

Coon Creek Honey Hole

142.00 Acres

Pawnee County, KS

\$475,000



HAYDEN  OUTDOORS.

Coon Creek Honey Hole

TOTAL ACRES:

142.00

PRICE:

\$475,000

COUNTY:

Pawnee County

CLOSEST TOWN:

Garfield, KS

Activities & Amenities:

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

Land Details:

Address: K156 HWY, Garfield,
Kansas 67529, USA
Closest Town: Garfield
Total Acres: 142.00
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Estimated Taxes: \$1,056.22 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

Property Location: Located in Pawnee County along Highway 56, southwest of Garfield, KS about 1 mile.

Legal Description: S11, T23, R18, ACRES +/- 142, SE4 LESS ROW TBD by Legal Survey

Land

Coon Creek Honey Hole is a premier +/-142-acre property offering a diverse mix of Coon Creek bottom, crop land, food plots, mature timber & shelterbelts, and CRP. This exceptional hunting tract is a paradise for deer, turkeys, quail, pheasants, and ducks alike, providing everything needed for a successful hunting experience!

Food sources abound, both on the property and adjacent properties, with thick CRP grasses and thickets providing an ideal bedding area for the giant whitetail deer that call this tract home as well as perfect habitat for the pheasants and quail living on site. Coon Creek cuts through the center of the tract for around 3/4 mile, offering an excellent water source and travel route for wild game. A 6.5-acre food plot currently planted to corn is strategically placed between the creek bottom, mature shelterbelt timber, and CRP, providing a secluded and safe refuge for white-tailed deer to loaf and eat stress free.

The property is teeming with wildlife, evidenced by numerous rubs, scrapes, deer trails, game tracks, and trail camera photos. Currently, 36.71 acres are enrolled in the CRP program, generating approximately \$1,303 annually, expiring September 30, 2031. Additionally, around 62 acres are currently planted with milo, offering additional income for the landowner. The tillable acreage, featuring Class 2 & 3 soils, is under a yearly cash rent agreement, paying \$55 per acre.





This stretch of Coon Creek has a well known history of producing large white-tailed deer. Located just 3/4 mile from the Arkansas River, the property also provides a prime vantage point for catching bucks cruising the area from the river bottom. If you are a waterfowl hunter, this creek loads up with mallards, wood ducks, and other common duck species in the winter months! This property offers excellent access and is well-suited for a potential future build site, with electric utilities running adjacent to the property.

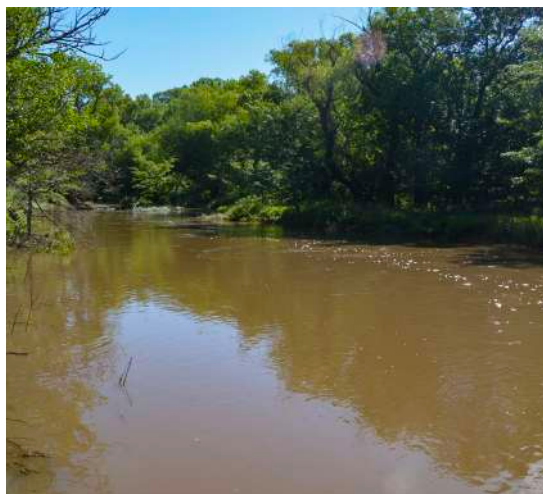
Coon Creek Honey Hole is one of the finest Kansas hunting properties to come to market, offering high-quality deer, waterfowl, upland, and turkey hunting all in one package. This turnkey opportunity is primed and ready for the 2024 hunting seasons. Don't miss your chance to own this incredible Kansas farm!

