

**Pratt Co. 240+/-  
Turon, KS 67583**

**\$399,000**  
240 +/- acres  
Pratt County



**Pratt Co. 240+/-  
Turon, KS / Pratt County**

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**SUMMARY**

**City, State Zip**

Turon, KS 67583

**County**

Pratt County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

37.759194 / -98.496676

**Taxes (Annually)**

1050

**Acreage**

240

**Price**

\$399,000

**Property Website**

<https://redcedarland.com/detail/pratt-co-240-pratt-kansas/11433>





## **PROPERTY DESCRIPTION**

### **240+/- Acres in Pratt County, Kansas!**

**Legals:** 240+/- acres in the NW/4 of S26-T26-R11W, and the N/2 of the SW/4 of S26-T26-R11W.

**Driving Directions:** From Hwy-61 in Preston, Kansas 67583 head east on NE 80th St 2.75 miles to NE 130th Ave. The property lies to the southeast of this intersection.

This farm consists of 100+/- acres currently planted to wheat. The remaining acres are rolling grass sandhills, plum thickets, cedar trees, locust groves, and scattered cottonwood trees. This property is set up and ready to deer hunt with 2 established food plots and 3 ladder stands. One food plot surrounds a stock tank which is filled by an electric water well pump on a timer. This provides a great water source for wildlife year round and could also be utilized if grazing the pasture with cattle. Great whitetail genetics with a history of big mature bucks! This tract is an excellent mixed-use recreational, farmland, pasture, and all around great hunting property.

What mineral rights are owned by the Sellers shall transfer. 2020 taxes \$1,049.92

To inquire about the listing or to schedule a tour contact land specialist and wildlife biologist Kyle McDonald at 620-960-8690.

For more information on Northern Natural Gas, Ninnescah Rural Electric power lines, or the abandoned railroad please email [kyle@redcedarland.com](mailto:kyle@redcedarland.com)

### **Key Features:**

100+/- acres of dryland farm ground

Excellent hunting for whitetail deer, pheasants, quail, and turkeys

2 food plots

Water well with electric pump and timer

Thick native grass

1.5 miles off of Hwy-61



15 minutes northeast of Pratt

45 minutes southwest of Hutchinson

1 hour from Wichita Airport







# Locator Maps



# Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Kyle McDonald

**Mobile**

(620) 960-8690

**Office**

(620) 377-5022

**Email**

kyle@redcedarland.com

**Address**

2 NE 10th Avenue

**City / State / Zip**

St. John, KS, 67576

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**NOTES**

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## 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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**Red Cedar Land Co.**  
2 NE 10th ave  
St john, KS 67576  
(620) 546-3746  
[www.redcedarland.com](http://www.redcedarland.com)

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