

# Deer Creek Farm & Rec Tract

128.67 Acres | Douglas County, KS | \$768,000



HAYDEN  OUTDOORS.



# Deer Creek Farm & Rec Tract

TOTAL ACRES:

128.67

PRICE:

\$768,000

COUNTY:

Douglas County

CLOSEST TOWN:

Stull, KS

## Activities & Amenities:

ATV/Off Road  
Farm/Crops/Ag  
Food Plots  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Income Producing  
Mineral Rights  
Timber  
Water Rights  
Wooded

## Land Details:

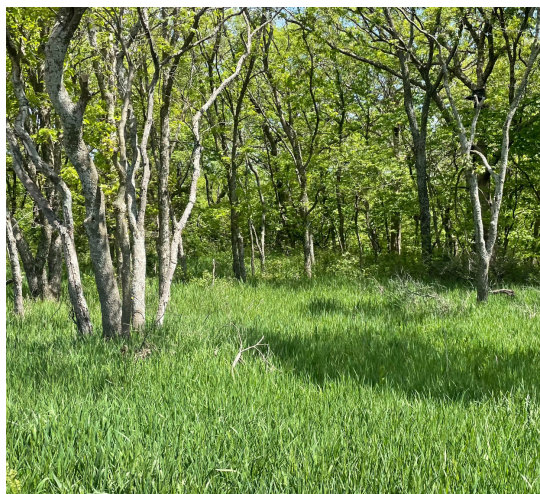
Address: TBD E 100th RD,  
Berryton, Kansas 66409, USA  
Total Acres: 128.67  
Deeded Acres: 128.67  
Leased Acres: 0.00  
Zoning: Agricultural  
Tillable/Crop/Orchard Acres: 68.78  
Water Rights: Yes  
All Water rights that are owned by  
the Seller will pass to the Buyer  
Mineral Rights: Yes  
All Mineral rights that are owned by  
the Seller will pass to the Buyer  
Estimated Taxes: \$1,346.52 - 2023  
Source of lot size: Assessor/Tax Data

## Property Summary

If you have been desiring some of the finest tillable acreage along with first class whitetail hunting in western Douglas County, look no further than Deer Creek Farm & Rec tract!

## Land

This 128.67 +/- acre tract consists of 68.78 acres of tillable acreage with the remaining balance in timber. Most of the timbered areas are on the north end of this property. Soils within the tillable areas consists of Woodson silt and Martin-Oska with up to 6% slope. The tillable area has been planted to corn for the 2024 crop year and is currently being farmed by the landowner. The timbered areas offer more of a rugged terrain with a mix of a variety of hardwoods and cedar.







## Recreation

This farm is situated slightly south of Deer Creek. This area is widely known as one of the premier areas for great whitetail genetics. This tract has had little hunting pressure and could be set up with food plots to maximize your success. Look at the trail cam photos from early in the year and you can see what potential there is to harvest a 170+ class buck! Additional recreational opportunities are a short 7 miles to the closest boat ramp at Clinton Lake Reservoir.

## Region & Climate

Rainfall in Douglas County Kansas averages 34" per year, with 3/4 of it falling during the growing season. The climate tends to be humid yet mild with warm sunny summers and cold winters with intermittent snowfall.

