



Central Kansas Upland, Whitetails, & CRP

79.60 Acres

Barton County, KS

\$219,000



HAYDEN  OUTDOORS.

Central Kansas Upland, Whitetails, & CRP

TOTAL ACRES:
79.60

PRICE:
\$219,000

COUNTY:
Barton County

CLOSEST TOWN:
Claflin, KS

Activities & Amenities:

ATV/Off Road
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Mineral Rights

Land Details:

Address: 00000 NE 120 Ave.,
Claflin, Kansas 67525, USA
Closest Town: Claflin
Total Acres: 79.60
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Estimated Taxes: \$315.5 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

Location: This tract is located in northeastern Barton County, 12 miles south of Wilson, Kansas, 14 miles south of I-70 interstate, and 8 miles north of Claflin, Kansas. Located 1/2 mile south of NE 200 Rd. along NE 120 Ave.

Legal: S21, T16, R11 W, S/2 NW/4 Less R/W

Land

This area is very well known for large herds of some of the biggest deer in the State of Kansas as well as excellent upland bird numbers including quail, pheasants, and prairie chickens. The land's rolling topography enhances its natural appeal, featuring two wet weather creek beds, 26.69 acres of CRP, and multiple locations for a deer blind or tree stands. Additionally, there is an old pond bed completely surrounded by timber and thickets for an excellent stand location. The valleys and terrain changes on this tract make it an excellent travel corridor for the local White-tailed Deer herd. The diverse landscape of native grasses, trees, topography, and bedding areas help to create the perfect combination for all of the wild game in the area.

The current CRP contract is in effect through September of 2025, generating a total of \$947.00 per year or \$35.50 per acre. Additionally, sitting toward the western portion of the property lies a game watering trough catch system, used to catch rainwater for the local wildlife to drink. The property sits just 1 mile from a county blacktop, helping make this an ideal candidate for those looking to build their country dream home! Give the listing agent a call before this one is Sold!



