

Sand Creek Hunting Tract with Cabin

79.51 Acres | Rooks County, KS | \$270,000



HAYDEN  OUTDOORS.

Sand Creek Hunting Tract with Cabin

TOTAL ACRES:

79.51

PRICE:

\$270,000

COUNTY:

Rooks County

CLOSEST TOWN:

Stockton, KS

Activities & Amenities:

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

Land Details:

Address: H RD, Stockton,
Kansas 67669, USA
Closest Town: Stockton
Total Acres: 79.51
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 36
Estimated Taxes: \$300.06 - 2023
Source of lot size: Assessor/Tax Data

About This Property

Location: +/- 79.51 acres located in Northwest Rooks County, Kansas along 9 Road. This parcel is 3 miles north of Highway 24 and about 4 miles north of Webster State Park.

Legal: S05, T07, R19, Acres 79.51, N2 Se4 Less Row

Land

This +/- 79.51 acre tract in Rooks County, Kansas is the perfect spot for any outdoor enthusiast looking to have their own slice of Kansas hunting heaven. With almost 1/2 mile of Sand Creek snaking through the property there are endless possibilities for chasing those Kansas long beards and Kansas whitetails. Currently, the secluded bottom ground has about 36 acres planted to alfalfa, helping attract and hold multiple wild game species in the area. Couple that with the natural creek bed cliff, live water, mature trees, and native grasses, this property is a perfect candidate for whitetail deer, turkeys, and quail. The creek bed is a natural travel corridor as it butts up next to the large cliff tops. The newly installed hunting cabin is just waiting for final touches and water hookup before it is fully finished and ready to go. The cabin includes a nice walk out covered patio area, two loft areas for sleeping, kitchenette, and bathroom. The seller has taken the time to install a propane tank that runs to the cabin, as well as installed a new septic system with a 500 gallon septic tank. Additionally, the seller has installed a water meter in order to run water to the cabin. Just to the west of the cabin the seller has also built a car port/lean-to area for parking or for your dogs to stay under. Don't miss your chance on this diverse tract, it won't last long!





Community Attractions:

Only a 4 mile drive away, Webster State Park encompasses over 8,000 acres of excellent hunting opportunities, fishing, as well as other recreational activities including boating and camping. The 3,700 acre reservoir offers various types of quality fishing including walleye, crappie, white bass, and channel catfish. Also located in the Central Flyway, Webster Lake is a major 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 southeast of the property offering restaurants/bars, post office, and a gas station.

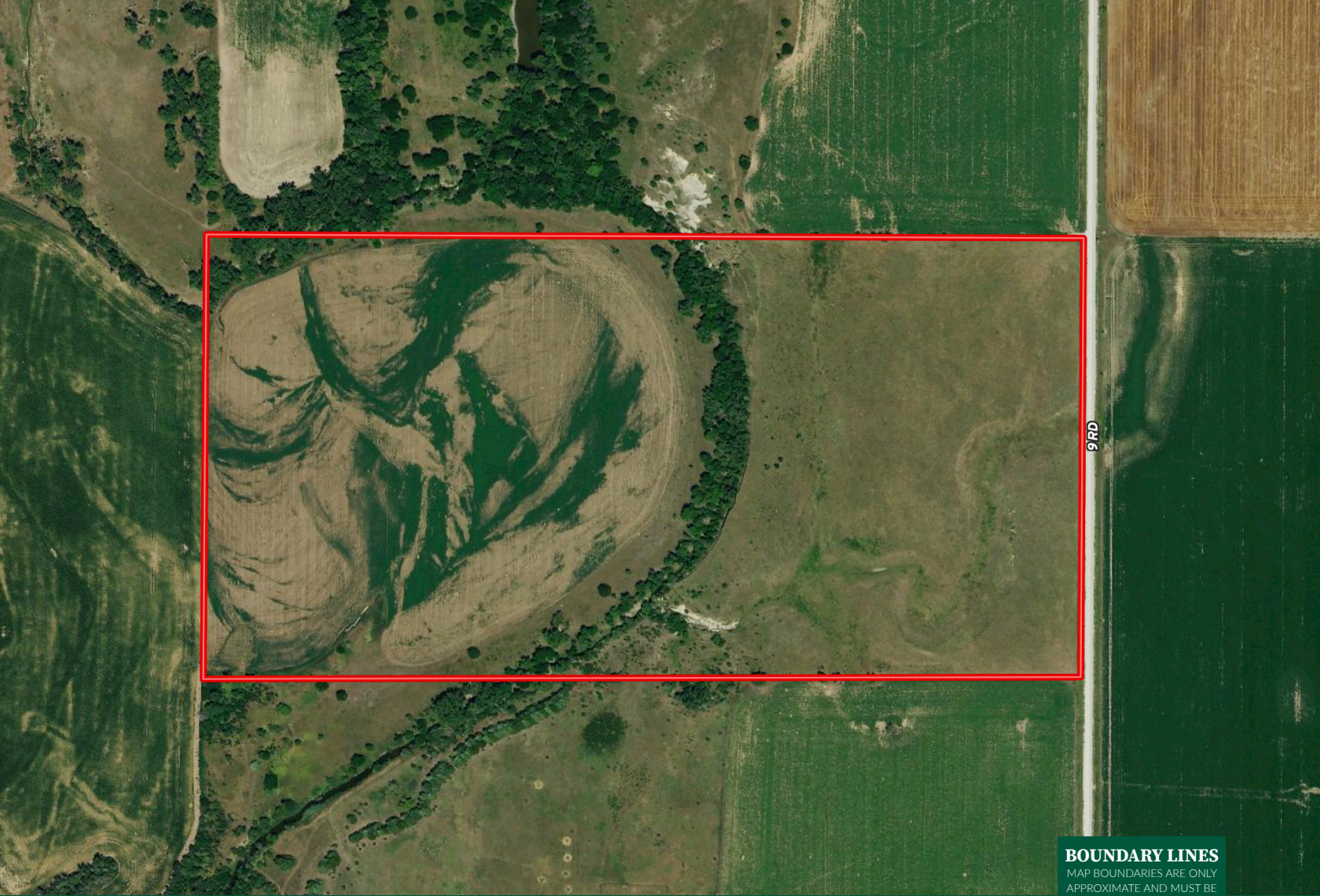
Property Features:

