

UNDER CONTRACT



Perfect Mix Deer Farm with Creek and Half Tillable

160 +/- Acres | Cherokee County, KS | \$864,000



ADDRESS

0 NW 110th St.
McCune, KS 66753

LOCATION

1-1/2 miles south of HWY 400 on
110th, near McCune.

PROPERTY SUMMARY

I wish I had a dollar for every time I've been asked about a southeast Kansas quarter section with half tillable for income and half creek bottom hardwoods and wildlife habitat. Here is one that fits the bill almost perfectly, and in a great area for both deer and turkey hunting. 89 +/- acres of tillable for income, which is immediately available for the farmer tenant of your choosing. The tillable is divided into two separate fields, separated by a perfect funnel for wildlife. The balance of the property has travel corridors and bedding areas galore, with creeks and all the sex appeal you'd ever want in a hunting property. Mature hardwoods line the creek, making perfect roost trees for gobblers and awesome treestand locations for November cruisers. It may even be possible to build one or more wetlands in this area proven to produce for mallards, which would make this even more of a slam dunk hunting tract. Give me a shout and let's take a look!

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