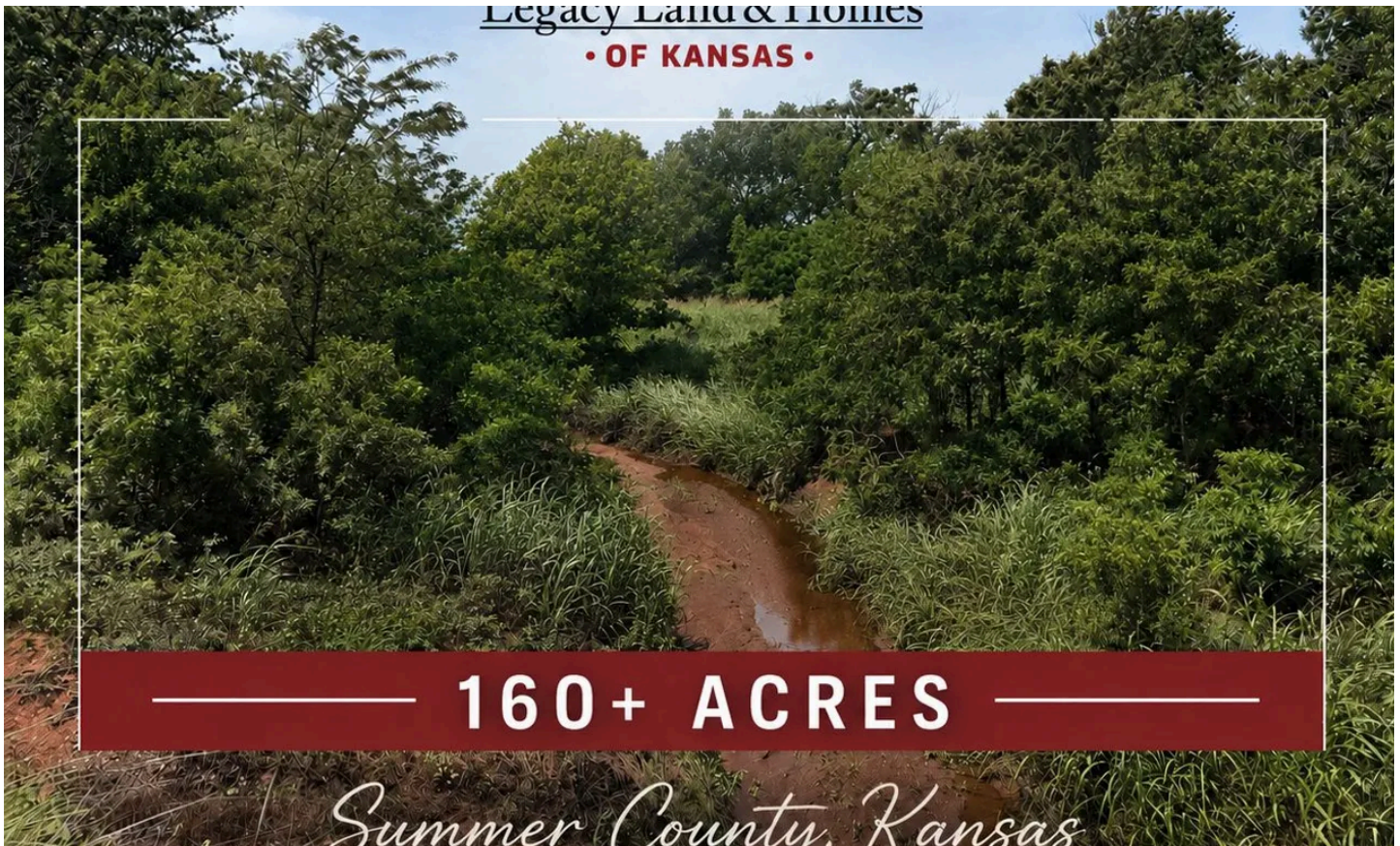


160± Acres | Sumner County, Kansas | Premier Trophy
Whitetail & Recreational Ranch
S Argonia Rd & W 110th St
Caldwell, KS 67022