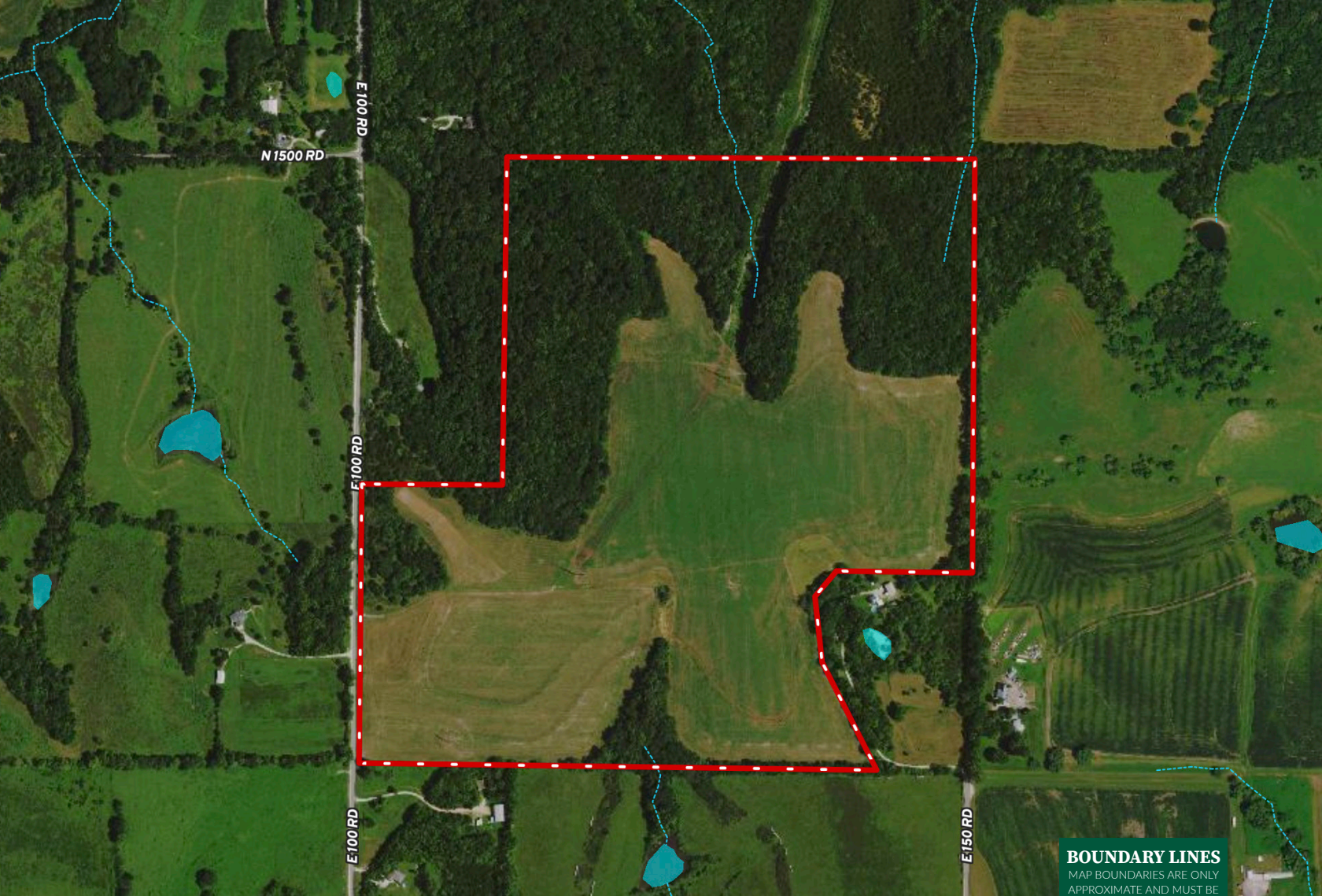
## Location


This farm is conveniently located 9 miles from Topeka and Lawrence and 44 miles from Kansas City, KS. Don't hesitate to give the listing agents a call soon as this tract will not last long!

\*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.

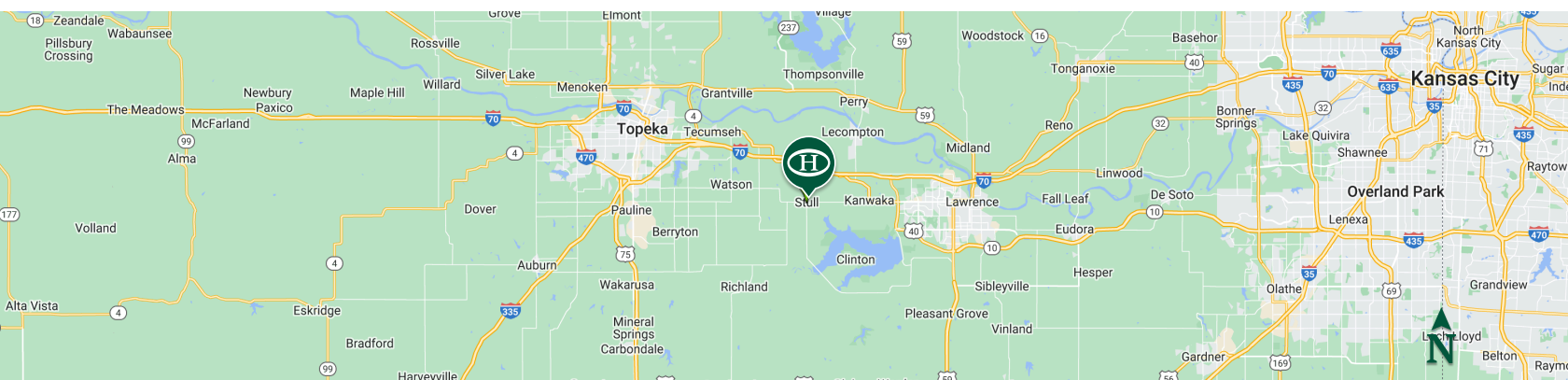






 Boundary

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






# HAYDEN OUTDOORS




FARM, RANCH & RECREATIONAL REAL ESTATE



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