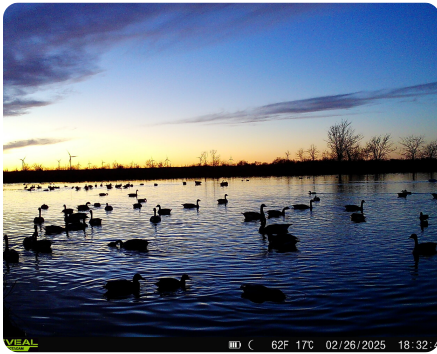


PRICE REDUCED



## World Class Hunting and Tillable Farm

1,700 +/- Acres | Bourbon County, KS | \$6,950,000



### ADDRESS

0 HWY 39  
Hepler, KS 66746

### LOCATION

2 miles north of Hepler, 1/2 mile east.

### PROPERTY SUMMARY

Southeast Kansas rarely offers 1,000+ acre contiguous tracts, let alone one with world-class hunting and strong ROI. This exceptional property checks all the boxes! A wet weather creek lined with hardwoods and bedding cover runs through the middle, with abundant deer sign—Bourbon County produces record-class bucks, and this farm could yield giants yearly with proper management. Turkeys thrive here, seen on every visit. For waterfowl, the area winters large numbers of ducks and geese. Existing ponds and dry fields offer great hunting, with potential for new wetlands or even a 100+ acre lake, enhancing waterfowl habitat, fishing, and irrigation for increased farm production. The dryland tillable already generates \$158,100 in annual rent, ensuring a strong return. A huntable quail population is another rare bonus, with opportunities for habitat improvement. The sheer size and seclusion of this farm are unmatched. Showings by appointment only; contact the listing broker to schedule.

[nationalland.com/listing/world-class-hunting-and-tillable-farm](https://nationalland.com/listing/world-class-hunting-and-tillable-farm)



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