

Graham County Game Mecca

476.00 Acres | Graham County, KS | \$955,000



HAYDEN  OUTDOORS.

Graham County Game Mecca

TOTAL ACRES:

476.00

PRICE:

\$955,000

COUNTY:

Graham County

CLOSEST TOWN:

Palco, KS

Activities & Amenities:

Farm/Crops/Ag
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Stream/River
Wooded

Land Details:

Address: 00000 D RD, Palco,
Kansas 67657, USA
Closest Town: Palco
Total Acres: 476.00
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Estimated Taxes: \$3,003.94 - 2023
Source of lot size: Assessor/Tax Data

About This Property

Location: +/- 476 acres located in Southeastern Graham County, Kansas along D road and 380th Avenue. This parcel is 10 miles from the nearest town, Palco Kansas, where there is a grain elevator, gas stations, and other town amenities.

Legal: S15, T10, R21, ACRES 157.55, SE4 LESS RD R/W & S14, T10, R21, ACRES 318.62, W2 LESS RD R/W

Land

This exceptional property offers a hunter's paradise, combining prime upland bird hunting with trophy whitetail opportunities. Situated in Graham County, these tracts have been very well managed for years with hunting as the primary focus. With mature cedar shelterbelts spanning nearly a mile, as well as timbered creek bottom and native thickets, this property provides most excellent cover and habitat needed to hold the wild game species that call it home. Additionally, there are approximately 5 miles of food plot strips soon to be planted that are interwoven within the CRP acres and cedar shelterbelts. There is also a 1 acre alfalfa food plot being overlooked by an ASF Tower Blind, with additional tree stands and a 2000# Texas Wildlife Supply Feeder. Loaded with pheasants, prairie chickens, and bobwhite quail, this recreational mecca boasts deep draws filled with cedars, plum thickets, and diverse brush, making it a haven for game birds, whitetails, and turkeys alike!





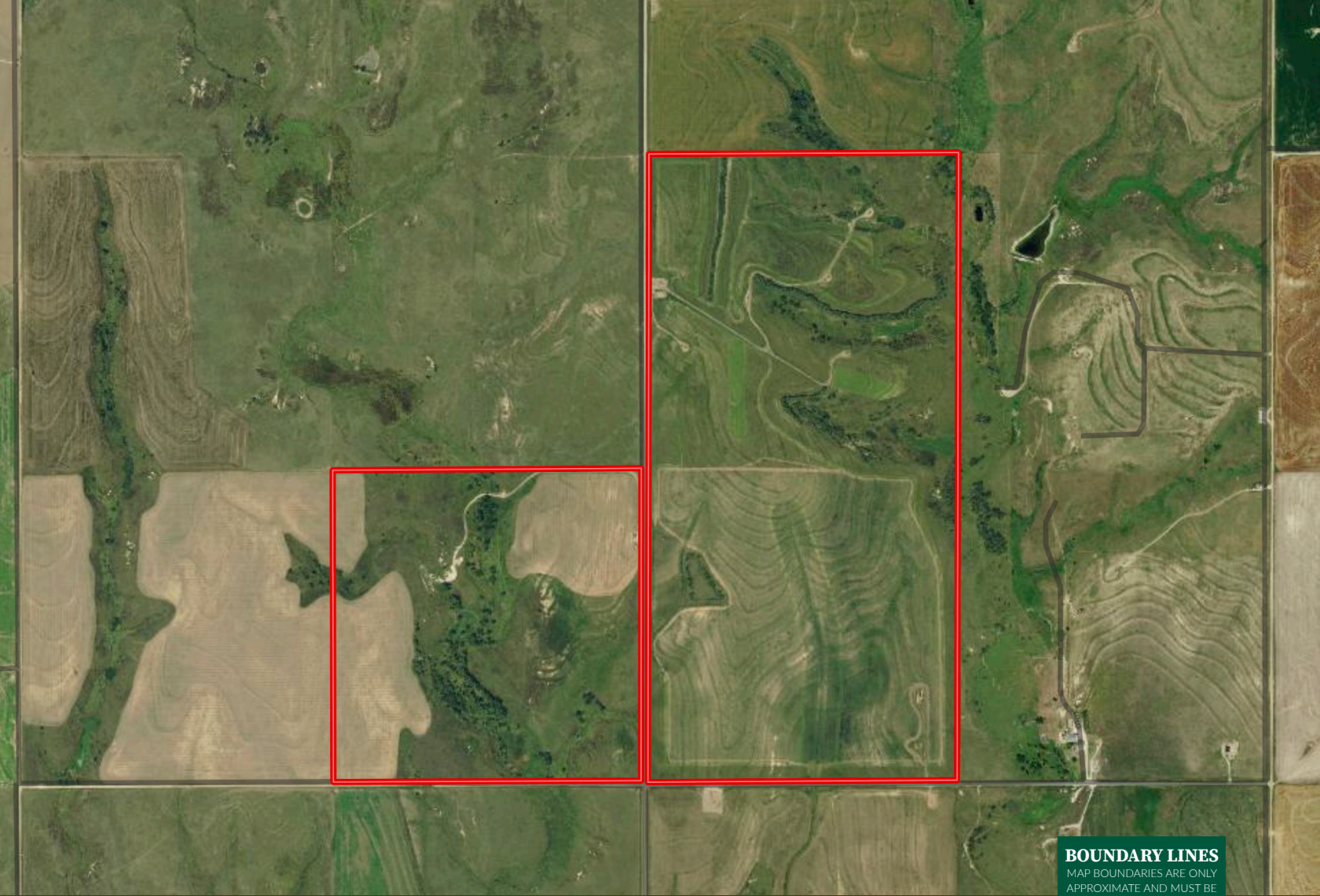
There are approximately 230.44 acres currently enrolled in the CRP program that generate an annual income of \$9,702.00 through 2025. Additionally, there are +/- 52 acres of dry land tillable acreage located on the southeast quarter, as well as mature timber that lines a wet weather creek, providing a vital water source when needed. Couple all the food sources with the exceptional habitat, and it is hard to compete with a recreational property of this caliber.

