

Beaver Creek Bottomground

35.00 Acres

Decatur County, KS

\$180,000



HAYDEN  OUTDOORS.

Beaver Creek Bottomground

TOTAL ACRES:

35.00

PRICE:

\$180,000

COUNTY:

Decatur County

CLOSEST TOWN:

Herndon, KS

Activities & Amenities:

Farm/Crops/Ag

Food Plots

Hunting - Big Game, Predator/Varmint,

Small Game, Turkey & Upland Birds

Wooded

State Hunting Unit: Unit 1

Land Details:

Address: tbd road 314 , Herndon

, Kansas 67739, USA

Closest Town: Herndon

Total Acres: 35.00

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 27

Riverbottom Acres: 8

Estimated Taxes: \$223.08 - 2025

About This Property

Located in Northwest Kansas, Decatur County, this 35-acre tract combines productive farmland with strong recreational value, offering a hard-to-find opportunity to pursue both whitetail and mule deer

Land

Approximately 27 acres are in tillable farm ground, providing immediate return potential. The balance of the property is made up of creek habitat, timber, and natural cover, creating a travel corridor that consistently holds and moves deer through the area. The layout and terrain naturally position this property as a funnel during the season.

Both species of deer are known to utilize the tract, with whitetails favoring the creek corridor and mule deer commonly traveling the adjacent open ground and draws. The mix of cover and food sources makes this a proven setup for Northwest Kansas hunting.

A vacated railroad corridor toward the north boundary adds a layer of separation from the roadway, helping reduce disturbance and increase privacy. Whether you're looking for a manageable hunting property, a long-term land investment, or a combination of both, this tract delivers multiple benefits in a compact footprint.

Recreation

The area is renowned for its incredible white-tailed deer population, particularly in Kansas Deer Unit 1, one of the most celebrated trophy deer regions in the country. It's common to see world-class bucks, with deer harvested in the area typically scoring between 150 to 200 inches. The creek bottom habitat creates the perfect conditions for white-tailed deer to thrive, and mule deer are also on the property and in the surrounding region. Whether you're a seasoned hunter or just getting started, this property has everything needed to consistently produce large Kansas bucks year after year.





Region & Climate

Agriculture quickly took root as the county's economic backbone, and over the decades, wheat, corn, and cattle have remained staples of local life. Summers are typically hot and dry, with average highs in the upper 80s to low 90s °F. Occasional thunderstorms roll in, bringing much-needed moisture, especially in late spring and early summer. Winters can be cold and windy, with average lows in the teens to 20s °F. Spring and Fall are shorter transitional seasons, often considered the most pleasant times of year. Spring brings green-up across the prairie and peak wildlife activity, while fall sees golden fields and the start of hunting season. Precipitation averages around 20–25 inches, with most rainfall occurring from April through July. This moderate but sporadic moisture supports dryland farming and native grasslands, which are ideal for both livestock and wildlife habitat.

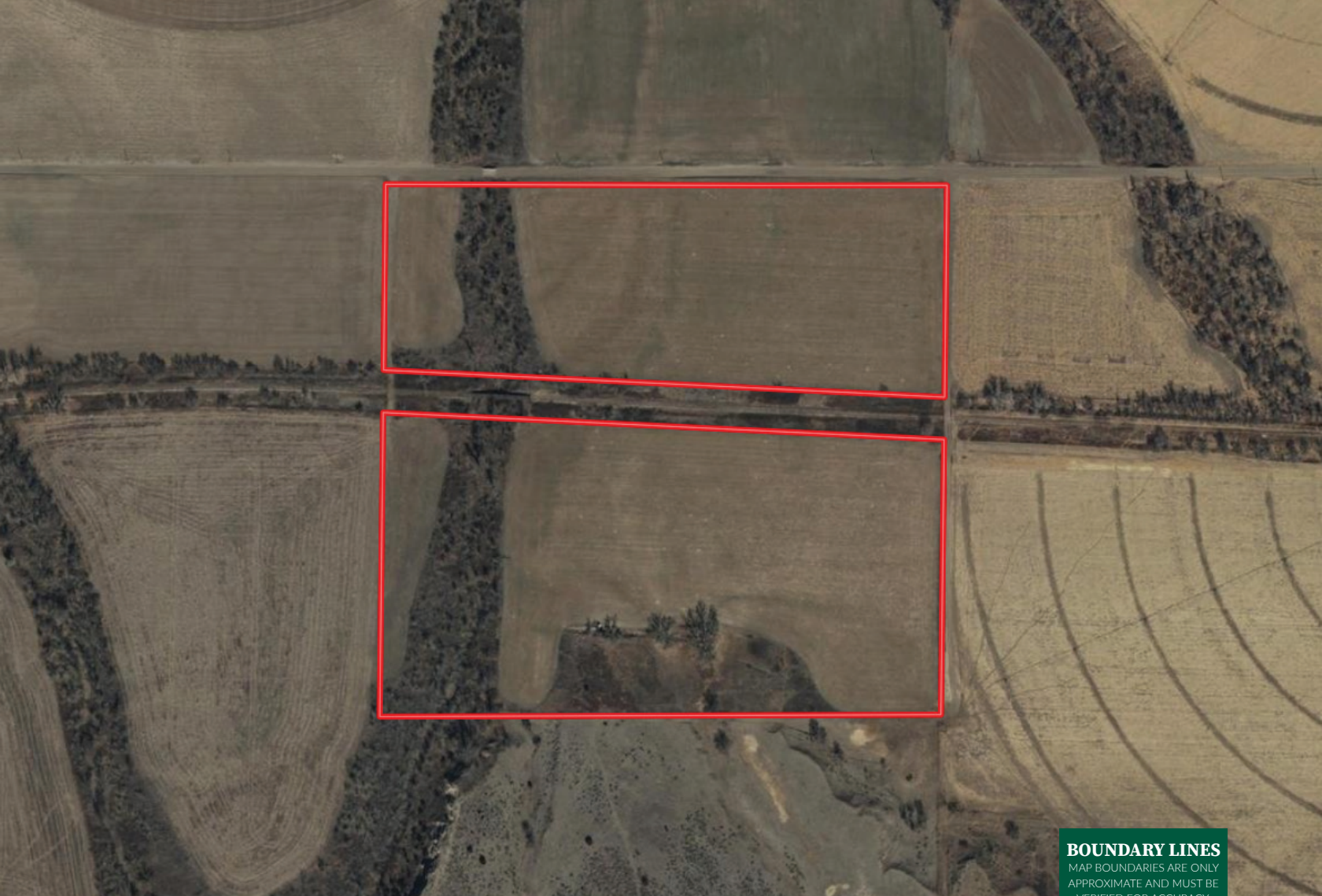
Location

This property is well located in North West Kansas.

- Herndon, KS: 4.2 Miles
- Oberlin, KS: 18 Miles
- Colby, KS: 69 Miles
- McCook, NE: 30

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 Boundary

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



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