- Just under 1/2 mile of Sand Creek runs through the property
- Newly installed cabin with sleeping quarters, kitchenette, & bathroom (Estimated 90% complete)
- Rural water/meter currently at the property entrance
- Utility Improvements: Water meter, Electric, Propane, Septic System
- +/- 36 tillable acres currently planted to Alfalfa
- 4 Strand Barb Wire Fence
- Normal Yearly Rainfall: 24"- 26"
- White-tailed Deer, Turkey, Pheasant, and Quail
- 4 miles from Webster Lake State Park
- 3 miles from State Highway 24
- Surface Rights only

- Blinds, Protein Feeders, Corn Feeders, Dog Kennels, and Long Cabin Building are not included in the sale price, but can be purchased if wanted.
- 50 miles North of Hays, KS
- 11 miles Northwest of Stockton, KS

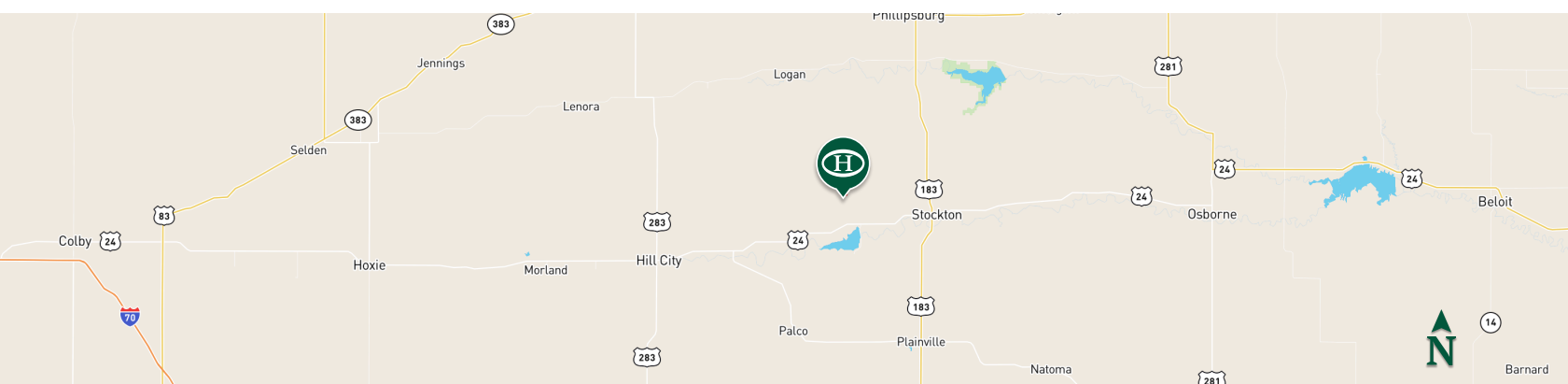
Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)





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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