

# 80± Acre Kansas Hunting Tract with Tillable Ground for Sale - Allen County

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## PROPERTY ADDRESS:

00 Wyoming Road  
 Kincaid, KS 66755

**PRICE:** \$380,000

**ACRES:** 80±

**COUNTY:** Allen

## PROPERTY HIGHLIGHTS:

- 40 acres of tillable
- 40 acres of cover
- Water, cover and food on property
- SE Kansas hunting at its finest
- Mature wildlife
- Active creek
- Heavy cover mixed between active crops and watering holes
- Possible build Site
- 1.5 hour from Kansas City
- 2 hours from Wichita, Kansas

## PROPERTY DESCRIPTION:

Allen County Kansas properties are by far one of my favorite places to walk when a client calls and says they are wanting to sell their property. This place is absolutely no exception to that rule. These 80 m/l acres has a layout that is beautiful to say the least. With the property being almost an even split of tillable land to thick woods and brush, this property is the perfect mix of food and cover that a property can be for an avid hunter. While looking at the trail camera photos, you can see that loads of wildlife are attracted to this property. In addition to the food and cover, there is a creek running through the southwest side of the property as well as a pond to the northeast, leaving no reason for critters to leave this spot.

The owners have an additional 160 acres for sale that has allowed them to use this property mainly as a sanctuary to let those southeast Kansas deer grow. The property layout is very nice as well and this only allows for better hunting, with this giving them the ability to hunt any wind direction they need. Allen County Kansas has long been known to have those deer that are on the Outdoor Channel that people see pictures of and say WOW I want that!! Don't miss your opportunity with this one to start your Kansas Legacy!



## PRESENTED BY:

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