

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

# 305± Acre Kansas Hunting Property with Income for Sale - Cowley County

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



**PROPERTY ADDRESS:**

00 202nd Rd  
Oxford, KS 67119

**PRICE:** \$1,500,000

**ACRES:** 305.13

**COUNTY:** Cowley

**PROPERTY HIGHLIGHTS:**

- Blacktop access
- Excellent trophy whitetail hunting
- Excellent duck hunting
- Excellent turkey hunting
- Good river fishing
- Excellent agriculture income
- 31X72 machine shed built in 1999
- Recently drilled water well
- 3 ponds
- Prime Farmland rated soils 305±
- Home build site potential
- 45 minutes from Dwight D Eisenhower National Airport
- Two hours to Oklahoma City and Tulsa
- Deer Management unit #13
- Two Dillon tower blinds, one stump ground blind, and two Texas Hunter feeders are negotiable
- All mineral rights are believed to be intact and are negotiable.
- 2022 taxes \$2,467.78



**PRESENTED BY:**

**DAN MELSON**

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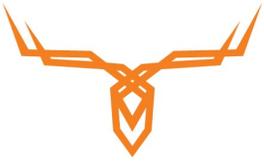
## PROPERTY DESCRIPTION:

There is no doubt that Kansas is a hunting paradise, and this property will certainly satisfy anyone's expectations. Whether it is bucks, ducks, or long beards, this one has the habitat and abundant populations to more than feed an outdoor addiction. Located approximately six miles south of Oxford on the Arkansas River, this 305± acre farm has riparian travel corridors for deer with mature trees and brush, bedding area, and cropland food sources. The property harbors a winter flock of around 100 turkeys. The sellers boast many successful duck hunts along the nearly 1.2 miles of Arkansas River's east boundary. All cropland soils, approximately 154 acres, are NRCS rated as "Prime Farmland." The Seller's income from the 2021 crop was \$28,620.00 after inputs on a 1/3 - 2/3 crop share. A 31x72 machine shed with a concrete floor is located on the property that can become an accessory building for a new home or be converted into your hunting quarters. The owners had a new water well drilled that still needs a pump and power. While this property is fantastic as it sits, there is additional potential. Add food plots and keep your mature bucks close to home during the hunting seasons, and you may never want to leave the property.

A winter wheat crop is planted on the west crop field that the tenant retains rights.



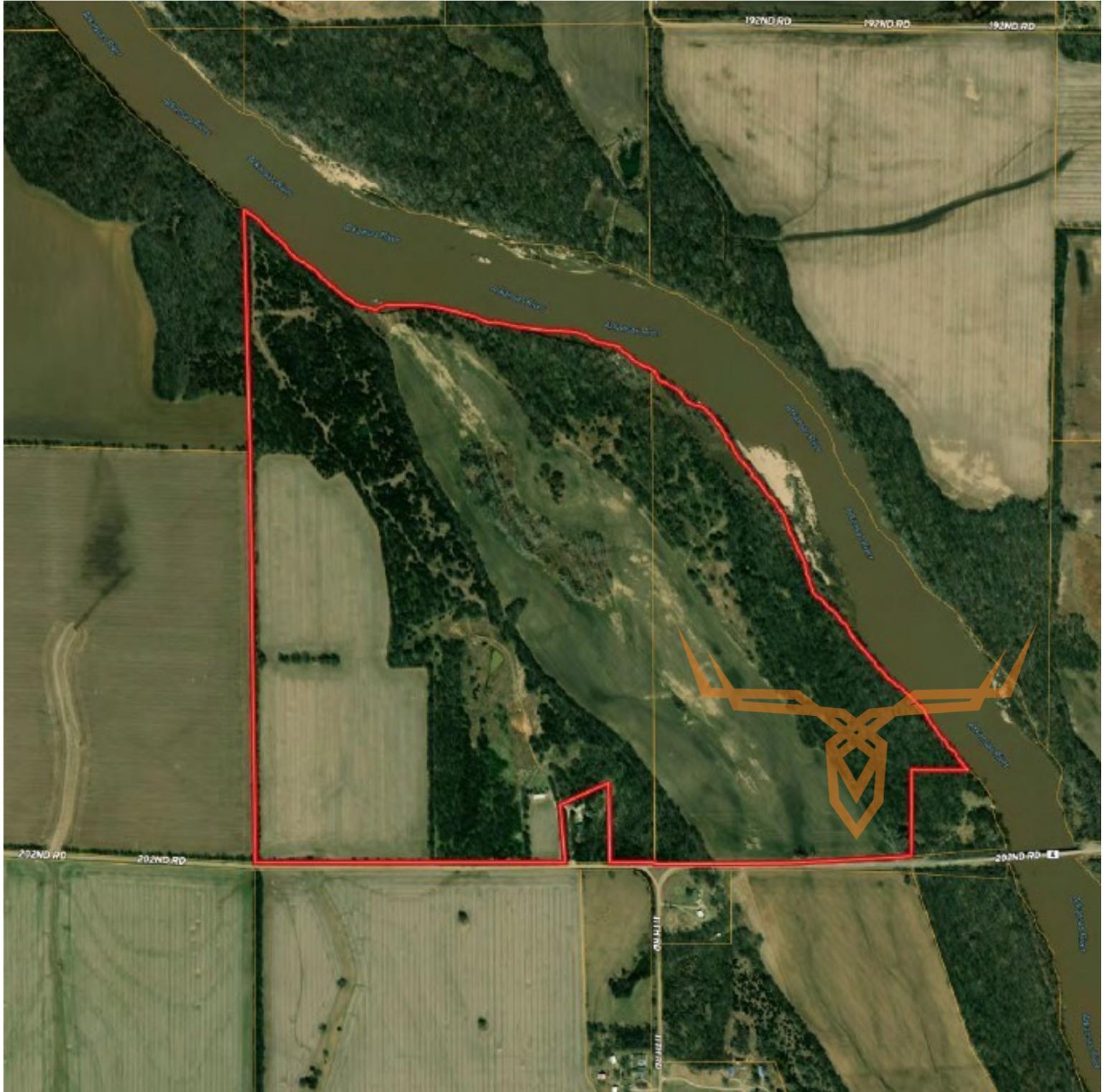
Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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