

Phillips County Farm & Hunt

300.21 Acres | Phillips County, KS | \$785,000



HAYDEN  OUTDOORS.

Phillips County Farm & Hunt

TOTAL ACRES:

300.21

PRICE:

\$785,000

COUNTY:

Phillips County

CLOSEST TOWN:

Glade, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Pond/Lake
Wooded

Land Details:

Address: 00000 E COZY COVE RD, Glade, Kansas 67639, USA
Closest Town: Glade
Total Acres: 300.21
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural.
Tillable/Crop/Orchard Acres: 189
Pasture Acres: 111
Estimated Taxes: \$1,943.68 - 2023
Source of lot size: Assessor/Tax Data

About This Property

Location: +/- 300.21 acres located in Southern Phillips County, Kansas at the corner of E 200 Road and E Cozy Cove Rd. This parcel is 1/2 mile east of Highway 183, and 10 miles north of Stockton, KS where there is a grain elevator, gas stations, and other town amenities.

Legal: S19, T05, R17, Acres 300.21, W2 Less Co Rd Row

Land

Located on the southern edge of Phillips County lies this beautiful combination tract, consisting of +/- 110 acres of dry land acres, fenced pasture with rolling terrain, mature timber lining the wet weather creek, and multiple pond beds awaiting some spring rains! This property offers it all to the outdoor/hunting enthusiast, with trophy whitetails, turkeys, quail, and pheasants abundant. Multiple herds of deer were seen bedding while walking this property as well as Rio Grande Turkeys. The terrain changes offer some really nice characteristics to the property, as well as well used travel corridors for the local deer herds. In the mornings you can listen to the Bob Whites singing and the pheasants cackling throughout the property. Being only a few miles from Kirwin National Wildlife Refuge, this property is sure to see many different species of waterfowl loafing and hitting the ponds when the ponds have water in them. The dry land acreage offers some excellent food sources for the wild life that call this tract home, and the tall native grasses and timbered creek bottom provide excellent habitat and cover for them to feel safe. There are multiple locations for a new Buyer to set up their hunting blinds and tree stands. Additionally there is a livestock/wild game water tank on site that is fed by a cased electric water well. For the cattleman, the pasture acres are fenced with a 4 strand bard wire fence.





Community Attractions:

Only a 4 mile drive away, Kirwin National Wildlife Refuge encompasses over 10,000 acres of excellent hunting opportunities, fishing, as well as other recreational activities including boating and camping. The 5,000 acre reservoir offers various types of quality fishing including walleye, crappie, white bass, largemouth bass, wiper, and catfish. Also located in the Central Flyway, Kirwin Reservoir is a crucial stopping point for the waterfowl species that migrate through this area during the winter months.

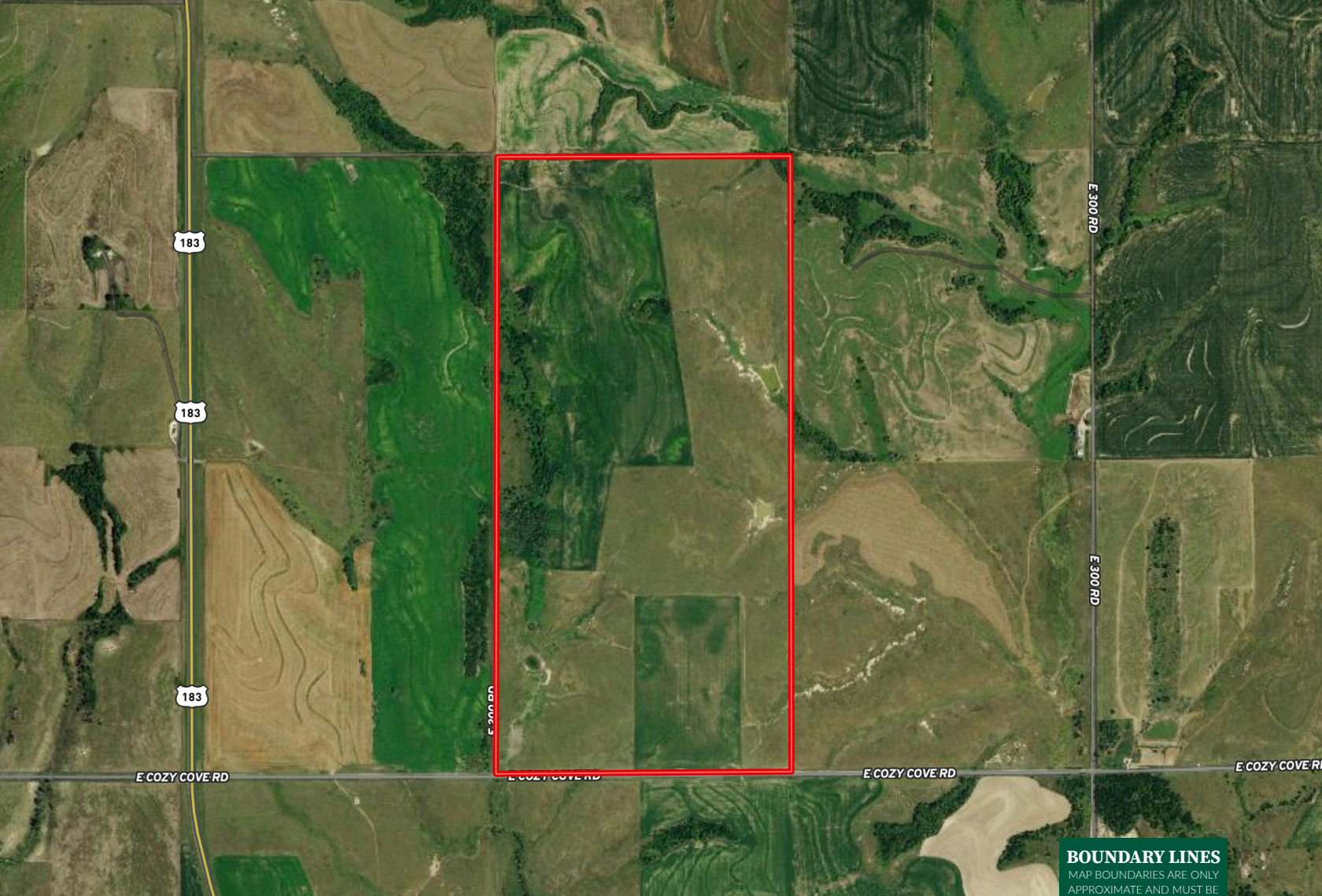
The town of Stockton, population 1445, is about 10 miles south of the property offering restaurants/bars, post office, and a gas station.

Property Features:

- +/- 110 dry land acres
- Livestock tank with electric water well
- Electric located on site with meter
- Fiber Optic Cable runs along the southern boundary
- Wet weather creek along west side
- Mature timber habitat
- Multiple pond beds on site
- 4 Strand Barb Wire Fence
- Normal Yearly Rainfall: 24"- 26"
- White-tailed Deer, Turkey, Pheasant, and Quail
- 4 miles from Kirwin National Wildlife Refuge
- Bordered by a well maintained county road
- 1/2 mile from State Highway 183
- Surface Rights only
- Hunting blinds and feeders can be purchased separately
- 50 miles North of Hays, KS
- 10 miles North of Stockton, KS

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





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

 Boundary






HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE





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