

Antelope Creek Farm & Hunt

239.70 Acres

Wabaunsee County, KS

\$1,600,000



HAYDEN  OUTDOORS.

Antelope Creek Farm & Hunt

TOTAL ACRES:

239.70

PRICE:

\$1,600,000

COUNTY:

Wabaunsee County

CLOSEST TOWN:

Wabaunsee, KS

Activities & Amenities:

ATV/Off Road
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Mineral Rights
Stream/River
Timber
Water Rights

Land Details:

Address: TBD Antelope Creek Rd,
Wamego, Kansas 66547
Closest Town: Wabaunsee
Total Acres: 239.70
Zoning: Agricultural
Water Rights: Yes
Intact water rights pass to the Buyer
Mineral Rights: Yes
Intact minerals pass to the buyer
Estimated Taxes: \$3,456.02 - 2021
Source of lot size: Assessor/Tax Data

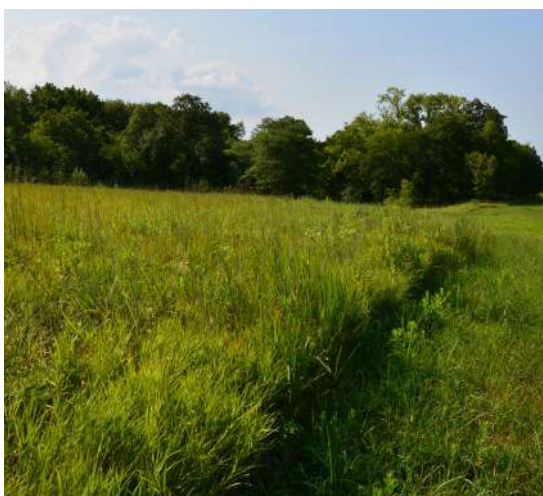
Property Summary:

If you have been looking for a farm that generates some good income yet you can hunt Kansas whitetail deer and turkey; the Antelope Creek Farm & Hunt checks all of the boxes! This 239.7 +/- acre parcel consists of over 119 acres of CRP, 45 tillable, 10 acres of hay, and the remainder in timber. The CRP is set to expire in 2028.

Land

This parcel consists of some great soils. The tillable portion consists of Ivan and Reading class 1 & 2 soils. Elmont, Ivan, Wamego & Martin make up the CRP portion of this farm and averages to class 2 & 3 soils. Antelope Creek runs through the entire eastern portion of this acreage and is full of beautiful large hardwoods. Black Walnut has been harvested here years earlier and there are many more large Walnuts to be found if you desire additional income. The terrain slopes gently with the exception of the creek bottom area, which helps to hold those giant Whitetail bucks!





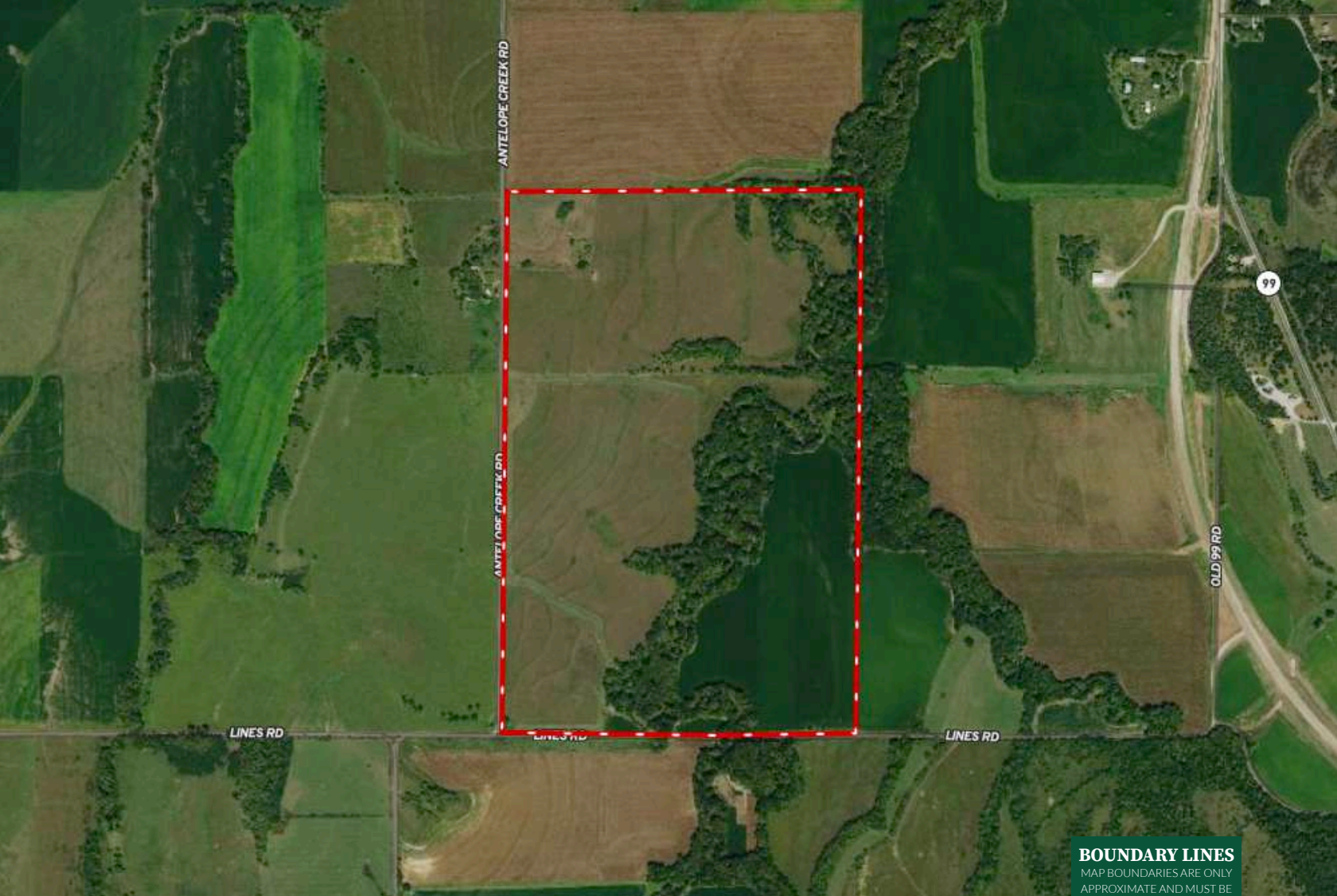
Region & Climate

Wabaunsee County is known to be a relatively humid climate with a variety of terrain. Average rainfall is 35" for the year.

Location

This farm is conveniently located within a mile west of Highway 99, 5 miles north of I-70 and a short 4 miles south of Wamego, KS.

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 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE

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