

Land Viewing Opportunity

2 BIG Buck Producing Properties

Thursday, October 11th

Call to Schedule an Appointment

226 +/- Acre Tract sits just Northeast of Tuttle Creek Reservoir and just north of Olsburg, KS. Approximately 160 acres of this property is secluded away from roadways with deep draws filled with oak, walnut, and cedar trees that combined offer the perfect cover for mature deer trying to avoid human interaction. In addition, this property has large secluded food plots in the middle with additional feeding stations strategically placed throughout. **BONUS....**There is currently an agricultural lease agreement in place for the alfalfa crop that has had a net return to the land owner of \$11,000 to \$15,000 annually over the past 3 years.

Property Location:

Located 25 miles north of Manhattan, KS, an hour west, northwest of Topeka, KS and 2 hours west, northwest of Kansas City.

List Price: \$725,000.00



214 +/- Acre Tract sits just Northeast of Tuttle Creek Reservoir and just north of Olsburg, KS and offers some incredible views of the rolling hills and deep hardwood draws this area is known for. This property consists of deep draws filled with oak, walnut, and cedar trees that combined offer the perfect cover for mature deer trying to avoid human interaction. In addition, this property has 2 large secluded food plots with feeders and mineral stations along with 28 acres of tillable bottom ground currently in alfalfa giving the deer multiple food source options. This farm sits right in the middle of White-tail paradise.

Property Location:

Located 25 miles north of Manhattan, KS, an hour west, northwest of Topeka, KS and 2 hours west, northwest of Kansas City.

List Price: \$698,000.00

To Schedule Your Viewing Opportunity Appointment on Oct. 11th Contact:

Jeremy Ross
Land Specialist/Agent
785-554-2439

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