



91 +/- Acre Kansas Hunting Tract for Sale - Coffey County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:

00 Contour Road
Hartford, KS 66854

PRICE: \$259,350

ACRES: 91

COUNTY: Coffey

PROPERTY HIGHLIGHTS:

- 91 +/- acres
- Amazing deer hunting
- Excellent turkey hunting
- Waterfowl hunting
- Great views of the Neosho River
- Tillable ground
- New fencing
- Muddy box blind and 2 feeders convey with sale
- Near Flint Hills Wildlife Refuge

PROPERTY DESCRIPTION:

This beautiful 91 acres has it all from giant deer, to turkey, and waterfowl. It is in the famed Indian Hill Area of the Flint Hills Wildlife Refuge. With the array of wildlife, the options are endless for this piece. When arriving, the first thing you notice is the new fence and gorgeous stand of native grasses that act as a privacy buffer to the rest of the property. As you enter the property and look east the views of the Neosho River is just beyond the property lines. There is a narrow tree row that separates the natives from the tillable ground. It is currently in rotation of corn and beans. The property comes with a new elevated Muddy box blind and two 3500 lb. feeders that have been kept full all year. For the deer enthusiast you will not find a better piece and as for waterfowl, with some levy work and control structure placement this could be developed into an incredible duck paradise as it's the first feed field outside of the refuge.



PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals