



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

# 160± Acre Kansas Land for Sale - Bourbon County

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



## PROPERTY ADDRESS:

00 245th Street  
Garland, KS 66741

**PRICE:** \$889,000

**ACRES:** 160±

**COUNTY:** Bourbon

## PROPERTY HIGHLIGHTS:

- Timberland
- Pasture ground
- Pond
- Small shed
- Utilities easily accessible across road

## PROPERTY DESCRIPTION:

This 160± acre property offers a perfect blend of mature timber and open hay ground, making it an excellent choice for hunters, farmers, or those looking for a potential build site. The open ground could easily be farmed, providing additional income opportunities. A well-stocked pond enhances the land's appeal, with a small storage shed on site. Utilities are conveniently accessible across the road, making development simple. Whether you're looking for prime hunting land, farmland, or the perfect place to build, this property has it all!



## 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