



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

# 91 +/- Acre Kansas Trophy Deer Hunting Land for Sale - Coffey County

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

PRICE  
REDUCED



## PROPERTY ADDRESS:

00 Contour Road  
Hartford, KS 66854

**PRICE:** \$193,200

**ACRES:** 91

**COUNTY:** Coffey

## PROPERTY HIGHLIGHTS:

- Located next to Flint Hills Wildlife Refuge
- 200 inch caliber deer neighborhood
- Multiple Boone & Crocket Deer harvested over the years
- High density of deer with proven track record of mature bucks
- 50 acres +/- tillable
- Annual CRP payment of \$1,113
- Excellent property to develop for hunting
- High volume of waterfowl in the area
- Convenient location from Kansas City, & Wichita

## PROPERTY DESCRIPTION:

Located, 2 miles southeast of Hartford, KS, and bordering the Flint Hills National Wildlife Refuge, just outside of the Indian Hills hunting area, this 91 +/- acre property has a history of giants. There is a long presence of Boone and Crocket class bucks that have been harvested on and around the property. Two deer measuring over 200 inches have been taken on the property and neighboring tracts through the years and many, many more have passed through. This place is in the perfect spot sitting right outside the Indian Hills hunting area and is surrounded by hundreds of acres of food, cover, and water. The west side of the tract produces an annual CRP payment of \$1,113. But more importantly, the CRP along with the terrain blocks the view from the road of the east side of the property that you will see your wildlife feeding on a nightly basis in the 50 acres of tillable ground. With the right wind, at the right time of year, you would see a field full of critters of which one has the chance of being a monster!



**PRESENTED BY:**

**SAM VOSS**

**Land Specialist - KS/MO**

M: (913) 526-9369

P: (855) 573-5263 x745

svoss@trophyapa.com

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com

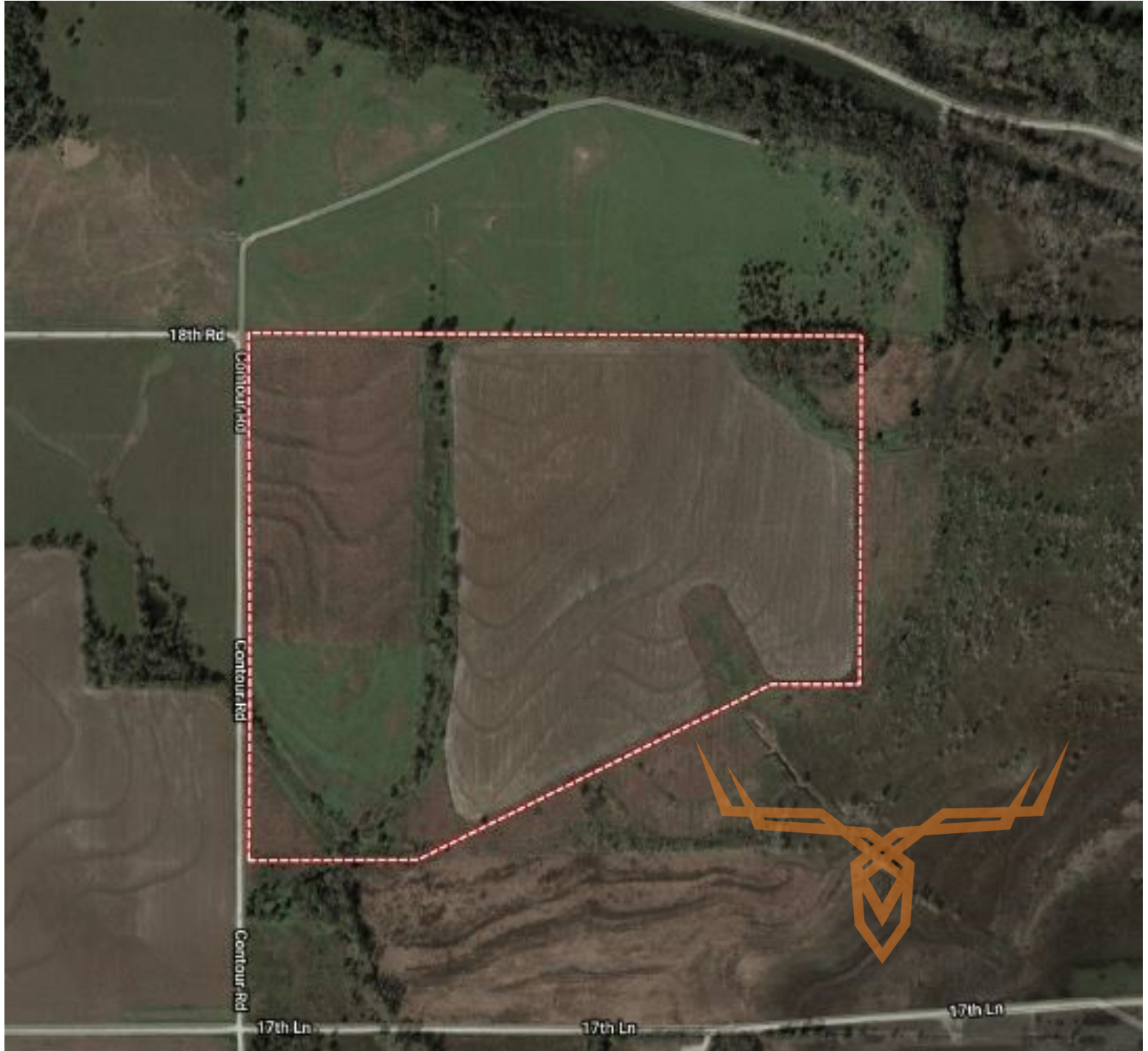
*Co-listed in cooperation with Whitetail Properties Real Estate*



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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

**TAXES: \$1,192**

**TAX YEAR: 2018**