

Coon Creek Hunt Haven

78.60 Acres

Pawnee County, KS

\$165,000



HAYDEN  OUTDOORS.

Coon Creek Hunt Haven

TOTAL ACRES:

78.60

PRICE:

\$165,000

COUNTY:

Pawnee County

CLOSEST TOWN:

Garfield, KS

Activities & Amenities:

Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Stream/River
Wooded

Land Details:

Address: 0 CO RD, Garfield, Kansas 67529, USA
Closest Town: Garfield
Total Acres: 78.60
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Estimated Taxes: \$314.37 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

Property Location: Located in Pawnee County along Highway 56, southwest of Garfield, KS about 2.5 miles.

Legal Description: S15, T23, R18, Acres 78.6, S2 Se4 Less Row

Land

Welcome to Coon Creek Hunt Haven, a premier 78.6-acre hunting property in the heart of Central Kansas, offering a prime habitat for White-tailed Deer, Rio Grande Turkeys, Bobwhite Quail, and Ring-necked Pheasants. Nestled along a rich creek bottom and completely surrounded by crop food sources, this tract features thick CRP grasses, sand hill plum thickets, and mature timber, providing an excellent travel and bedding area for the giant whitetail deer that frequent.

Coon Creek itself serves as an excellent water source and natural travel route for the wildlife, ensuring consistent activity throughout the hunting seasons. The mature creek bottom timber offers multiple deer stand options, as well as turkey roosts for the local turkey flock. A wildlife and upland game shelter/water trough is also located towards the northeast corner of the property, providing an additional layer of attraction for game birds and other species. Two separate coveys of quail flew while out taking photos of the tract.





Currently, 72.43 acres are enrolled in the CRP program, generating an annual income of \$2,275, expiring September 30, 2030. This long-term contract helps ensure continued habitat preservation and income stability. This area along Coon Creek has a rich history of producing some very large and mature whitetail deer. The Arkansas River runs only 1/2 mile away, giving the landowner a chance at the bucks cruising the area coming out of the river bottom.

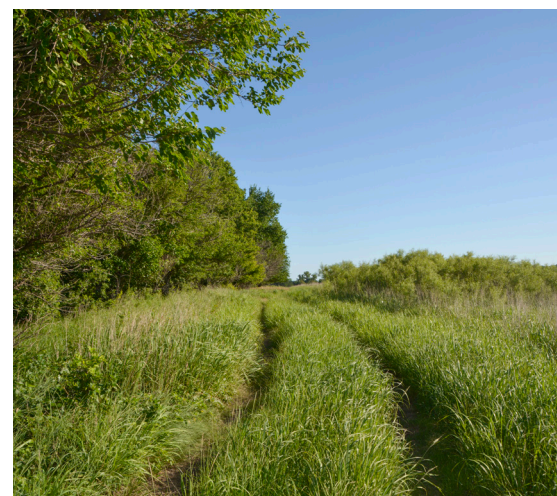
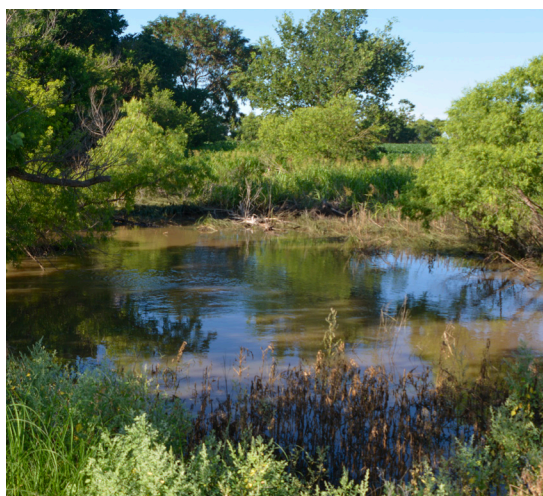
Coon Creek Hunt Haven offers excellent access and is well-suited for a potential future build site, with electric and fiber utilities running adjacent to the property. This unique combination of prime habitat, water resources, and strategic location makes Coon Creek Hunt Haven an exceptional opportunity for hunters and investors alike.

