



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

Secluded 325± Acre Kansas Hunting Property for Sale - Anderson County

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



PROPERTY ADDRESS:

19994 SW Iowa Rd
Welda, KS 66091

PRICE: \$1,300,000

ACRES: 325

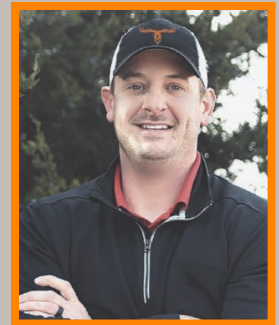
COUNTY: Anderson

PROPERTY HIGHLIGHTS:

- Investment property, weekend getaway or hunting property
- 8,000 sf house/shop with potential for grand finishes
- Electric & rural water on the property
- 80± acres tillable
- Deer, Turkey, quail, rabbits, squirrels and other small game animals
- Documented trail camera history
- Established Trails
- Great access from gravel road
- Locked Gates
- Secluded off the beaten path
- 1.5 hours from Kansas City

PROPERTY DESCRIPTION:

If you are looking for that secluded hunting property that has the potential to produce big white-tail deer every year, then this is your property. Tucked away off the beaten path in coveted Anderson County Kansas just outside the city. This property has a long history of big deer and does NOT disappoint. There is a vast amount of food, cover & water to feed the wildlife with a large area for food plots and future potential. The property has 80 m/l acres of tillable ground that is currently planted in beans on a 1/3 2/3 split with the current farmer. There is a nice mix of trees such as cedar, oak, ash and walnut just to name a few to provide a vast amount of cover. There are numerous places for critters to drink water throughout the entire place and even an opportunity to clean out and expand an already established pond for some fishing. There was deer & turkey sign all over while I was touring the property and with Fall right around the corner this property has a chance to produce multiple big bucks!



PRESENTED BY:

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There is currently an 8,000 sq foot house/shop on the property with the vast majority of it being almost finished. It is ready to be finished to your liking. The building has heated concrete floors, insulated roof & walls, new electric, new plumbing as well as the majority of the interior fixtures & cabinets in the house ready to be finalized. It comes with a large amount of reclaimed wood and tin roofing as well. It could truly be one of a kind and done the way you want it done.

With the tract being just over an hour outside of the city, you could have many opportunities to slip away from work, take a small drive and be in the stand with plenty of time to hunt that night.



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