

# Osbourne County Hunt Tract

96.98 Acres | Osbourne County, KS | \$335,000



HAYDEN  OUTDOORS.

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TOTAL ACRES:

96.98

PRICE:

\$335,000

COUNTY:

Osbourne County

CLOSEST TOWN:

Natoma, KS

## Activities & Amenities:

Cattle/Ranch  
Farm/Crops/Ag  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey & Upland Birds  
Mineral Rights  
Wooded  
State Hunting Unit: 3

## Land Details:

**Address:** 123 County Rd.,  
Natoma, Kansas 67651, USA  
**Closest Town:** Natoma  
**Total Acres:** 96.98  
**Zoning:** Agricultural  
**Estimated Taxes:** \$614.8 - 2024  
**Source of lot size:** Assessor/Tax Data

## About This Property

Location: +/- 96.98 acres located in Southwestern Osborne County, Kansas along Highway 18 and S 300th Ave. This parcel is 1 mile from the nearest town, Natoma, Kansas, where there is a grain elevator, gas stations, and other town amenities.

Legal: +/- 96.98 ACRES in SW4 of S07, T10, R15 W

## Land

This versatile +/- 97 acre property is the kind of place that checks all the boxes—great hunting, income potential, and beautiful views! It includes approximately 42 acres of dryland tillable ground that's currently cash rented at \$50 per acre, providing steady annual income. The remaining +/- 55 acres feature a mix of creek bottom, hay meadow, thick timber, and brushy cover, offering ideal habitat for Kansas wildlife.

The rolling terrain and scenic topography give the land a lot of character, and there are deer trails scattered throughout the property. With all the abundant bedding area and crop food sources, this tract is a perfect candidate for the gamesman looking for whitetail deer, turkey, quail, and pheasant. If you're looking to be ready for the 2025 fall season, now is the time to make your move.

Additionally, this would also be a great place to build, with electricity running along the road and several nice sites with great views. Whether you're looking for a recreational getaway, a hunting retreat, or a future home site with income-producing abilities, don't miss your chance at this beautiful piece of Kansas dirt.





## Recreation

**Community Attractions:** Only a 30 mile drive away, Wilson Wildlife Area encompasses over 8,000 acres of excellent public hunting opportunities, fishing, as well as other recreational activities including boating and camping. The 9,000 acre reservoir offers various types of quality fishing including striped bass, walleye, blue/channel catfish, white bass, black bass, largemouth and spotted bass, crappie, bluegill, and white perch. Also located in the Central Flyway, Wilson Lake is a major stopping point for the waterfowl species that migrate through this area during the winter months.

## Property Features:

- Tillable acres: +/- 42 acres leased at \$50 per acre
- Current hay ground is leased on a 1/3-2/3 crop share
- Timber, Thickets, Native Grass, Creek Bottom: +/- 55 acres
- Highway 18 borders southern boundary
- Excellent build site location
- Electric runs along west county road adjacent to property
- 2024 Approximate Real Estate Taxes: \$614.80
- Yearly Rainfall: 24"
- Seller's mineral rights shall convey
- Only 4 miles north of the Saline River and 1/2 mile north of Paradise Creek
- Hunting Opportunities: Whitetail Deer, Turkey, Pheasant, & Quail
- 5 hours from Denver, CO/45 minutes from Hays, KS

*Please contact the listing agent for more information on this property or to schedule a private showing. (\*\*Financial verification is required\*\*)*

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





 Boundary

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



## Connor Williams

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