\$699,900
160± Acres
Sumner County



160± Acres | Sumner County, Kansas | Premier Trophy Whitetail & Recreational Ranch
Caldwell, KS / Sumner County

SUMMARY

Address

S Argonia Rd & W 110th St

City, State Zip

Caldwell, KS 67022

County

Sumner County

Type

Hunting Land

Latitude / Longitude

37.124952 / -97.759943

Acreage

160

Price

\$699,900

Property Website

<https://legacylandco.com/property/160-acres-sumner-county-kansas-premier-trophy-whitetail-recreational-ranch-sumner-kansas/111469/>



160± Acres | Sumner County, Kansas | Premier Trophy Whitetail & Recreational Ranch Caldwell, KS / Sumner County

PROPERTY DESCRIPTION

160± Acres | Sumner County, Kansas | Premier Trophy Whitetail & Recreational Ranch

In the world of Kansas trophy whitetail hunting, location is everything-and this exceptional 160± acreranch is positioned in one of the most coveted neighborhoods in the state. Located in Sumner County, just east of the Harper County line in renowned Deer Management Unit 15, this remarkable property lies between Anthony and Caldwell, an area that has earned a well-deserved reputation for producing mature, Boone & Crockett-caliber whitetails year after year.

Designed by nature and perfected over time, the ranch offers an outstanding blend of habitat that consistently attracts and holds wildlife. Fall Creek meanders through the northwest portion of the property, complemented by two additional creek systems that create natural travel corridors, secluded bedding areas, and strategic pinch points sought after by experienced hunters. A small pond provides an additional year-round water source, completing the essential ingredients for exceptional wildlife habitat.

Large expanses of native grass offer outstanding bedding cover for mature deer while also providing ideal nesting habitat for upland birds. Two agricultural fields supply dependable food sources that keep wildlife utilizing the property throughout the seasons. The diversity of habitat creates a landscape capable of supporting wildlife year-round while offering multiple stand locations and endless opportunities to develop the ranch into an elite hunting property.

Perhaps most impressive is the property's history of minimal hunting pressure. Rarely does a farm with this combination of habitat, location, and genetics come to market without years of intensive hunting. This presents the next owner with an incredible opportunity to establish a carefully managed hunting program in one of Kansas' premier trophy-producing regions.

Beyond its exceptional whitetail potential, the ranch offers outstanding populations of Rio Grande turkey, bobwhite quail, pheasant, and migrating waterfowl, creating a true four-season recreational destination. Whether pursuing spring gobblers, flushing coveys behind a bird dog, or watching ducks settle into the pond on a cold winter morning, this property delivers the diverse outdoor experiences that define the Kansas landscape.

Premier hunting properties in this area are becoming increasingly difficult to acquire. Combining live water, diverse native habitat, productive tillable acreage, exceptional wildlife populations, and a location surrounded by proven trophy genetics, this ranch represents not only an extraordinary recreational opportunity but also a tangible investment in one of the Midwest's most desirable land markets.

Property Features

- 160± acres in Sumner County, Kansas
- Located in highly sought-after Kansas Deer Management Unit 15
- Prime location between Anthony and Caldwell
- Fall Creek traverses the northwest portion of the ranch



- Two additional seasonal creek systems
- Small pond providing year-round water
- Extensive native grass offering exceptional bedding and nesting cover
- Two agricultural fields providing dependable food sources
- Outstanding populations of trophy whitetail deer, Rio Grande turkey, pheasant, bobwhite quail, and waterfowl
- Minimal historical hunting pressure
- Located in a neighborhood with a long-standing reputation for producing Boone & Crockett-class whitetails
- Outstanding recreational, hunting, and long-term investment potential

