

Lone Tree Waterfowl Paradise
Windom, KS 67491

\$3,150,000
720 +/- acres
McPherson County



Lone Tree Waterfowl Paradise

Windom, KS / McPherson County

SUMMARY

City, State Zip

Windom, KS 67491

County

McPherson County

Type

Farms, Hunting Land, Residential Property

Latitude / Longitude

38.343541 / -97.892882

Taxes (Annually)

6147

Dwelling Square Feet

1216

Bedrooms / Bathrooms

4 / 2

Acreage

720

Price

\$3,150,000

Property Website

<https://redcedarland.com/detail/lone-tree-waterfowl-paradise-mcpherson-kansas/24206>



Lone Tree Waterfowl Paradise Windom, KS / McPherson County

PROPERTY DESCRIPTION

Lone Tree Waterfowl Paradise For Sale in McPherson Co. Kansas

Legals: 720+/- Acres. S/2 of the NE/4 of 32-19-5, SE/4 of 32-19-5, NE/4 of 5-20-5, NW/4 of 33-19-5, SE/4 of 13-21-4

Driving Directions: 560 Acres are located just southeast of Windom, Kansas. From Windom go 1 mile east on HWY-56, turn south on 2nd Ave. and go 1 mile. The home quarter is on the east side and the watershed lake is on the west side of the road. House address is 229 Kiowa Rd. Windom, Kansas 67491.

Taxes: \$6,147.89

Selling as a package - Sellers will not split - Pre-approved Buyers only - 24 hr showing notice.

Lone Tree 400+/- Acres: Turnkey waterfowl farms with this amount of water rarely hit the market! There is a rough total of approximately 105+/- acres of water combined on these farms with the potential to flood more! The sellers spent many years searching across the United States to find the best waterfowl properties and landed on these dream acres in Kansas. The main watershed lake will hold approximately 80+/- acres of water. The north end has flooded timber from the creek creating the perfect water depth to shoot mallards in the winter. There are 4 above ground duck blinds and 2 pit blinds on the watershed farm. The blinds are set up perfect for all wind directions to decoy waterfowl. The farm also has two 15' tower Redneck blinds strategically placed on the property for chasing giant Kansas whitetail deer. The expired CRP grass is loaded up with upland game including pheasant and quail. With the contract being expired you can do additional tillable acres or have food plots put in for upcoming hunting seasons. The watershed lake is also stocked with bass, crappie, and catfish. You can fish shallow top water on the north end or deeper water by the dam.

160 +/- Acres at Inman, KS. (Flooded Duck Marsh): A short 15 min drive from the main 560 acres will have you ready to hunt on the Inman 160. Located in the heart of the Central Flyway, this agricultural area with irrigated farm ground is well known for holding large groups of migrating ducks and geese. A former irrigated crop circle was converted into floodable wetland habitat, designed and constructed through the Wetlands Reserve Program. This farm is loaded with waterfowl having McPherson Wetlands Wildlife Area and Lake Inman very close by. It has a permitted water well set to do 123-acre feet of water at 790 gallons per minute. It currently is flooding approximately 24 acres of water. Don't overlook the deer, pheasant, and quail hunting potential! Big bucks and above average populations of upland birds are on this quarter section. There are 2 above ground duck blinds that will go with this farm along with a natural gas motor and water well pump.



House and Shed 160+/- Acres: The main floor of the house consists of 2 bedrooms, 1 bathroom, and 1216 sq. ft. There is a nice stone fireplace, large kitchen, and utility room with a sink. The basement adds additional square footage for guests with 2 bonus rooms, a full bathroom, and a wood burning stove. There is a nice 2 car garage with extra storage and cellar, a large 48'x72' shed with power, a duck cleaning station, and more storage sheds including covered dog kennels. Income wise there are 103+/- tillable acres, and 43+/- acres in pasture. The house has mature cedar trees for wind breaks on several sides of the home. The sellers built a nice size pond in the back yard that will hold waterfowl and is ready to be stocked with fish. The pond in the back yard is approximately 3.5 acres. This property is adjoining the 400 acres down the road to the south and only a 15 minute drive from the flooded acres at Inman.

Personal Property List: 2017 Ford F-150 4x4 with 22k miles (Like New), 2 Polaris Rangers, 14' Duck Boat with Motor (Like New), Misc. Decoys and Layout Blinds, 2 Redneck Blinds on 15' Towers, 2017 John Deere Tractor with High Loader and Mower (Like New), Fully Furnished House with Appliances, 2 Generators. **(Final Personal Property List TBD).**

The hunting on this farm is world class and farms like this very rarely hit the internet!

What mineral rights the sellers own shall transfer. The Inman farm is enrolled into the Wetlands Reserve Program - copies of the WRP upon request. CRP grass is said to be expired on the Windom 400 acres. Buyer must abide by the watershed district maintenance for the watershed acres.

