



## Kansas Deer and Duck Camp with Income

560 +/- Acres | Bourbon County, KS | \$2,856,000



### ADDRESS

382 Eagle Road  
Hepler, KS 66746

### LOCATION

North side of HWY 39 just NW of  
Hepler, KS

### PROPERTY SUMMARY

This is one of the rare farms where giant whitetail deer and mallard ducks can be killed on the same property, all while making a solid return on investment and having a cozy, secluded cabin to hang out after the hunt. The habitat is completely established and turnkey with a proven history of big deer. 334 +/- acres are enrolled in CRP, producing almost \$18,000 in yearly income along with fantastic deer habitat. The CRP fields are separated by pockets of timbered travel corridors, plus wet-weather creeks and established food plots in every section of the property. The CRP was just burned this spring, but will blow up again this summer to provide unbelievable cover for holding giant whitetails and allowing them to mature. The genetics and history here are top notch. As a bonus, two wetlands have been established where you can kill piles of mallards after your deer tag has been filled. Each wetland has a water control structure and a pit blind, further solidifying this farm as truly turnkey. Several box blinds w

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