

PRISTINE HUNTING LAND IN THE FLINT HILLS OF KANSAS

1,452 ± Contiguous Acres in Woodson County, KS
Offered in 3 Individual Tracts or in its Entirety



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered By

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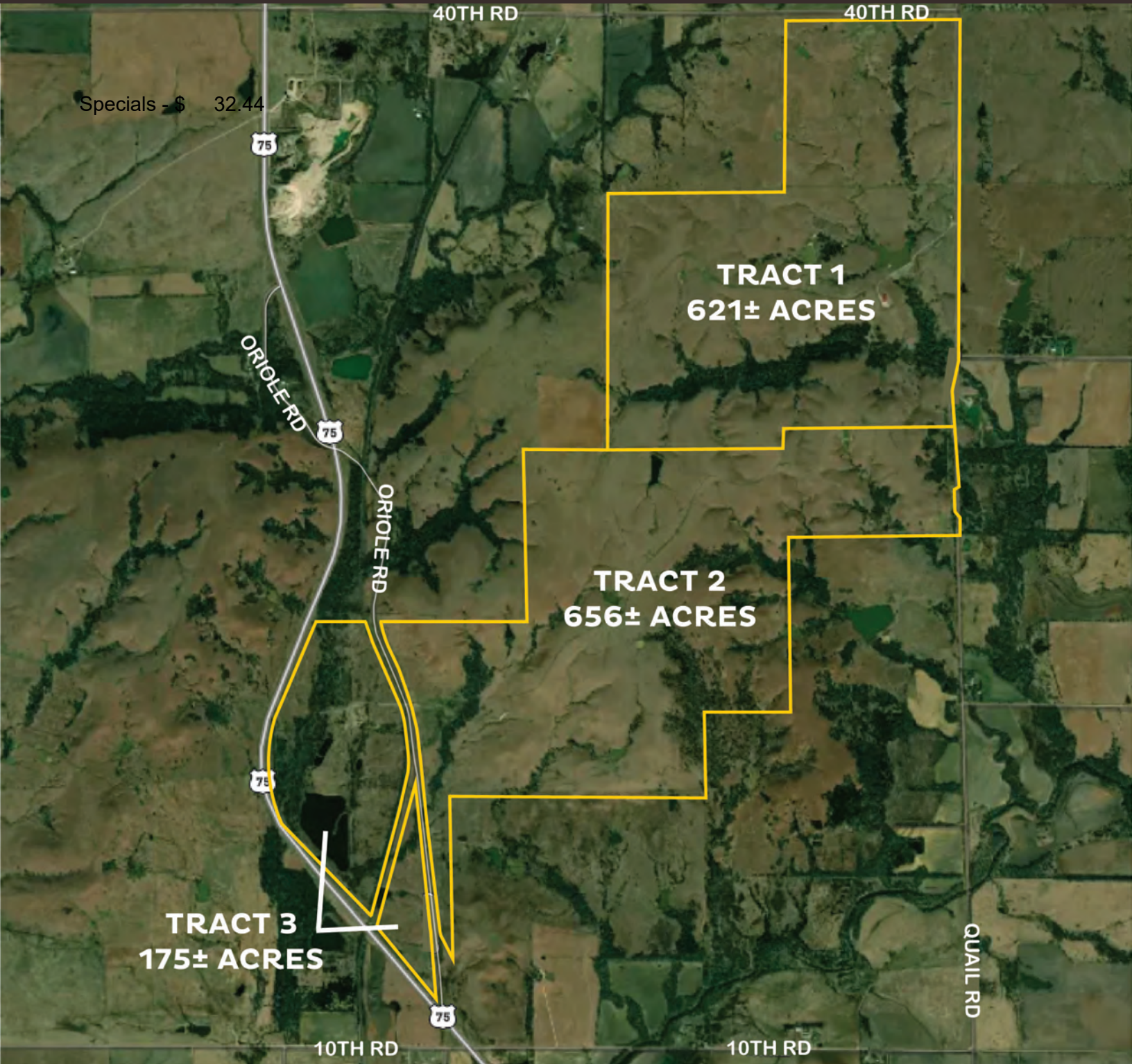
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PRISTINE HUNTING LAND IN THE FLINT HILLS OF KANSAS

1,452 +/- Contiguous Acres Offered in 3 Individual Tracts
All 3 Tracts Combined being offered at \$3,684,500.00

**TROPHY WHITETAIL DEER - TURKEY - WATERFOWL HUNTING - HEAVY TIMBER - PONDS
FISHING - PASTURELAND - SCENIC VIEWS - LIVING QUARTERS - ROLLING TERRAIN - FENCING**



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PRISTINE HUNTING LAND IN THE FLINT HILLS OF KANSAS

Tract 1 - 341 Quail Road, Yates Center, KS 66783

**TROPHY WHITETAIL DEER - TURKEY - WATERFOWL HUNTING - HEAVY TIMBER - PONDS
FISHING - PASTURELAND - SCENIC VIEWS - LIVING QUARTERS - ROLLING TERRAIN - FENCING**



Price: \$1,795,000.00

Total Acres: 621 +/- Acres

Taxes: General - \$5914.24
Specials - \$ 18.63

Mineral Rights: Seller's Mineral
Interests to transfer

Legal: Long legal, contact agent



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PRISTINE HUNTING LAND IN THE FLINT HILLS OF KANSAS

Tract 1 - 341 Quail Road, Yates Center, KS 66783

Building: 3,600 +/- SF (90' x 40')

Year Built: 2018

Living Quarters: 1,920 +/- SF

- 4 bedrooms - 3.5 baths
- Stone and wood rustic fireplace
- High end finishes throughout
- Wooden beams
- 1,134 SF wraparound covered patio
- Laundry Washer and Dryer Hookups



PRISTINE HUNTING LAND IN THE FLINT HILLS OF KANSAS

Tract 1 - 341 Quail Road, Yates Center, KS 66783

Attached Garage: 1,680 +/- SF (40' x 42')

- Concrete floors
- Insulation
- 2 oversized overhead doors
- Garage shower/wash area
- Bathroom
- Game Cleaning Sink
- Storm Shelter/Concrete Room
- Bonus Room/Bedroom
- Mezzanine Storage



PRISTINE HUNTING LAND IN THE FLINT HILLS OF KANSAS

Tract 2 - Southwest of 40th Rd & Quail Rd, Yates Center, KS

**TROPHY WHITETAIL DEER - TURKEY - WATERFOWL HUNTING - HEAVY TIMBER
 PONDS - PASTURELAND - ROLLING TERRAIN - CREEK - FENCING - SCENIC VIEWS**

Price: \$1,452,000.00

Total Acres: 656 +/- Acres

Taxes: To be determined

Mineral Rights: Seller's Mineral
 Interests to transfer

Legal: Long legal, contact agent.



PRISTINE HUNTING LAND IN THE FLINT HILLS OF KANSAS

Tract 3 - NW/c of Highway 75 & Oriole Rd, Yates Center, KS

**TROPHY WHITETAIL DEER - TURKEY - WATERFOWL HUNTING - HEAVY TIMBER
PONDS - PASTURELAND - ROLLING TERRAIN - CREEK - FENCING - SCENIC VIEWS**

Price: \$437,500.00

Total Acres: 175 +/- Acres

Taxes: To be determined

Mineral Rights: Seller's Mineral
Interests to transfer

Legal: Long legal, contact agent.

