

882 260th Street
Fort Scott, Kansas 66701

Stunning 320± Acre Kansas High-Fence Hunting Ranch with Trophy Deer and Home for Sale –
Bourbon County

Property Highlights:

- 320± acres
- 212 acres high-fenced
- 5 bed, 2 bath home
- 30'x80' barn with utilities
- 30+ trophy class whitetail bucks harvested
- 40+ mature fallow
- Stocked pond
- Established food plots
- Detailed records of all wildlife and stocked fish

This remarkable 320± acre ranch offers a rare opportunity to own a premier trophy hunting preserve. With a track record of naturally producing high-quality whitetails, this property now includes selectively improved genetics to accelerate trophy potential and herd excellence. Of the total acreage, 212 acres are high fenced and currently home to over 30 whitetail bucks and 30+ does, with the potential to produce 50+ fawns in 2025. The herd includes Blosser Whitetail Origination Stock—recognized as a Top 30 Whitetail Breeder. Every doe has either produced, or is a sister to, bucks that have reached 200+ inches at just two years old.

In addition to the exceptional whitetail herd, the preserve includes over 40 mature fallow deer in all three color phases—melanistic, white, and common (tan with white spots). These animals are from award-winning Brad Farmer genetics, a Kansas-based breeder recognized by the North American Deer and Elk Farmers Association.

Two aoudad sheep are also part of the high-fenced game population, and all animals will convey with the sale. Prior to the installation of the high fence, the property consistently produced outstanding native whitetail. Most of the mounts and sheds featured in the listing originated on-site, prior to fencing, underscoring the quality of the property's natural bloodlines.

The land features a well-balanced mix of timber and open pasture, providing both ideal habitat for wildlife and the option for agricultural use. Much of the pasture could easily be converted to crop ground, offering versatility and long-term value. The property is further enhanced with established food plots and over 8 miles of cut and mowed trails—making it a turnkey solution for hunting and land management.

There are six game feeders on the property: one 3,000lb All Seasons Feeder, two 2,000lb All

Seasons feeders, and three 55lb feeders, ensuring optimal nutrition and accessibility for wildlife. The property also includes one Redneck Blind, two homemade blinds and multiple tree stands, adding to the functionality of the property.

At the heart of the ranch is a 5-bedroom, 2-bathroom newly built slab home offering 1,750 square feet of comfortable living space. Featuring a mix of concrete and carpeted floors, beautiful wood ceilings, and an open-concept layout, the home is both rustic and refined. It will be conveyed partially furnished for immediate enjoyment. On the southern edge of the property, a 30'x80' barn with water and electricity presents an excellent opportunity for conversion into a second home or a top-tier hunting lodge. Additional outbuildings provide an abundance of room for equipment and storage.

A fully stocked pond adds to the recreational appeal and includes an inventory of 30+ catfish, along with bass and other species. Detailed stocking records are available. The owner also maintains comprehensive genetic records for the game animals, available upon request. As a bonus, the property features a multi-year established fruit garden with strawberries, blackberries, raspberries, blueberries, and asparagus—offering a touch of homestead charm and sustainability.

With its combination of trophy game, top-tier genetics, income potential, recreational value, and comfortable accommodations, this property presents an extraordinary opportunity for the discerning outdoorsman or investor.

For more information or to schedule a showing call or text **Cody Cutler (620) 224-6003**