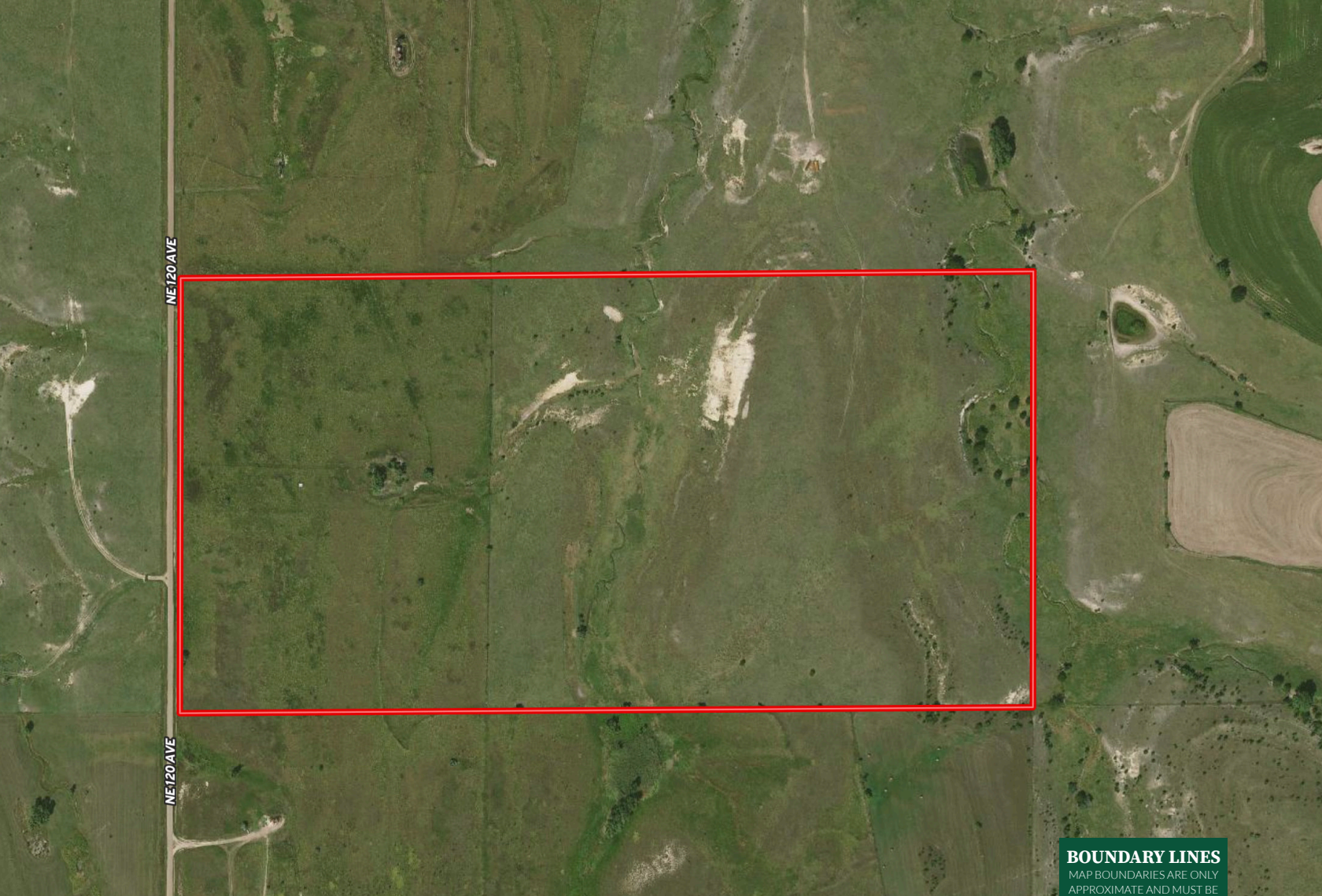


Property Details

- Excellent bedding and travel areas for wildlife
- 26.69 Acres of CRP enrolled through September 2025
- Bordered by a well-maintained county road.
- Seller's mineral rights pass with land to Buyer at closing.
- 2023 Property Taxes - \$315.50
- 10 miles north of Cheyenne Bottoms Wildlife Area (nation's largest inland marsh - 41,000 acres of wetlands)
- 17 miles south of Wilson State Park
- The Banks 360 Phantom Blind, 1000lb Crossfire Feeder, and tree stand are not part of the advertised listing price but can all be purchased.
- Hunting: Pheasant, Quail, Deer, Prairie Chicken, and Predator.
- State Deer Hunting Unit 4

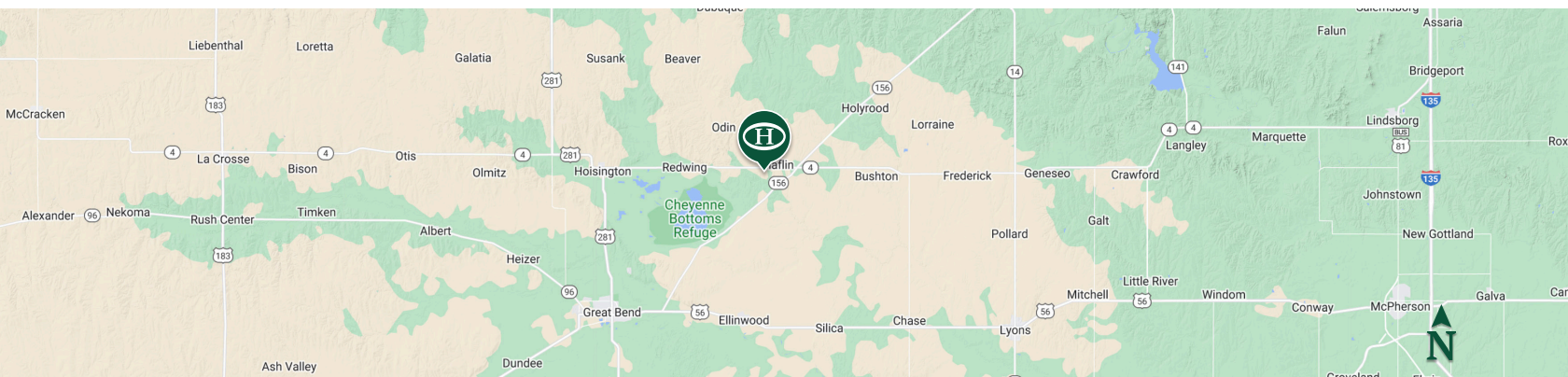
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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