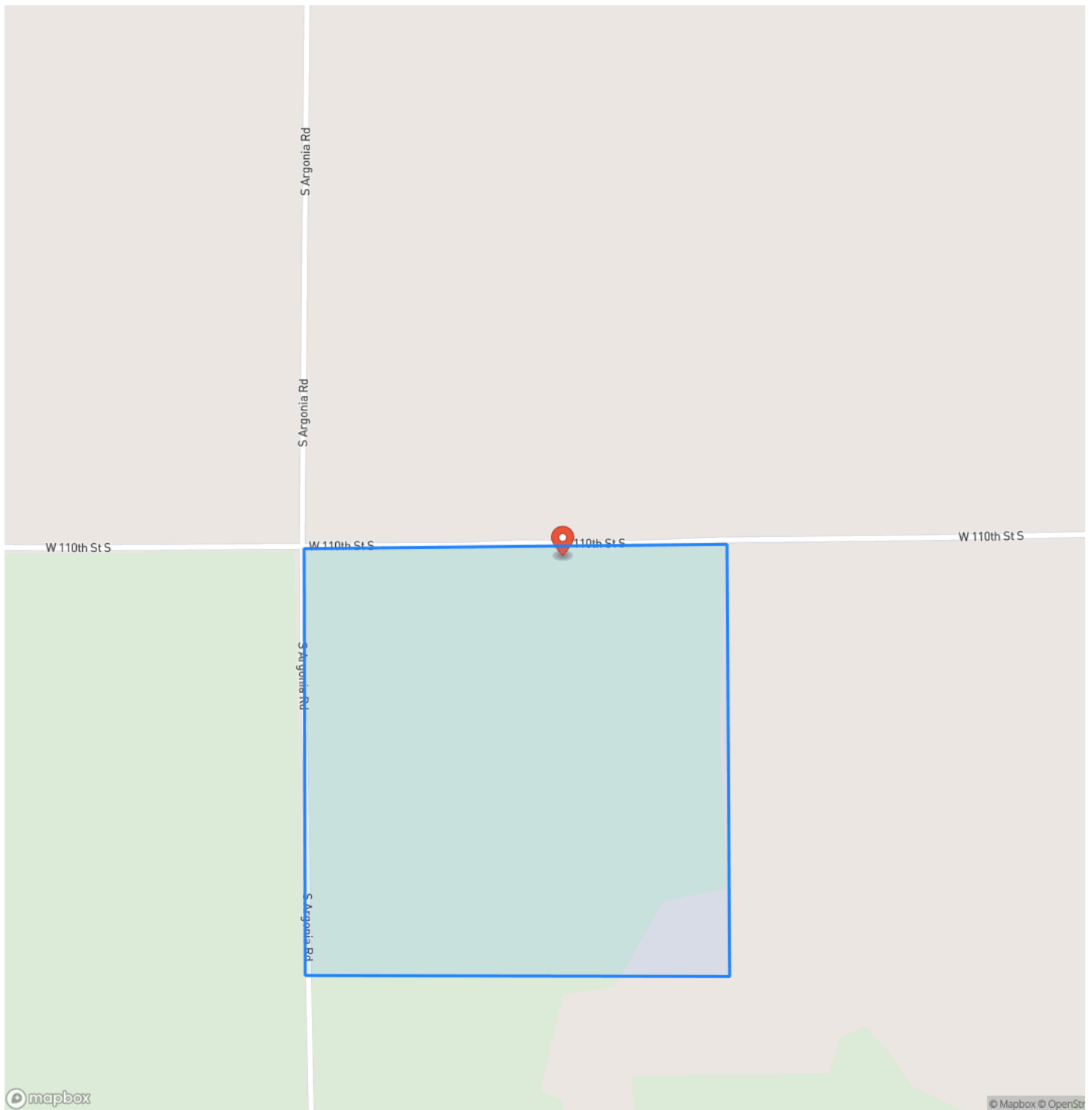
This is more than a hunting property-it is an opportunity to own a legacy ranch in one of Kansas' most respected trophy whitetail destinations.



