

# Tri County Deer Hideout

341.40 Acres

Edwards County, KS

\$788,190



HAYDEN  OUTDOORS



# Tri County Deer Hideout

TOTAL ACRES:

341.40

PRICE:

\$788,190

COUNTY:

Edwards County

CLOSEST TOWN:

Offerle, KS

## Activities & Amenities:

Development Potential  
Farm/Crops/Ag  
Food Plots

## Land Details:

Address: 1 OFF RT 1, Offerle,  
Kansas 67563, USA  
Closest Town: Offerle  
Total Acres: 341.40  
Zoning: Agricultural  
Water Rights: Yes  
Mineral Rights: Yes  
Source of lot size: Appraiser

## Property Summary

Located in the southwestern most corner of Edwards County near the Ford County line and Arkansas River, this premier recreational property offers an unmatched hunting experience. With productive cropland, CRP acreage, and a rich habitat teeming with trophy deer, turkeys, and upland birds, it's a rare find for outdoor enthusiasts.

## Land

Nestled in the far southwestern corner of Edwards County along the Ford County line and near the Arkansas River, this remarkable recreational property offers everything a hunter could desire. Spanning 115.09 acres of fertile cropland ready for immediate use and 160.09 acres enrolled in a Conservation Reserve Program (CRP) contract until September 30, 2030, with an annual payment of \$5,763, this tract combines utility and investment potential.

A reliable water well enhances wildlife support, making this an exceptional habitat. Renowned for its trophy whitetail and mule deer hunting, the area regularly produces 160" deer, and the state record typical mule deer was harvested just across the river from this property. Populations of Rio turkeys, pheasants, and quail thrive here, adding to the diverse hunting opportunities. With timber, water, food, bedding areas, and nesting cover, this property is a hunter's paradise and one of the finest hunting tracts currently available in the state.

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

2024 Approximate Real Estate Taxes: \$1,650.54

## Legal Description:

S30, T26, R20, Acres 126, S 120 Acres Of Lot 7 & 8, S2 Lot 6, S2 Ne Se4, S2 Nw Se4, S2 Ne4 Sw4, Se4 Sw4, Sw4 Se4 & Accreations Exc Desc Tr Beg

S31, T26, R20, Acres 215.4, Lots 1 Thru 5 & Lot 8 & Accretions Lyg Thereto Less Rd R/W

Crop	Base Acres	PLC Yield
Wheat	85.37	28
Corn	29.72	135







**Location:**

- 9 miles directly south of Offerle, KS (Population: 172)
- 17 miles southwest of Kinsley, KS (Population: 1,417)
- 26 miles directly east of Dodge City, KS (Population: 27,690)

**Statistics:**

- CRP Data
  - » 160.09 Acres enrolled in CRP Program at \$36.00/acre
  - » Yearly Payment: \$5,763
  - » Effective Start Date: 10/01/2020
  - » Expires: 09/30/2030
- State Hunt Unit: 17
- Average Yearly Rainfall: 25" per year
- Closest Town: Offerle, Kansas
- Kinsley-Offerle USD #347 school district

**Community/Attraction:**

- Boot Hill Museum located in Dodge City, an American historical museum.
- Boot Hill Casino and Resort located in Dodge City.
- Long Branch Lagoon located in Dodge City, waterpark with multiple features including multiple slides, rock wall, diving, and lazy river.
- Edwards County Historical Museum in Kinsley.

*\*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.*



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BRADSHAW

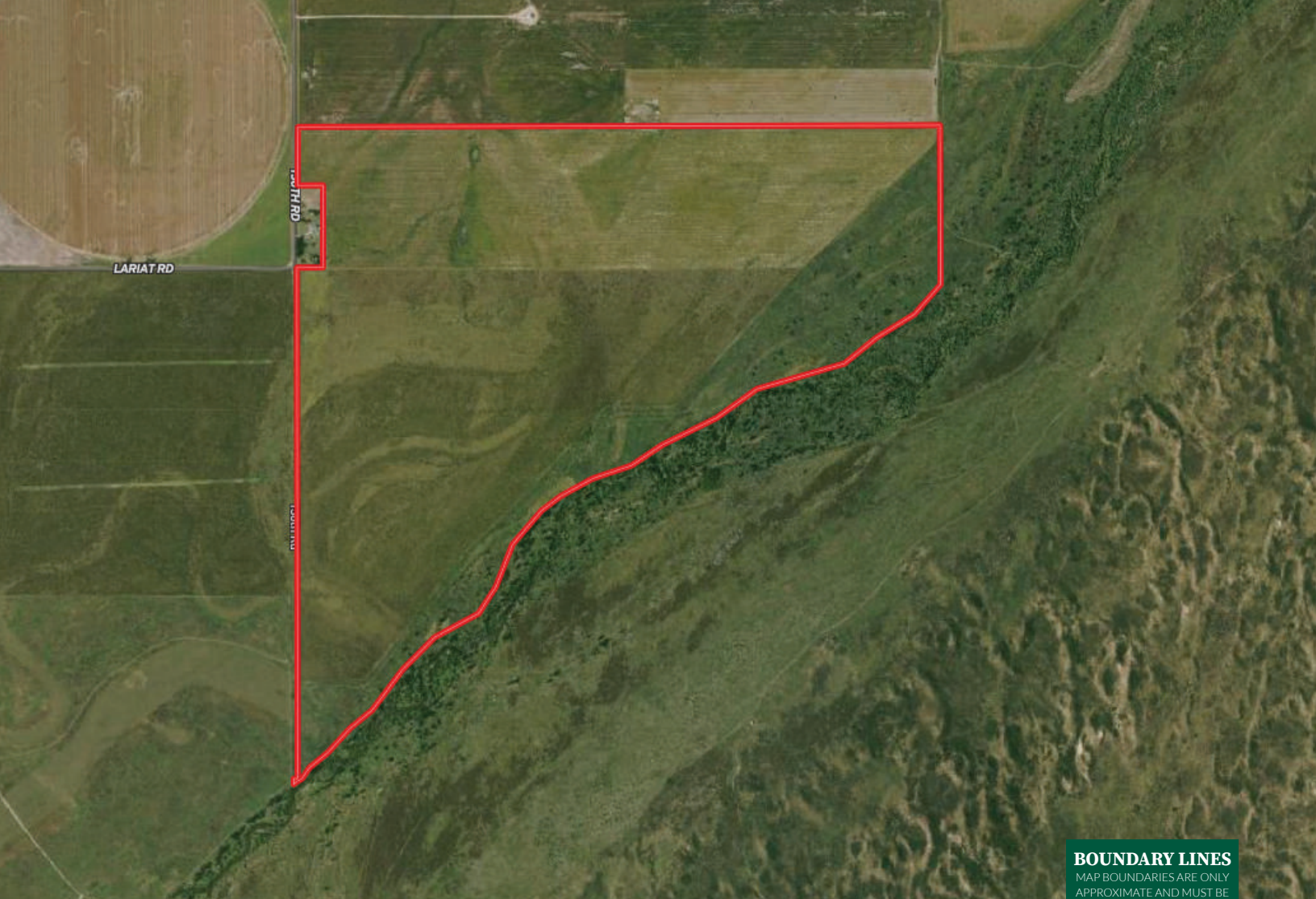


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BRADSHAW







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

 Boundary



## JC Bosch

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