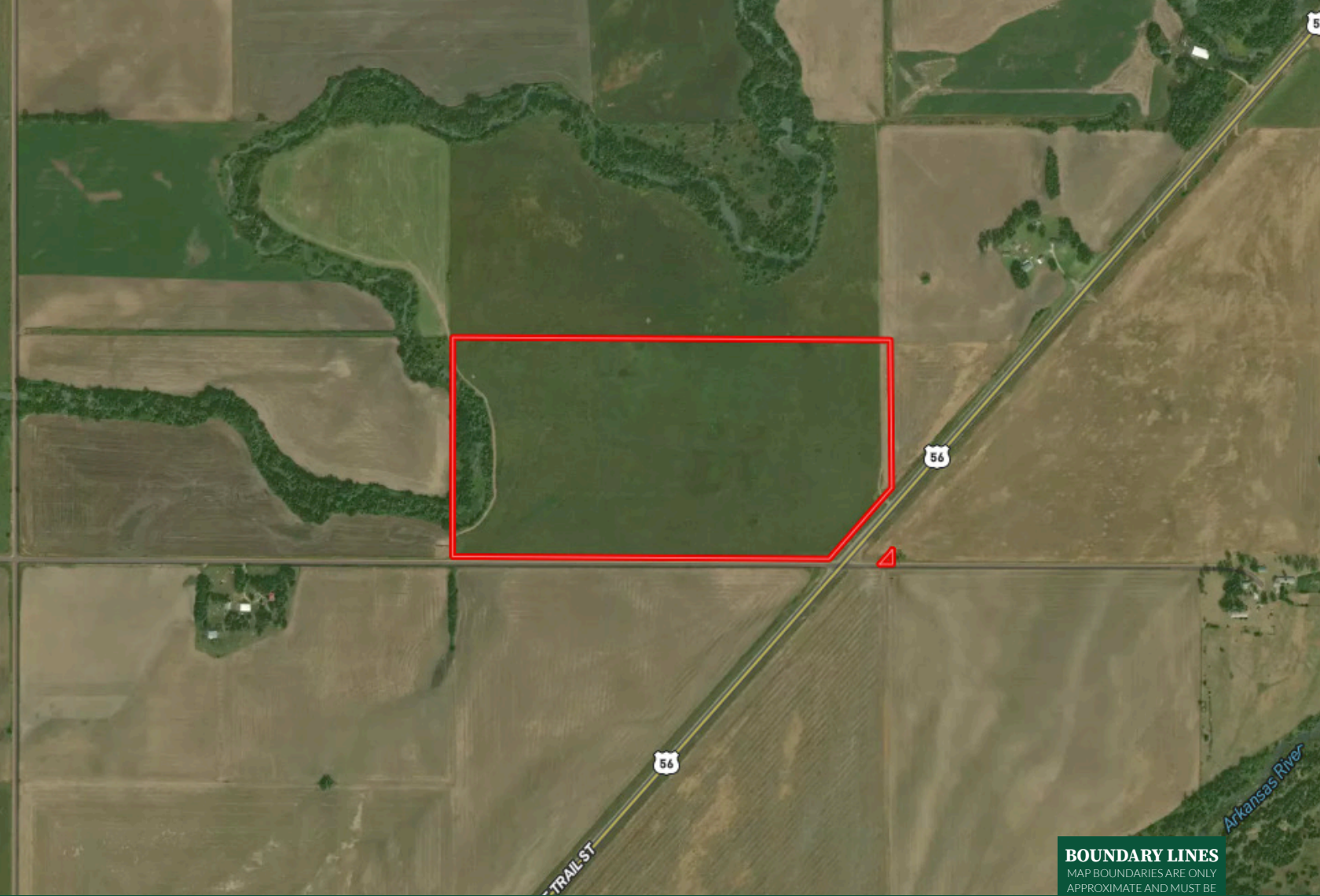
Property Features:

- Located 2.5 miles southwest of Garfield, KS
- Remarkable habitat comprised of timber, native grasses, thickets, and creek bottom
- Seller's mineral rights shall convey
- 2023 Taxes: \$314.47
- 1/2 mile from Arkansas River
- 35 miles from Great Bend, KS
- 5.5 hours to Denver, CO
- Hunting Opportunities: White-Tailed Deer, Pheasants, Quail, & Turkeys

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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