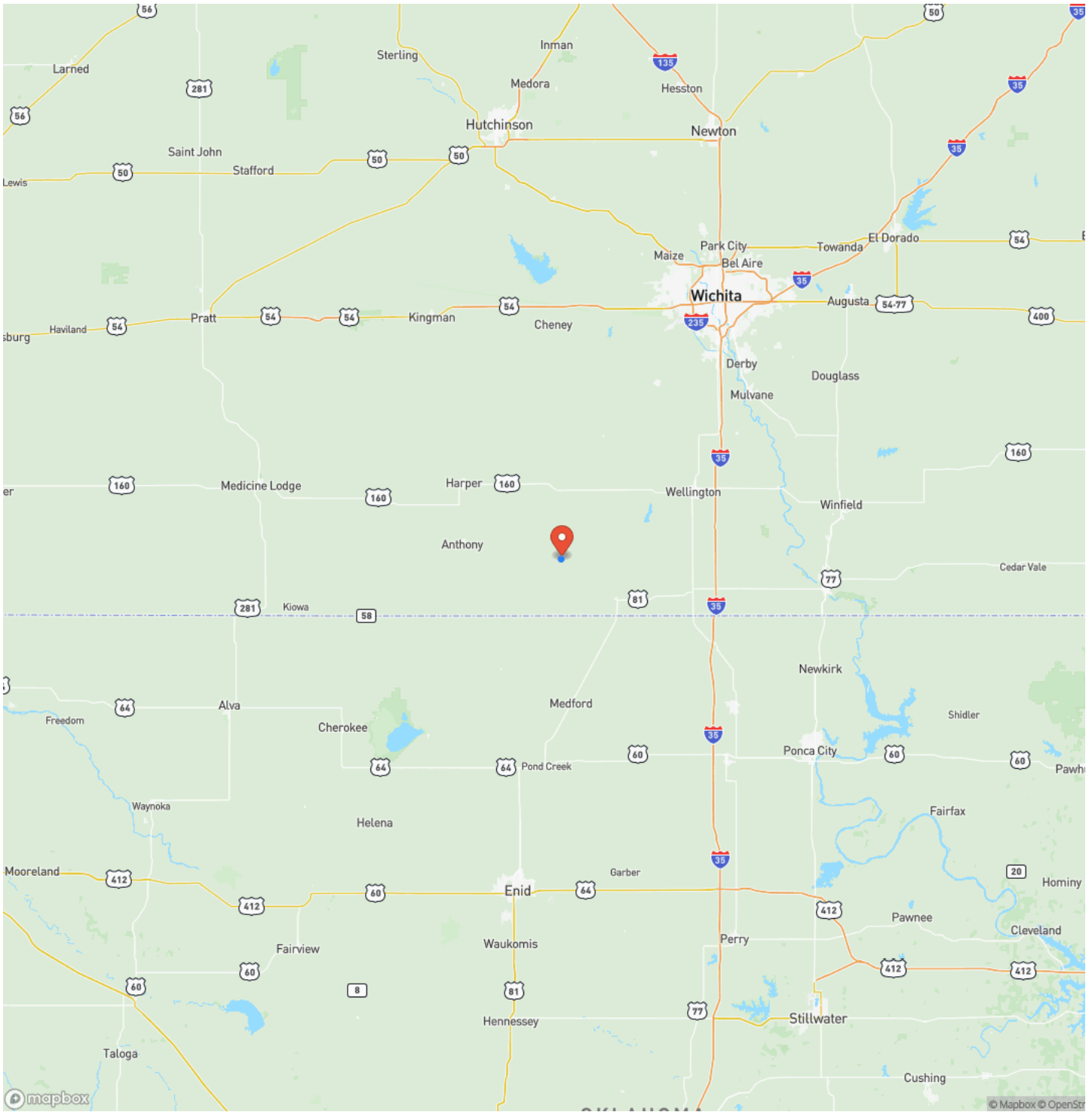
160± Acres | Sumner County, Kansas | Premier Trophy Whitetail & Recreational Ranch
Caldwell, KS / Sumner County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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