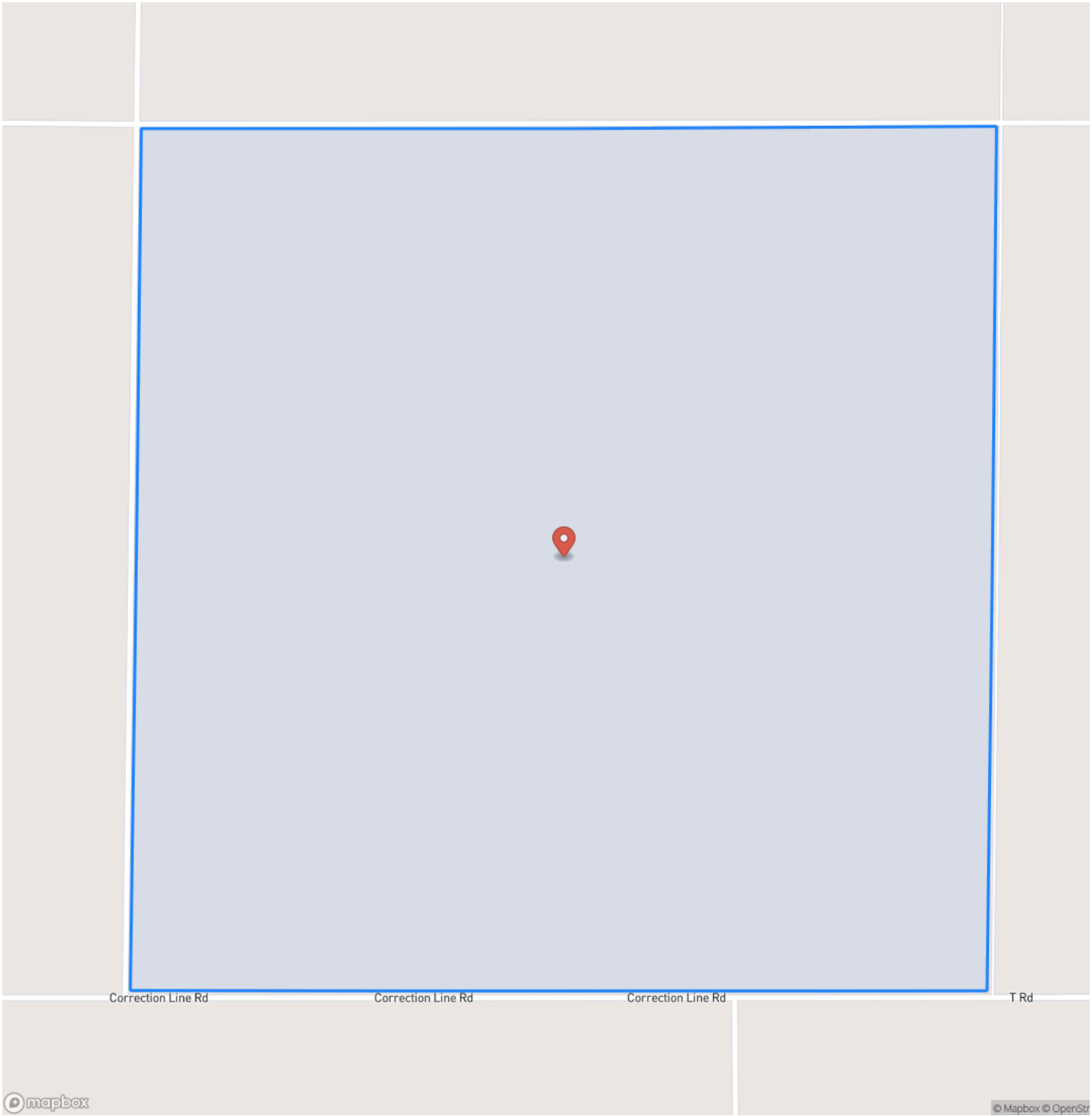
PROPERTY DESCRIPTION

PRICE REDUCED! Welcome to an exceptional 626 +/- acre, Pawnee County, Kansas property that combines strong agricultural production with outstanding recreational opportunities! Currently planted in sorghum, this tract offers excellent crop income potential while also serving as an incredible wildlife magnet. A seasonal creek runs through the tract, adding valuable habitat diversity and natural cover for game. The property is enrolled as a Controlled Shooting Area, making it ideal for upland bird operations. A large European-style tower is already in place, providing an exciting and unique setup for pheasant tower shoots. In addition to upland hunting, this farm supports trophy whitetail deer and holds an abundance of doves, enhancing the hunting opportunities. With a balance of productive cropland, natural habitat, and specialized hunting features, this property is well-suited for both agricultural and recreational investment. Whether you're looking to expand your farming operation, develop a premier hunting destination, or secure a versatile land investment, this 626 +/- acre property delivers on every front! The property is located 28 +/- miles from Larned, 10 +/- miles from Rozel and just 35 +/- miles from Ness City. The seller will be removing the shed from the property. Contact 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).

