

# Coon Creek 74

74.08 Acres | Pawnee County, KS | \$290,000



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An aerial photograph of a rural landscape, showing a mix of green fields, brownish-yellow fields, and a dirt road. A semi-transparent green overlay covers the center of the image, containing text. The text is white and includes a list of activities and amenities, followed by land details such as address, town, acres, zoning, taxes, and source of lot size.

## Activities & Amenities

Farm/Crops/Ag

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Upland Birds

Hunting - Waterfowl

Stream/River

State Hunting Unit: 5

## Land Details

Address: 1234 US Hwy 183,  
Garfield, Kansas 67529, USA

Closest Town: Garfield

Total Acres: 74.08

Zoning: Agricultural

Estimated Taxes: \$419.4 - 2024

Source of lot size: Assessor/Tax Data





### **About This Property**

This 74 +/- acre playground was made for the avid hunter and outdoorsman, lying only a short 5 miles southwest of Garfield, KS. This tract encompasses diverse Kansas timber and native grasses, just over ¼ mile of Coon Creek bottom, established CRP grasses, and an excellent build site location!







## Land

This +/-74-acre Coon Creek tract packs a punch! Offering exceptional hunting opportunities for Kansas White-tailed Deer, Rio Grande Turkeys, Bobwhite Quail, Ring-necked Pheasants, and multiple species of ducks traveling through the Central Flyway. The property features a diverse and mature landscape including over ¾ mile of Coon Creek bottomland, mature timber, and established expired CRP grasses and thickets, creating ideal habitat for all the local wildlife. The property is surrounded by cropland food sources and provides most excellent bedding and nesting areas for the deer and upland game. Multiple deer, a covey of quail, a flight of ducks, and over 20 pheasants were seen on the property while gathering photos!

Approximately 3/4 mile of Coon Creek runs through the northern part of the property, offering a vital water source and wildlife travel corridor. Abundant wildlife signs, including rubs, scrapes, and game trails, are scattered throughout the entire tract. Located just 1/2 mile from the Arkansas River, the property offers a strategic location for observing bucks moving from the river bottom. This stretch of Coon Creek is known for producing large white-tailed deer. During winter, the creek attracts mallards, wood ducks, and various other species of waterfowl.

The property has excellent blacktop access and potential for a future build site, with electric utilities located approximately 1/4 mile away. This turnkey property offers tons of Kansas hunting opportunities in one small package! Give the listing agent a call today before this one is gone!







### **Recreation**

There are great White-tailed Deer populations, as well as Turkey, Quail, Pheasants, Duck, and Dove. This property sits in deer Unit 5.

### **Water/Mineral Rights & Natural Resources**

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

### **Region & Climate**

Pawnee County Kansas receives on average 25 inches of rain per year, 16 inches of snow per year, and +/- 237 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 Garfield, Kansas in Pawnee County, along HWY 183 and C Road.







### Property Features:

- +/- 74 acres of Coon Creek Bottom and Expired CRP
- Located 5 miles southwest of Garfield, KS
- Remarkable habitat comprised of timber, native grasses & thickets, and creek bottom
- Seller's mineral rights shall convey
- Blacktop access
- ½ mile from Arkansas River
- 38 miles from Great Bend, KS
- 5.5 hours to Denver, CO
- Hunting Opportunities: White-Tailed Deer, Pheasants, Quail, Waterfowl, Turkeys, Dove
- 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.*





# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



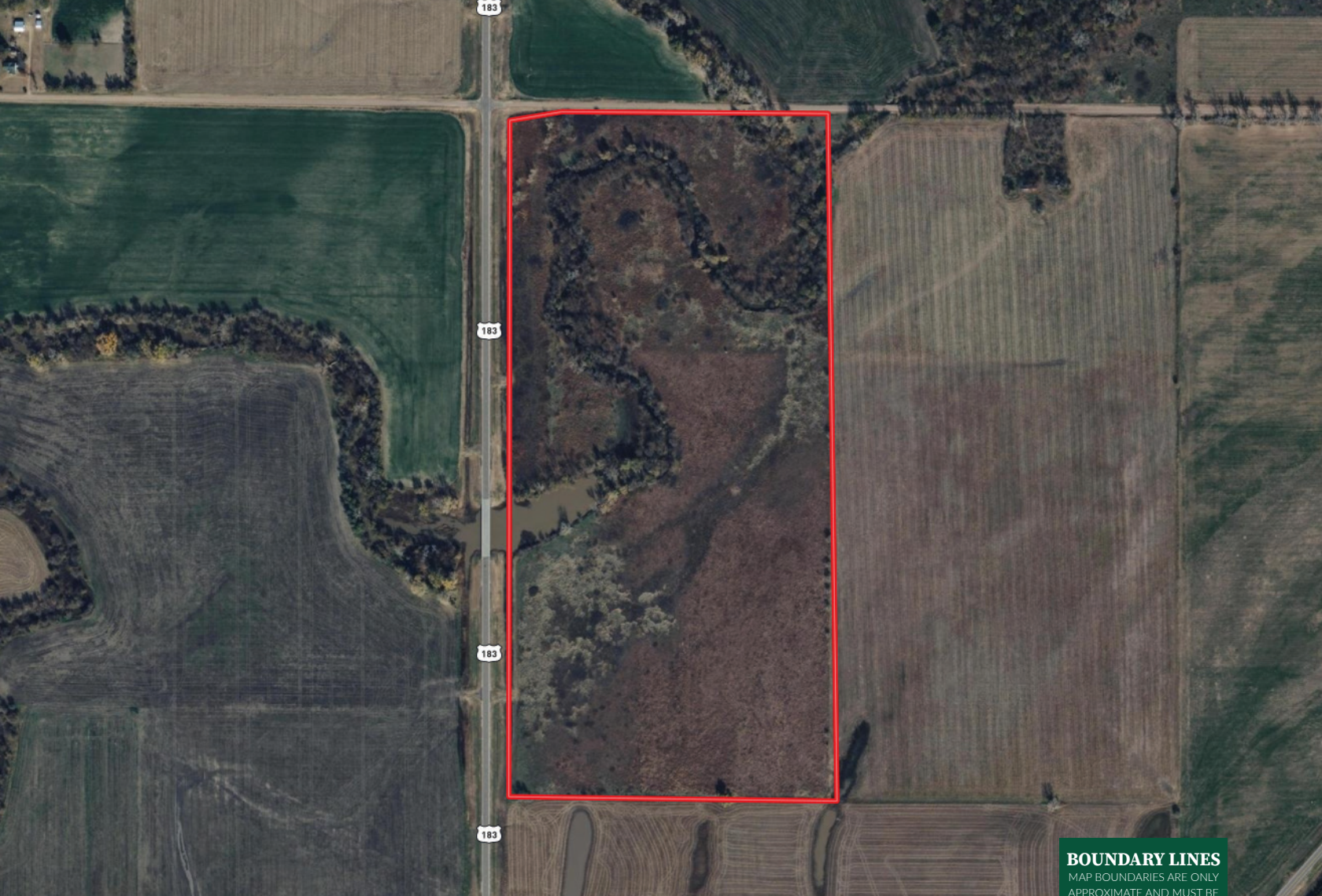
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials

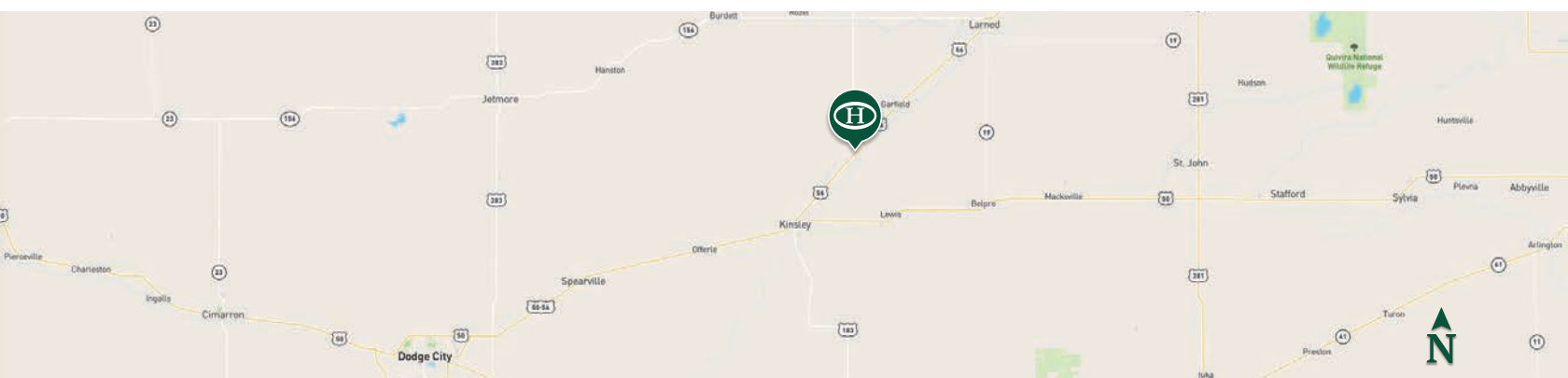






 Boundary

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



## Connor Williams

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