

# Spivey Hunter Haven

193.20 Acres

Kingman County, KS

\$850,000



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## Activities & Amenities

Cattle/Ranch  
Farm/Crops/Ag  
Fishing  
Food Plots  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl  
Mineral Rights  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Propane  
Wooded  
Water Rights  
State Hunting Unit: Unit 15

## Land Details

Address: 1215 E Hwy 42, Spivey,  
Kansas 67142, USA  
Closest Town: Spivey  
Total/Deeded Acres: 193.20  
Zoning: Agricultural  
Tillable/Crop/Orchard Acres: 165  
Timber Land Acres: 28  
Pasture Acres: 134  
Water Rights: Yes; Will convey to buyer.  
Mineral Rights: Yes; Will convey to buyer.  
Estimated Income: \$5,000  
Income Type: CRP  
Estimated Taxes: \$442 - 2025  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Tiny Home  
Bedrooms: 1  
Electricity Provider: Evergy  
Gas Provider: Propane  
Water Provider: Well  
Outbuildings: 1  
Fence Type: Yes  
Appliances: Dryer, Refrigerator, Hot Water Heater, Microwave & Washer  
Flooring: Hardwood & Laminate  
Siding: Wood  
Roofing: Metal  
View: Pond & Wooded



### About This Property

This turnkey 192± acre property has been thoughtfully managed to create a sportsman's haven. From food plots, a stocked pond, and a mini home camp, no detail has been overlooked. The combination of pasture, CRP, and timber creates excellent habitat and makes the property live larger than its acreage, with easy access off Hwy 42 adding to its appeal.





## Land

With 139± acres enrolled in CRP set to expire on 9/30/26, the new owner has the flexibility to re-enroll or convert the ground to fit their vision. Income potential remains strong, while future use is entirely up to you. The soils are primarily sandy loams, including Albion, Kaski, and Shellabarger series, with a high percentage classified as prime farmland, supporting both productivity and long-term value.

The remaining 54± acres form a natural spine through the center of the property, consisting of timber, native pasture, and a live creek. This corridor creates the core of the habitat, offering excellent cover, travel routes, and year-round resources for wildlife. Together, the combination of income-producing CRP and diverse native habitat makes this property both functional and highly attractive from a recreational and investment standpoint.

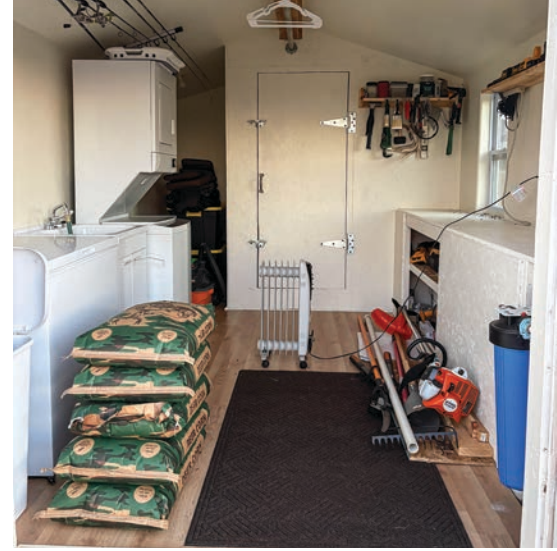
## Improvements

The crown jewel of the Spivey Hunt is the thoughtfully designed camp, offering comfort, convenience, and functionality all in one. With full utilities already in place, this well-appointed tiny home truly delivers a “home away from home” experience. Inside, you’ll find modern finishes throughout, including a full bathroom, a kitchenette with a stainless steel sink and shelving, and a combined living and sleeping area designed for efficiency and comfort.

An inline propane water heater provides hot water to both the sinks and shower, while a compact refrigerator offers plenty of space for extended stays. Climate control is handled with a window-unit A/C for the summer months and electric space heaters to keep things warm during the winter—making this camp a true year-round retreat.