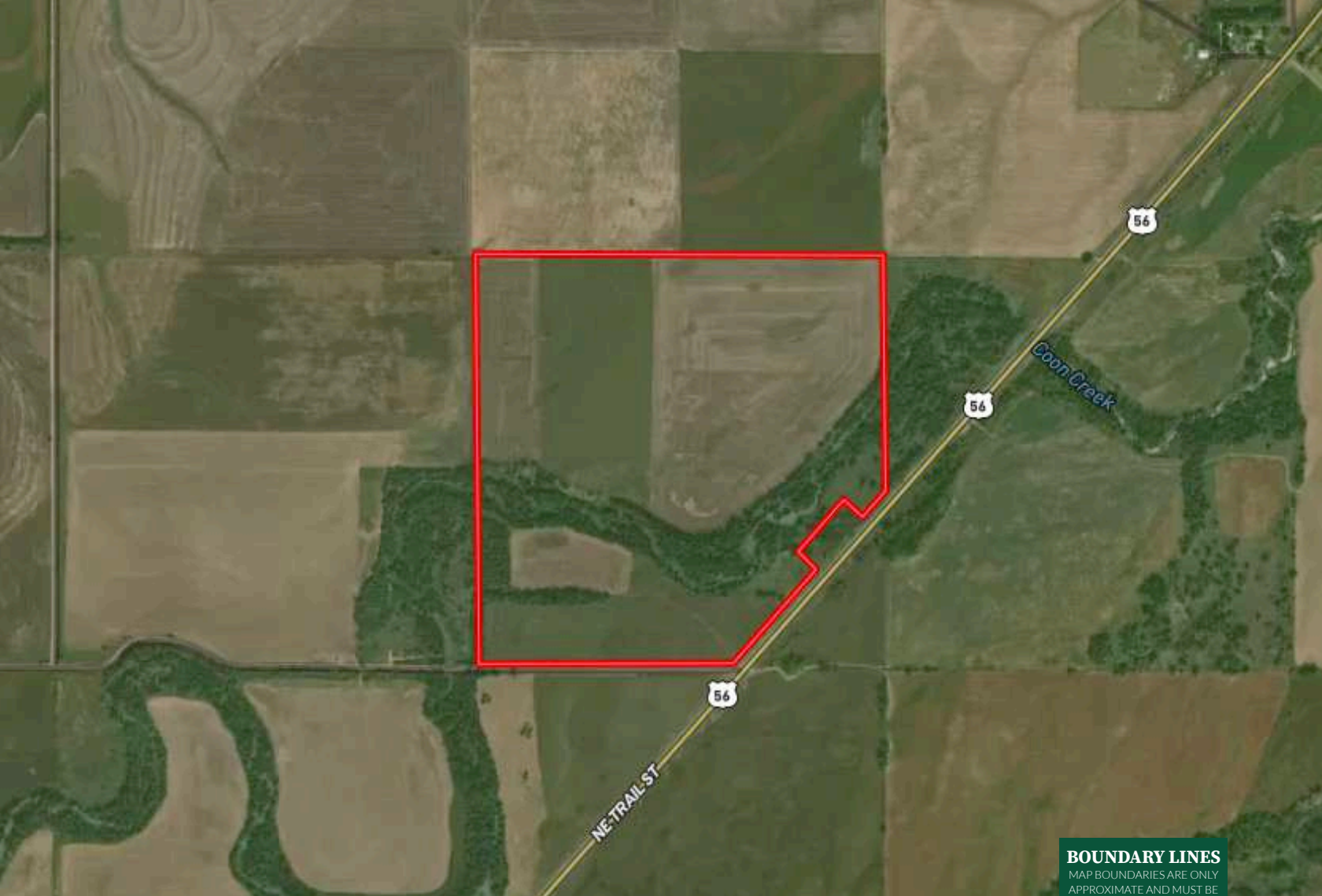
Property Features:

- +/- 142 acres of Coon Creek Bottom, CRP, and Cropland
- +/- 62 tillable acres currently planted to milo
- 6.5 acre food plot planted to corn
- Located 1 mile southwest of Garfield, KS
- Remarkable habitat comprised of timber, native grasses & thickets, cropland, and creek bottom
- Seller's mineral rights shall convey
- 3/4 mile from Arkansas River
- 35 miles from Great Bend, KS
- 5.5 hours to Denver, CO
- Hunting Opportunities: White-Tailed Deer, Pheasants, Quail, Waterfowl, & Turkeys
- All Seasons Feeder and Dillon Manufacturing shooting house are negotiable

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

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.








 Boundary

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



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