Property Features:

- Tillable acres: +/- 52 acres
- CRP acres: 230.44 acres
- Timber, Thickets, Native Grass, Wet Weather Creek, Food Plot Areas: +/- 194 acres
- County access road on two sides
- Electric on site
- Excellent build site location
- 2023 Approximate Real Estate Taxes: \$3,003.94
- 10 miles South of the nearest town, Palco Kansas
- Yearly Rainfall: 23"
- Surface rights only
- Barbed wire fencing along half section
- Only 4 miles north of the Saline River
- 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

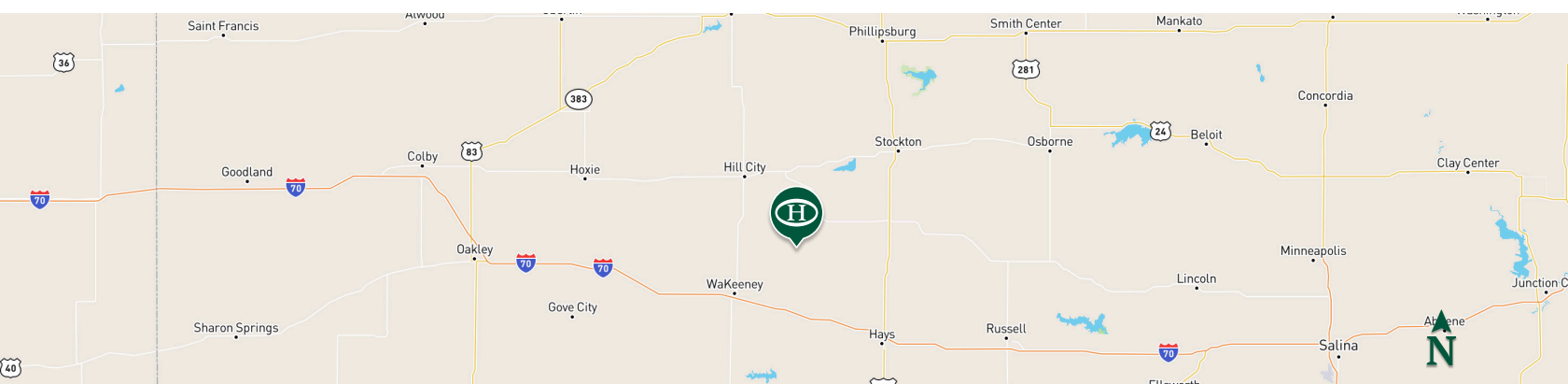
Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)





 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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