



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

# 75± Acres of Hunting Paradise w/Agriculture Potential For Sale—Bourbon County, KS

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



**PROPERTY ADDRESS:**

476 170<sup>th</sup>  
Fort Scott, KS 66701

**PRICE:** \$370,000

**ACRES:** 75±

**COUNTY:** Bourbon

**PROPERTY HIGHLIGHTS:**

- 75+/- Acres
- Fully Fenced w/New Barbed Wire
- Live Creek
- Pasture can be converted to Tillable
- Great Timber
- Great Deer & Turkey History

**PROPERTY DESCRIPTION:**

Discover the perfect blend of timber, pasture, and opportunity on this beautiful 75± acre tract. Fully fenced with new barbed wire, this property is ready for live-stock, with rich pastureland and ample grazing areas. A scenic creek flows through the acreage, providing year-round water and enhancing the natural appeal.

Whether you're looking to run cattle, build a private retreat, or convert the land to tillable ground, this property offers unmatched flexibility. The timbered portions add valuable cover for wildlife and contribute to the property's strong hunting history—plenty of deer and turkey are frequent visitors.

With proven agricultural value and excellent recreational potential, this is a rare find for hunters, farmers, or investors alike.



**PRESENTED BY:**

**CODY CUTLER**

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