

282 +/- Acre Woodson County Kansas Jewel with ROI, Hunting & Home/Lodge for Sale

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



PROPERTY ADDRESS:

2083 110th Rd.
 Piqua, KS

PRICE: \$839,100

ACRES: 282

COUNTY: Woodson

PROPERTY HIGHLIGHTS:

- 160 +/- tillable acres
- Newly refinished 1,200 square foot home or lodge
- New HVAC
- All new metal roof with added carport & concrete pad
- Water & Electric
- 2019 Farming income – approx. \$13,000
- 2020 Farming income – approx. \$15,000
- 3 - 2000 lb. feeders
- 3 - southern outdoor blinds
- 1 - Texas wildlife blind
- 2 - Millennium double 17' ladder stands
- Barn with room for storage
- Abundant water for wildlife
- Established food plot
- Thick & heavy cover throughout the property
- 2 hrs. from Kansas City
- 1 hr. & 30 min. from Wichita
- 1 hr. & 30 min. from Topeka



PRESENTED BY:

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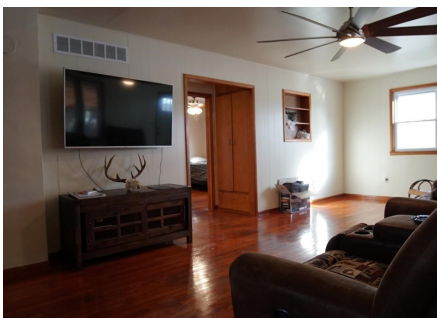
PROPERTY DESCRIPTION:

Woodson County Kansas has always been a special place. It boasts some of the prettiest things that the state of Kansas has to offer. It has fertile soils, amazing seasonal views, and unwavering deer & turkey hunting.

This 282 acre jewel located just east of Yates Center, Kansas is no exception to this rule. If you are reading this, then you have no doubt been sucked in with the aerial photos we took that showcase what this acreage has to offer. It has just under 160 acres of tillable ground providing ample return on investment that is in a rotation of beans, wheat & corn. It is currently in a 1/3 - 2/3 crop share with a long-time local tenant that takes great care of the property and would like to continue to farm the ground.

The heavily timbered draws that cover both sides of Cherry Creek serve not only as great cover but also aids in being an amazing travel corridor for wildlife to go from food to water and back to cover. These Southeast Kansas deer can get old and large in these woods. When I was there, I jumped a flock of turkeys that was a minimum of 25 birds. The trail cam pictures show this repeatedly. If you sit in the food plot for an evening, it is easy to see 20-30 different deer. They use this as a place to hide, play, browse & mature. It truly is a place to behold.

If you are looking for country living to go with your superior hunting and return on investment, then the 1,200 square feet 3 bed, 1 bath house with all new updates & upgrades will be of interest. It has a new metal roof & concrete carport to allow you to park out of the elements and change clothes after that morning or evening hunt. All the interior has been redone including repairing and removing walls and fresh new paint. The basement has been resealed and freshly painted. The hardwoods have been refinished throughout the house, along with new flooring in the kitchen and a new covered wood porch to enter and exit from both sides of the house. It even has new central air & heat. This could be a hunting lodge or a permanent residence.





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

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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