



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

160± Acre Kansas Hunting Property with Income Producing Tillable Ground for Sale

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 W. Virginia Road
 Kincaid, KS 66755

PRICE: \$728,000

ACRES: 160±

COUNTY: Allen

PROPERTY HIGHLIGHTS:

- 100 acres tillable w/ long term tenant in place
- 1 new 6x6 Redneck Blind
- 1 6x6 Shadow Hunter Blind
- Multiple feeders
- Abundant water for wildlife
- Thick and heavy cover throughout the property
- Possible build Site
- 1.5 hour from Kansas City
- 2 hours from Wichita, Kansas
- 35 minutes from Missouri border

PROPERTY DESCRIPTION:

Allen County Kansas has always been a special place. It boasts some of the prettiest things that the state of Kansas has to offer. It has fertile soils, amazing seasonal views and unwavering deer & turkey hunting. This 160 m/l acre jewel located just east of Mildred Kansas is no exception to this rule. If you are reading this, then you have no doubt seen the trail camera pics as well as aerial photos that really showcase what this acreage has to offer. It has 100 acres of tillable ground providing ample return on investment that is in a rotation of beans and corn. It is currently in a 1/3 - 2/3 crop share with a long-time local tenant that takes great care of the property and would like to continue to farm the ground. The heavy timber that cover all sides of the property serve not only as great cover, but it also aids in being an amazing travel corridor for wildlife to go from food, to water and back to cover. These Southeast Kansas deer can get old and large in these woods. When I was there, I jumped a flock of turkeys that was a minimum of 15 birds. The trail cam pictures show this repeatedly. If you sit in either of the 2 blinds for an evening, it is easy to see 30-40 different deer. They use this as a place to hide, play, browse & mature. It truly is a place to behold.

If you are looking for superior hunting and return on investment, then this 160± acre tract can be yours.

The owner is selling an additional 80 acres. Trail camera photos are from all 240 acres combined.



PRESENTED BY:

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