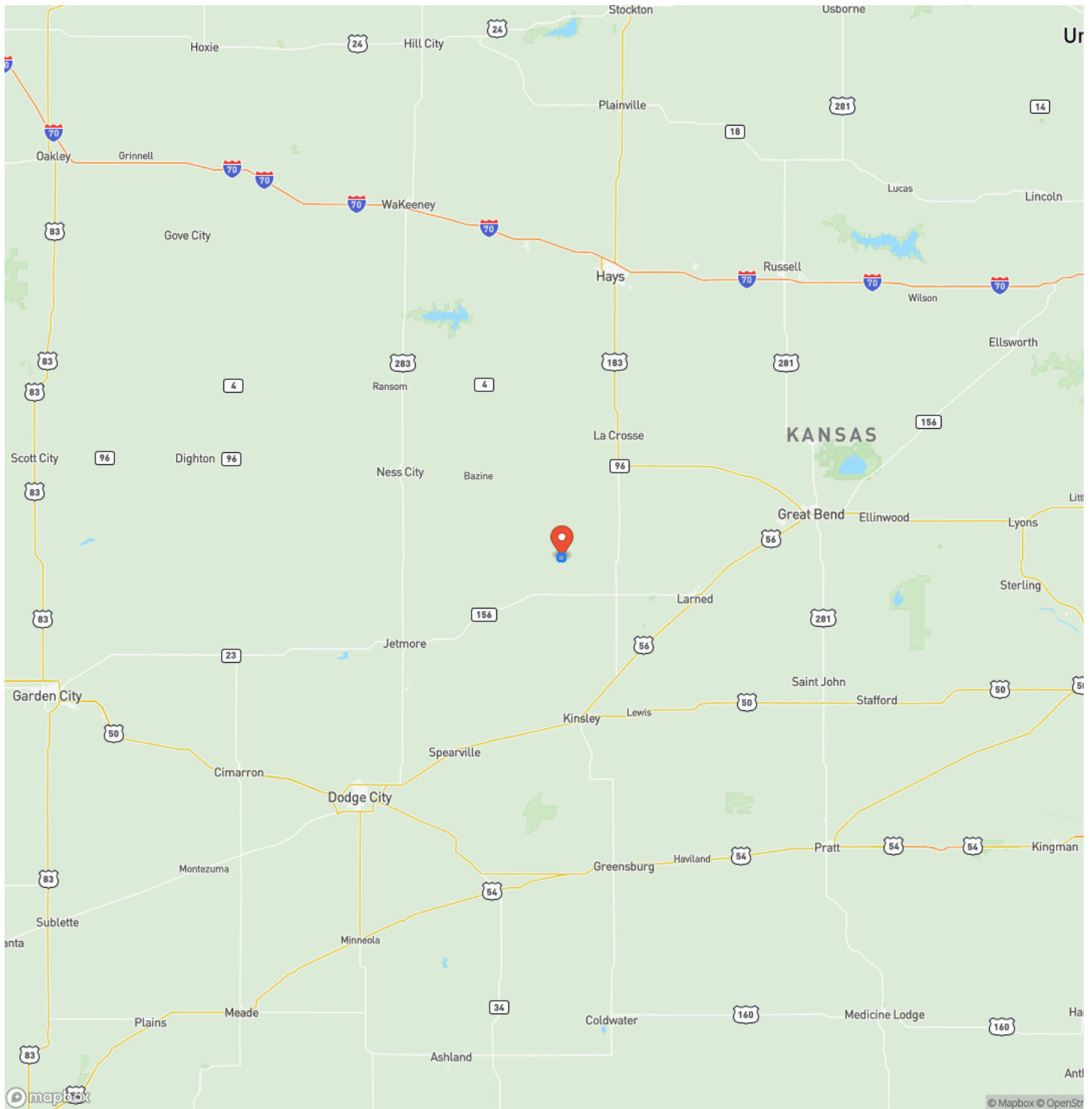
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Abe Peters

Mobile

(620) 388-4900

Email

abe.peters@arrowheadlandcompany.com

Address

City / State / Zip

Pratt, KS 67124

NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines running across the width of the page. The background is plain white, and there are no margins, text, or other markings present.

This image shows a single 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.



<https://arrowheadlandcompany.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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