

# Bullfoot Creek 86

86.30 Acres

Lincoln County, KS

\$302,000



HAYDEN  OUTDOORS.

# Bullfoot Creek 86

TOTAL ACRES:

86.30

PRICE:

\$302,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Lincoln, KS

## Activities & Amenities:

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

## Land Details

**Address:** 123 N 150TH RD,  
Lincoln, Kansas 67455, USA  
**Closest Town:** Lincoln  
**Total Acres:** 86.30  
**Zoning:** Agricultural  
**Estimated Taxes:** \$865.34 - 2024  
**Source of lot size:** Assessor/Tax Data

## Property Summary

The Bullfoot Creek 86 is an 86 +/- acre playground for the hunter and outdoorsman, lying a short 5 miles southwest of Lincoln, KS. This offering includes two separate parcels of land that are situated ½ mile from each other (Please see map). This tract encompasses diverse Kansas timber and native grasses, just over ½ mile of Bullfoot Creek bottom, tillable income, multiple established food plots, and an excellent build site location!

## Land

Spanning +/- 86 acres, the Bullfoot Creek 86 seamlessly blends native grasses, timber, food plots, and creek bottom, offering a diverse landscape coveted by outdoor enthusiasts. Bullfoot Creek provides a most reliable water source as well as a travel corridor for the wild game that call this area home. Multiple deer, turkey, and a covey of quail were all seen while walking the property. Additionally, the thick native grasses and thickets, mature timber, and 11 +/- acres of established food plots help create the perfect recipe that the White-tailed deer and Rio-Grande Turkeys thrive on! The creek bottom is littered with deer trails, rubs, and scrapes, and there is no shortage of potential tree stand set locations. This tract encapsulates the essentials for avid Whitetail hunters, promising excellent habitat for chasing some impressive Kansas bucks.

There is an 8 +/- acre build site location that sits about ½ mile south of the main Bullfoot Creek property that is a perfect candidate to build a cabin or forever home on, far enough away from the main hunting area so it won't affect future hunting adventures! Electricity borders the property along Iron Drive county road. The Bullfoot Creek 86 offers the perfect opportunity to get that Kansas hunting property that is truly over 80 acres in order to qualify for a White-tailed Deer landowner permit. With excellent bedding areas, multiple food sources, and a reliable water source, this property is sure to pack a punch when it comes to Kansas wildlife!

## Recreation

There are great White-tailed Deer populations, as well as Turkey, Quail, Dove and various other birds and animals. This property sits in Unit 7 and qualifies for one landowner White-tailed Deer tag.

## Agriculture

Approximately 47 +/- acres are currently planted to wheat, which will be harvested in the summer of 2025. The farm ground lays level, consists of all class 2 soils with silt loam soil compositions, and has an average NCCPI soil rating of 75.58. The tillable acres are currently on a year to year cash rent agreement with the farmer paying a lease rate of \$70.00 per acre per year.





## Water/Mineral Rights & Natural Resources

The seller's mineral rights shall transfer to the buyer at closing.

## Region & Climate

Lincoln County Kansas receives on average 29 inches of rain per year, 16 inches of snow per year, and +/- 226 sunny days per year. The area is known for its native short grass rangelands and productive agricultural lands.

## Location

The farm is about 5 miles southwest of Lincoln, Kansas in Lincoln County. The northern 77.5 acre parcel lies along Jaguar Rd., and the southern 8.8 acres parcel lies along Iron Drive. Both parcels sit about 1 miles west of 160th Rd.