Adding to the appeal is a feature every sportsman will appreciate: a fully equipped storage shed with its own walk-in cooler. Designed for processing and storing game, this space includes reinforced hanging bars, a utility sink with its own inline water heater, and an additional deep freeze for expanded cold storage. Once again, they have thought of everything with a washer and dryer on hand, packing can be kept to a minimum, and no need for long drives with a load of smelly gear. A sturdy workbench and extra storage space round out the setup, providing plenty of room for gear, tools, and equipment.

This is more than just a hunting camp—it’s a turnkey basecamp built for comfort, efficiency, and serious outdoor use.



## Recreation

Situated along the border of the highly sought-after Deer Management Units 15 & 16, this property carries the pedigree of some of the finest whitetail deer genetics in the state. With a proven history and the right management practices, the potential here speaks for itself.

The recreational opportunities are as diverse as they come. From trophy whitetail and abundant turkey to quail and crappie fishing, this property offers year-round enjoyment. The occasional elk sighting only adds to the unique appeal.

For those who enjoy gathering as much as hunting, the land is also known for producing an abundance of wild mushrooms, adding yet another layer to its versatility.

This is a property that truly delivers for the outdoorsman—whether your passion is hunting, fishing, or simply enjoying the land.

## Agriculture

Approximately 134± acres are currently enrolled in CRP through 9/30/2026. Upon expiration, the new owner will have the flexibility to re-enroll in the program or transition the acreage into pasture or productive hay ground.

The remaining acreage consists of the pond, established build site, and timber-lined creek corridor, adding both recreational and functional value.

Versatility truly defines this property, offering multiple options to fit a variety of goals—from income generation to livestock use to recreation.

## Region & Climate

Located in south-central Kansas, near the heart of the state's renowned hunting and agricultural region, Spivey sits in a transition zone where prairie, timbered creek bottoms, and productive soils come together. This area is known for its strong wildlife populations, fertile ground, and a landscape that supports both farming and recreation at a high level.

Annual precipitation averages around 30–32 inches, with the majority falling during the growing season from April through September. This supports healthy native grasses, strong crop production, and excellent habitat conditions. The area typically sees a growing season of roughly 180–200 days, with first frost in late October and last frost in early April.





## Location

Located less than an hour from Wichita and Wichita Dwight D. Eisenhower National Airport, this property offers convenient access while maintaining a private, rural setting. With direct access via Highway 42 leading straight to the property, getting here is simple and efficient.

