



280± Acres of Hunting Paradise & Income Potential For Sale—Bourbon County, KS

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

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



PROPERTY ADDRESS:

00 Kansas Road
Fort Scott, KS 66701

PRICE: \$1,676,000

ACRES: 280±

COUNTY: Bourbon

PROPERTY HIGHLIGHTS:

- 280+/- Acres
- Income-Producing and Recreational
- Marmaton River Frontage
- Great Whitetail History
- Potential Waterfowl Habitat
- Scenic View for a Homestead

PROPERTY DESCRIPTION: Here's your chance to own 280+/- acres of income-producing ground with recreational potential along the Marmaton River. This property is located in an area known for producing massive whitetail. With an abundance of deer bedding areas, heavy deer trails, and turkey signs throughout, it's a true hunter's paradise.

The mix of mature timber, fertile bottom ground, and thick cover creates the ideal blend of food, water, and security that big bucks demand. The Marmaton River winds through the property, providing natural travel corridors for wildlife and excellent potential for waterfowl habitat. A portion of the property lies within a flood plain, adding to the soil richness and wildlife value.

Electric is available at the roadway, and the property offers beautiful scenery and multiple potential build sites—making it an ideal location for a future homestead, hunting cabin, or weekend retreat. The owner also plans to have a portion of the property planted to oats by the end of July, further enhancing its productivity and wildlife appeal.

Whether you're chasing trophy whitetails, calling in gobblers, or looking for a solid land investment, this farm checks all the boxes.



PRESENTED BY:

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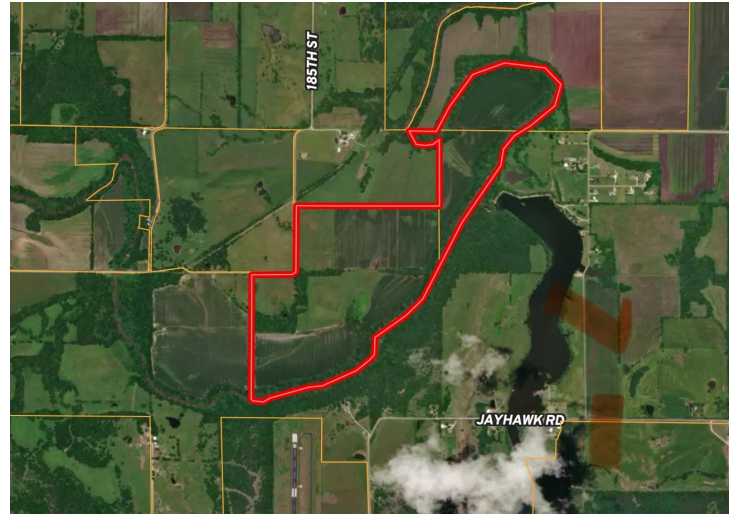
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals