

**100+/- Acres of Excellent Hunting Outside
of Hutchinson, Kansas in Reno County**
00000 W K50 HWY
Sylvia, KS 67581

\$350,000
100± Acres
Reno County



100+/- Acres of Excellent Hunting Outside of Hutchinson, Kansas in Reno County Sylvia, KS / Reno County

SUMMARY

Address

00000 W K50 HWY

City, State Zip

Sylvia, KS 67581

County

Reno County

Type

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

Latitude / Longitude

37.988865 / -98.369118

Taxes (Annually)

410

Acreage

100

Price

\$350,000

Property Website

<https://redcedarland.com/detail/100-acres-of-excellent-hunting-outside-of-hutchinson-kansas-in-reno-county-reno-kansas/33917>



100+/- Acres of Excellent Hunting Outside of Hutchinson, Kansas in Reno County Sylvia, KS / Reno County

PROPERTY DESCRIPTION

100+/- Acres of Excellent Hunting Outside of Hutchinson in Reno County, Kansas. (Just 25 minutes west of Hutchinson)

Property Description: Smaller acre farms with this level of hunting are rare to find! This tract has big cedar groves, mature cottonwoods, and thick grasses throughout making it a whitetail haven. There are two and a half acres currently planted to wheat, with six and a half acres of additional food plot area that can be planted. Several areas in the timber naturally collect and hold water. During average rainfall years, these wetland areas would be excellent duck hunting spots and could be improved with some minor development. This tract is not far from Quivira National Wildlife Refuge and also near multiple managed wetland complexes on the North Fork Ninescah River. Aside from the great whitetail hunting you can expect to see turkey, pheasant, quail, and predators. The property sells with a Muddy Bull Blind on a 10' tower and one ladder stand. This property has Highway 50 access on the south side, along with trail access coming into the northeast corner from the county road. The north end offers several potential building sites for a hunting cabin or new house, with thick native grass areas for grazing some livestock. This is a perfect starter farm for someone looking to get introduced to the great state of Kansas!

For more information about the property or to schedule a private tour, contact Land Specialist - Wildlife Biologist, Kyle McDonald at [620-960-8690](tel:620-960-8690).

Driving Directions: From Sylvia, Kansas travel approximately 2 miles north and east on Highway 50. The property is on the north side of the highway.

Legal Description: 100+/- Acres in E/2 of 1-24S-10W

Seller does not own any mineral rights.

2021 Taxes: \$410.73

Property Features:

- **County Road and State Highway Access**
- **Trophy Whitetail Deer Hunting in Unit 5**
- **Excellent Cover**
- **Muddy Bull Deer Hunting Blind**



- Food Plot
- 6 Miles from Quivira National Wildlife Refuge
- 25 Minutes from Hutchinson, Kansas
- 1 Hour and 10 Minutes from Wichita, Kansas



**100+/- Acres of Excellent Hunting Outside of Hutchinson, Kansas in Reno County
Sylvia, KS / Reno County**



100+/- Acres of Excellent Hunting Outside of Hutchinson, Kansas in Reno County
Sylvia, KS / Reno County

Locator Maps



100+/- Acres of Excellent Hunting Outside of Hutchinson, Kansas in Reno County
Sylvia, KS / Reno County

Aerial Maps



**100+/- Acres of Excellent Hunting Outside of Hutchinson, Kansas in Reno County
Sylvia, KS / Reno County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Kyle McDonald

Mobile

(620) 960-8690

Office

(620) 377-5022

Email

kyle@redcedarland.com

Address

City / State / Zip

Hutchinson, KS 67501

NOTES



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.



Red Cedar Land Co.
2 NE 10th ave
St john, KS 67576
(620) 546-3746
www.redcedarland.com