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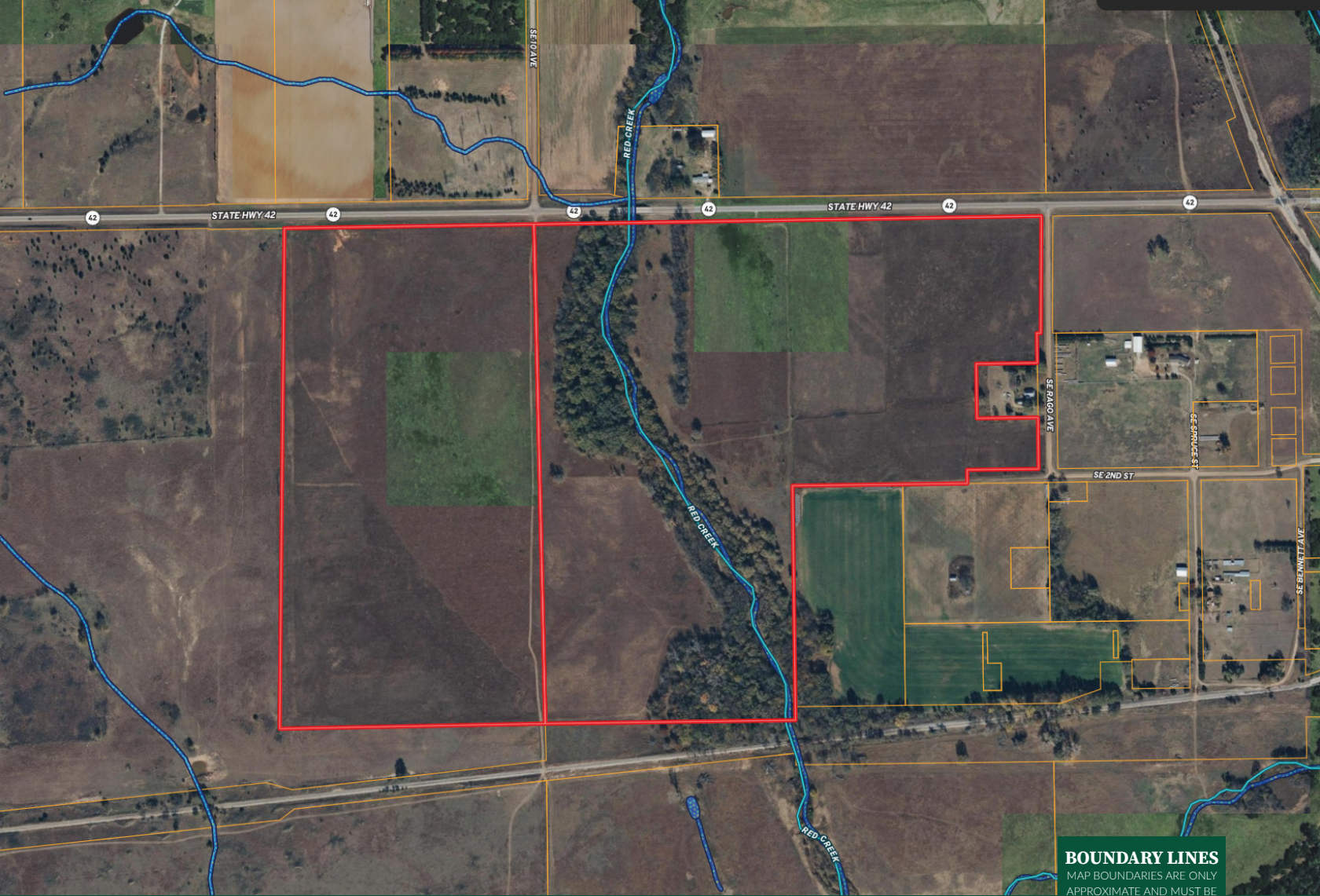


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

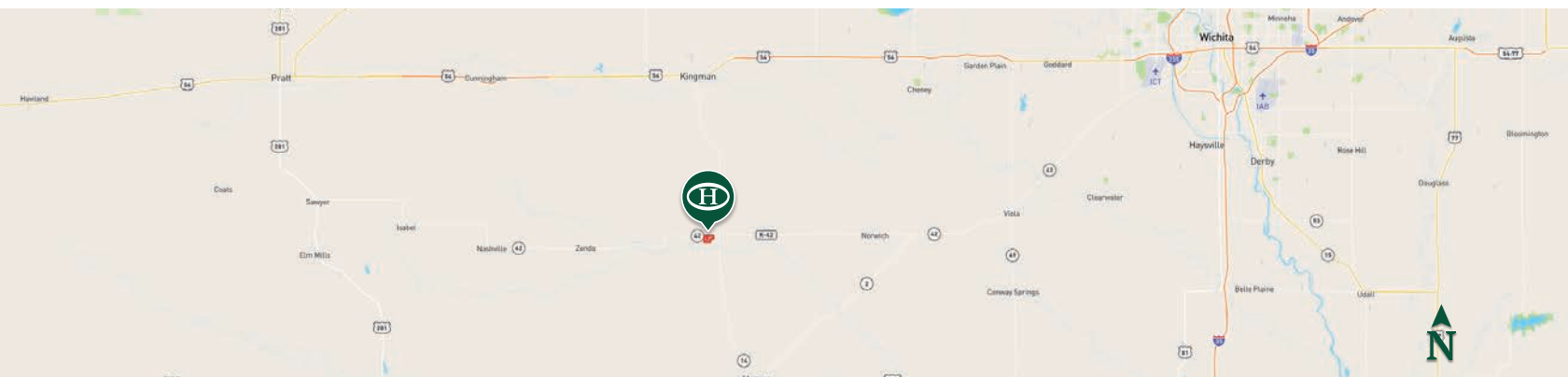
*- RICK STEINER, SELLER/BUYER*

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 Boundary



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