

Pawnee County 8 Acres

PAWNEE COUNTY, KS | 8.42 ACRES | \$33,700



About This Property

This small tract near Garfield, KS offers CRP income, quality habitat near Coon Creek, and affordable future hunting cabin potential in the heart of Kansas hunting country.

Land

Located just 1 mile southwest of Garfield, Kansas, this surveyed 8.42-acre tract in Pawnee County offers an affordable opportunity to own a small piece of land in the heart of Kansas hunting country. Approximately 5 acres are currently enrolled in the CRP program through 9-30-2031, generating annual income at a rate of \$35.51 per acre while also providing quality cover for local wildlife.

Positioned just off Coon Creek, a tributary of the Arkansas River, the property sits in an area known for strong deer movement and upland bird activity. The nearby creek corridor, native grasses, and surrounding habitat create an ideal setting for the recreational buyer looking for a manageable hunting property or weekend getaway.

Electricity is located approximately 1/3 mile away, offering potential for a future hunting cabin or campsite setup. This property is located in a flood plain.

Whether you are looking for an entry-level recreational tract, a small investment property with CRP income, or a quiet spot to enjoy the outdoors, this property offers plenty of potential at an affordable price.

Please contact the listing agent for more information on this property or to schedule a private showing.



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