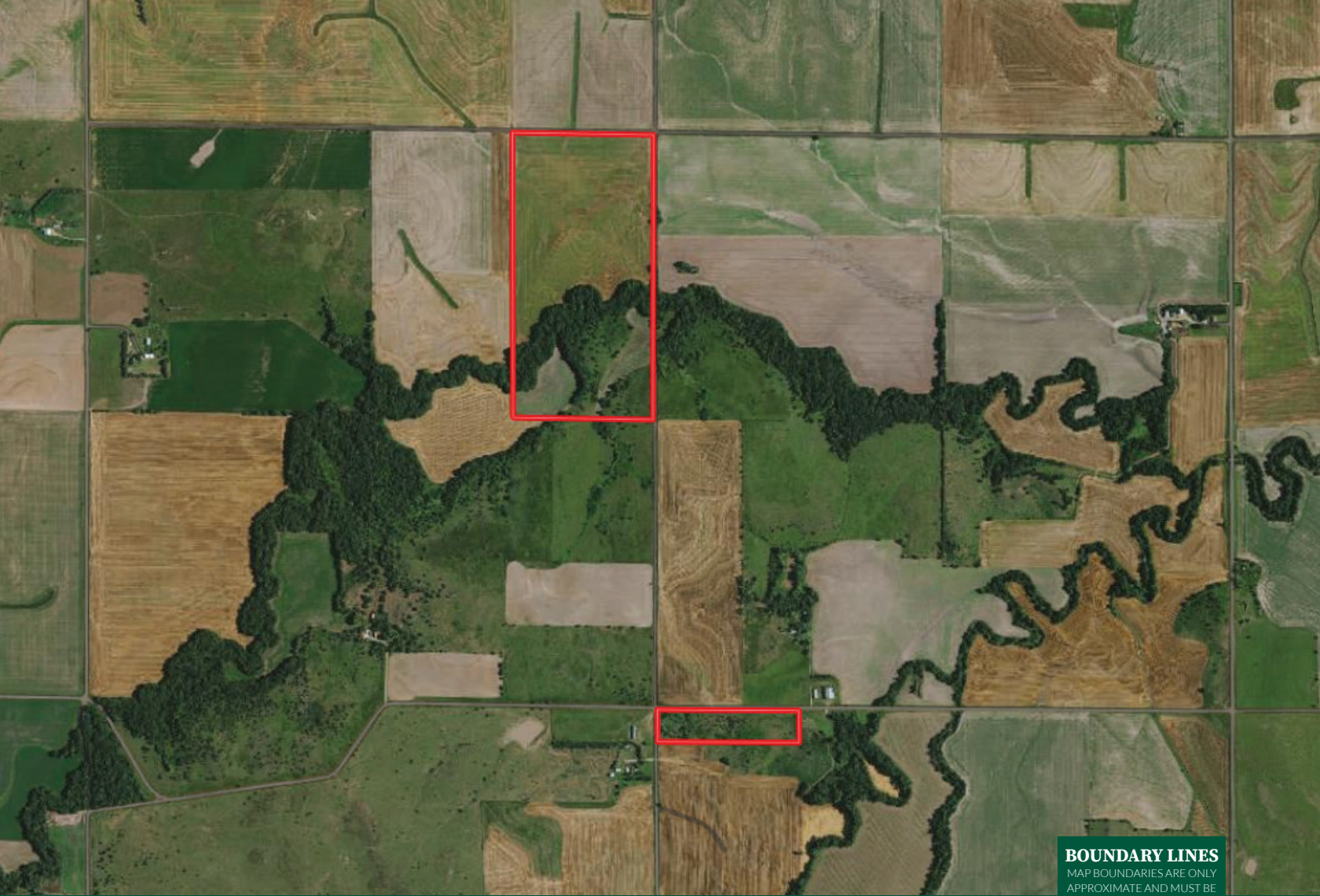
## Property Features:

- Located 5 miles southwest of Lincoln, KS
- Remarkable habitat comprised of timber, native grasses, food plots, and creek bottom
- +/- 86 total acres that qualify for 1 Kansas Landowner Tag
- Seller's mineral rights shall convey
- Excellent 8 acre build site with electric along county road
- 2024 Taxes: \$865.34
- 40 miles from Salina, KS: 210 miles from Kansas City, KS
- 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\*\*)

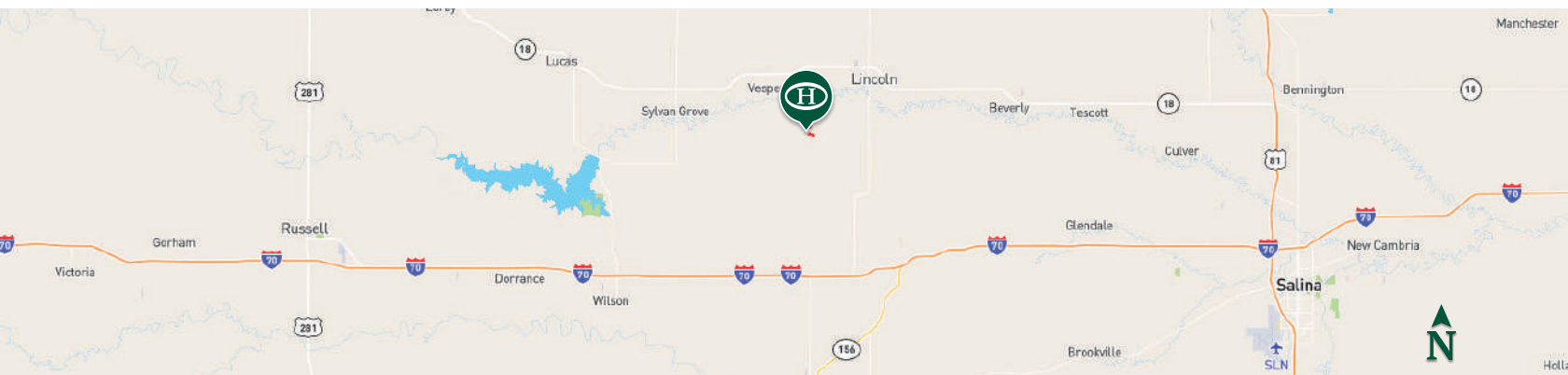
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



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