

Timbered Draw 158

157.57 Acres | Graham County, KS | \$340,000



HAYDEN  OUTDOORS.

Timbered Draw 158

TOTAL ACRES:

157.57

PRICE:

\$340,000

COUNTY:

Graham County

CLOSEST TOWN:

Palco, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds
Wooded

Land Details:

Address: 123 D RD, Palco,
Kansas 67657, USA
Closest Town: Palco
Total Acres: 157.57
Zoning: Agricultural
Estimated Taxes: \$670.42 - 2024
Source of lot size: Assessor/Tax Data

About This Property

Owner Financing Available - Seller will owner finance with 20% down for a 10 year term, with a 5% interest rate

S15, T10, R21, ACRES 157.57, SE4 LESS RD R/W.

Land

Nestled in the heart of Graham County, Kansas, this exceptional quarter section offers a well-balanced mix of productive farmland, diverse wildlife habitat, and prime Kansas hunting opportunities. The property spans approximately 158 acres and features +/- 52 acres of dryland ground that has seen a crop rotation of wheat and milo in years past, which not only generates income but also serves as a highly attractive food source for local wildlife.

Graham County has long held a reputation for producing trophy white-tailed deer, thriving populations of Rio Grande turkeys, and robust numbers of upland game birds. This property is no exception—it offers the ideal combination of habitat, food, and cover to consistently attract and hold a wide range of wild game.

At the heart of the property lies a strategically placed 1-acre alfalfa food plot, which has become a magnet for deer activity. This offering is outfitted with a premium All Seasons Feeders tower blind, multiple ladder tree stand sets, and a 2,000-pound bulk steel gravity feeder, providing a turnkey setup for hunters seeking immediate success. Surrounding this are approximately 106 acres of native grasses, and mature timber that create excellent bedding areas and natural travel corridors for deer and other game species.

A wet weather creek meanders through the property, providing a seasonal water source and enhancing the habitat with its tree-lined banks. The creek corridor is rich with mature timber and intersected by heavily used game trails, rub lines, and scrapes, clear evidence of consistent deer movement.

Whether you're looking to expand your recreational land portfolio or find that perfect Kansas hunting retreat, this property checks all the boxes. It offers a blend of income-producing farmland, diverse habitat, and exceptional hunting potential. Contact the listing agent today to schedule your private showing.





Property Features:

- Tillable acres: +/- 52 acres
- Mature Timber, Thickets, Native Grass, Wet Weather Creek, Alfalfa Food Plot
- County access road on two sides
- Electric on site
- Excellent build site location
- 2024 Approximate Real Estate Taxes: \$670.42
- 10 miles South of the nearest town, Palco Kansas
- Yearly Rainfall: 23"
- Surface rights only
- ASF tower blind, Texas Wildlife Supply 2000# steel feeder, and multiple tree stands in place
- Hunting Opportunities: Whitetail Deer, Turkey, Pheasant, & Quail
- 4.5 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**)

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BOUNDARY LINES

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




 Boundary  Blind  Feeder






HAYDEN OUTDOORS

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