For more information on this listing please contact agent Kyle McDonald at 620-960-8690 kyle@redcedarland.com or Ryan Koelsch at 620-546-3746 ryan@redcedarland.com

Key Features:

Turnkey Waterfowl - Deer - Pheasant - Quail - Turkey Hunting

House

Sheds

Cleaning Station

105+/- Acres of Water

Water Permit With 123 AF / 790 GPM

Water Well



WRP - Expired CRP - Tillable Acres

Flooded Waterfowl Acres

Redneck Tower Blinds

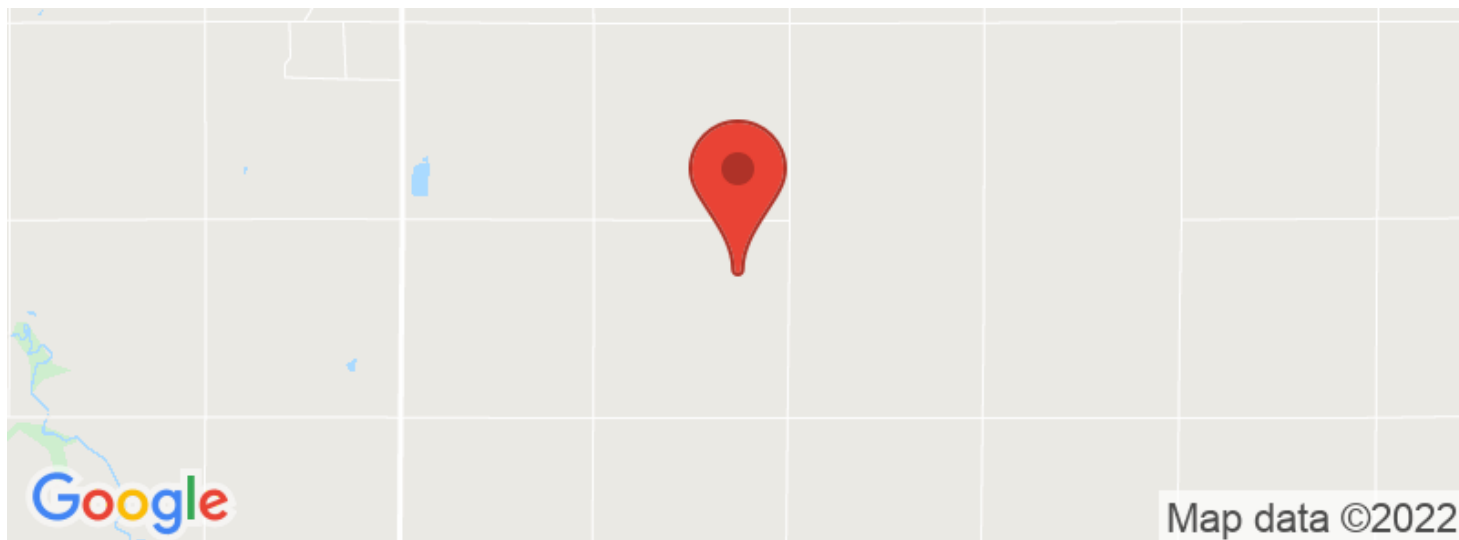
Truck / Polaris Rangers / Decoys / Boats / Furnished House / John Deere Tractor / Trailers etc.



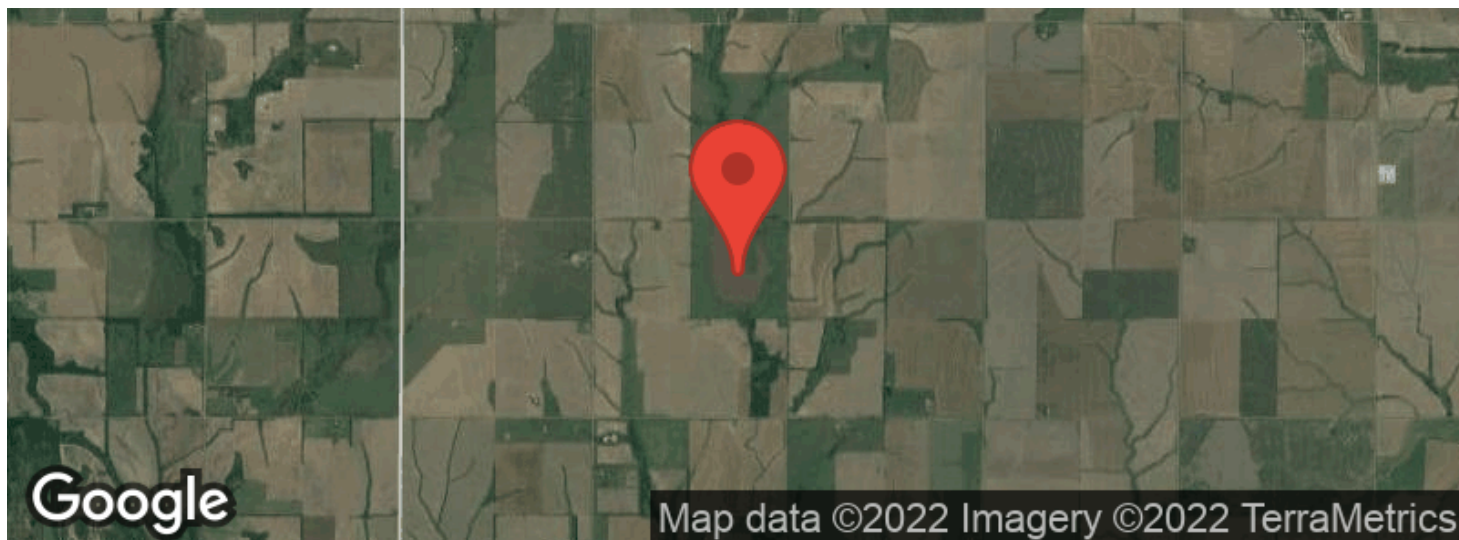
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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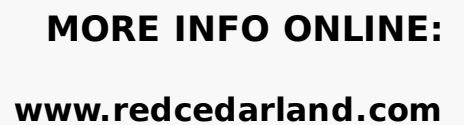
City / State / Zip

St john, KS 67576

NOTES



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

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