

Kiowa County, KS - 155 acres
CO RD
Greensburg, KS 67054

\$450,000
155± Acres
Kiowa County



Kiowa County, KS - 155 acres
Greensburg, KS / Kiowa County

SUMMARY

Address

CO RD

City, State Zip

Greensburg, KS 67054

County

Kiowa County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

37.422314 / -99.378349

Acreage

155

Price

\$450,000

Property Website

<https://greatplainslandcompany.com/detail/kiowa-county-ks-155-acres-kiowa-kansas/115624/>



PROPERTY DESCRIPTION

A rare opportunity to own 155 acres of fenced Kansas grassland in Kiowa County, located just 2 miles from the Comanche County line and offered at \$450,000. This property has been thoughtfully set up for hunting and recreation, with excellent wildlife habitat and an abundance of deer, pheasant and quail. Numerous trail-camera photos showcase the impressive bucks that frequent the property and will be featured with the listing. Located in Kansas Hunting Unit 16, this property offers an exceptional opportunity for the avid outdoorsman.

The property features established food plots, three shooting houses and a solar-powered water well, providing key amenities for both wildlife and hunters. The acreage is not currently used for crops, enrolled in CRP or being grazed, offering a dedicated recreational setting with flexibility for the new owner.

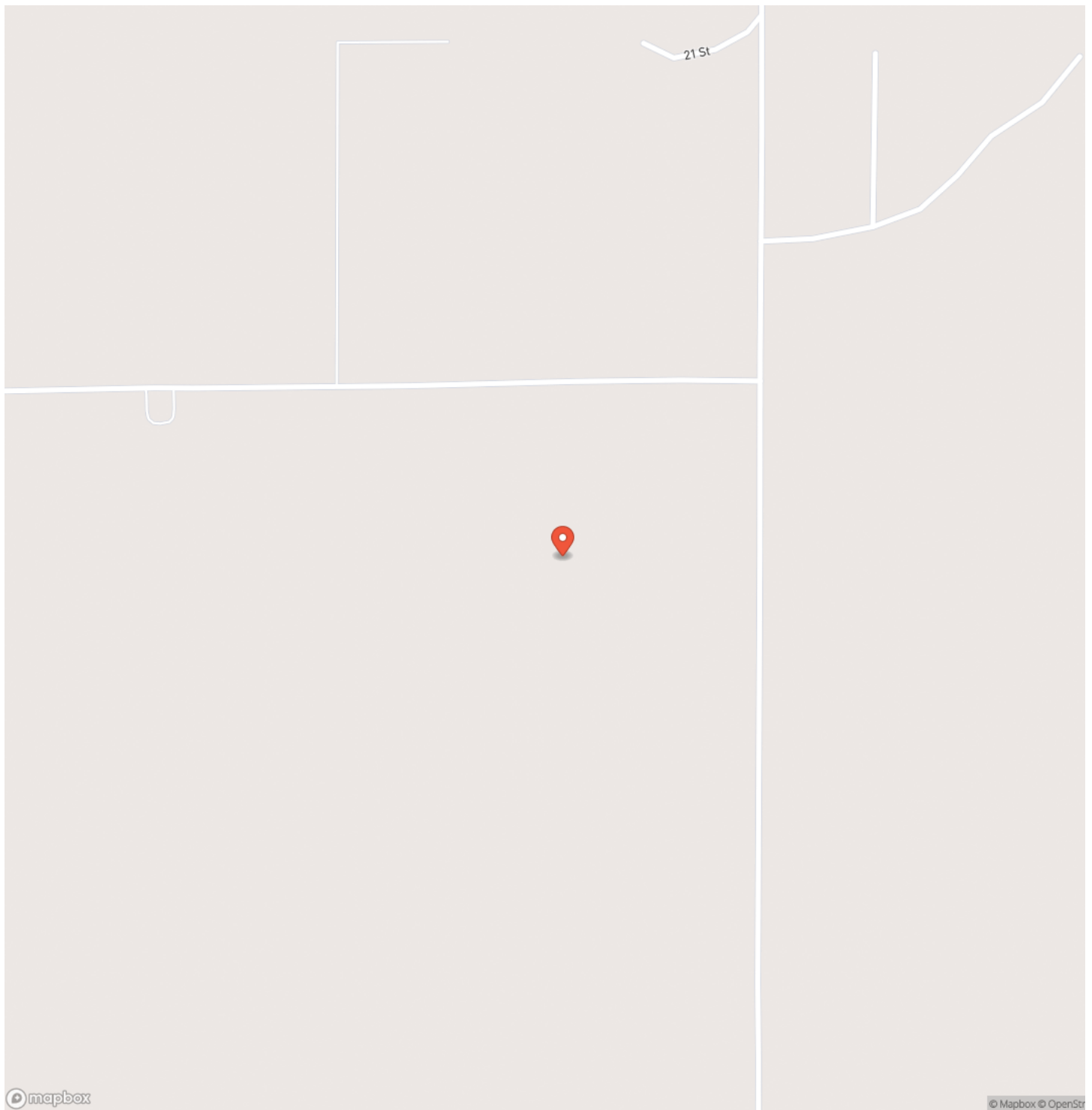
This sale includes an impressive package of equipment, including two smaller tractors, mower, rototiller, grain/food plot drill, augers, post-hole auger and multiple game cameras. Improvements include an 18'x50' wood building and a 24'x40' metal building with a concrete slab will be installed by the seller, at the seller's expense, prior to closing. An electrical meter is already installed at the road, with breaker boxes, wire and conduit included for future electrical installation to the buildings.

Whether you're looking for a private hunting retreat, recreational getaway or a well-equipped piece of Kansas land to enjoy for years to come, this property offers an exceptional combination of acreage, wildlife, improvements and equipment. Properties this well equipped and ready to enjoy are hard to find.

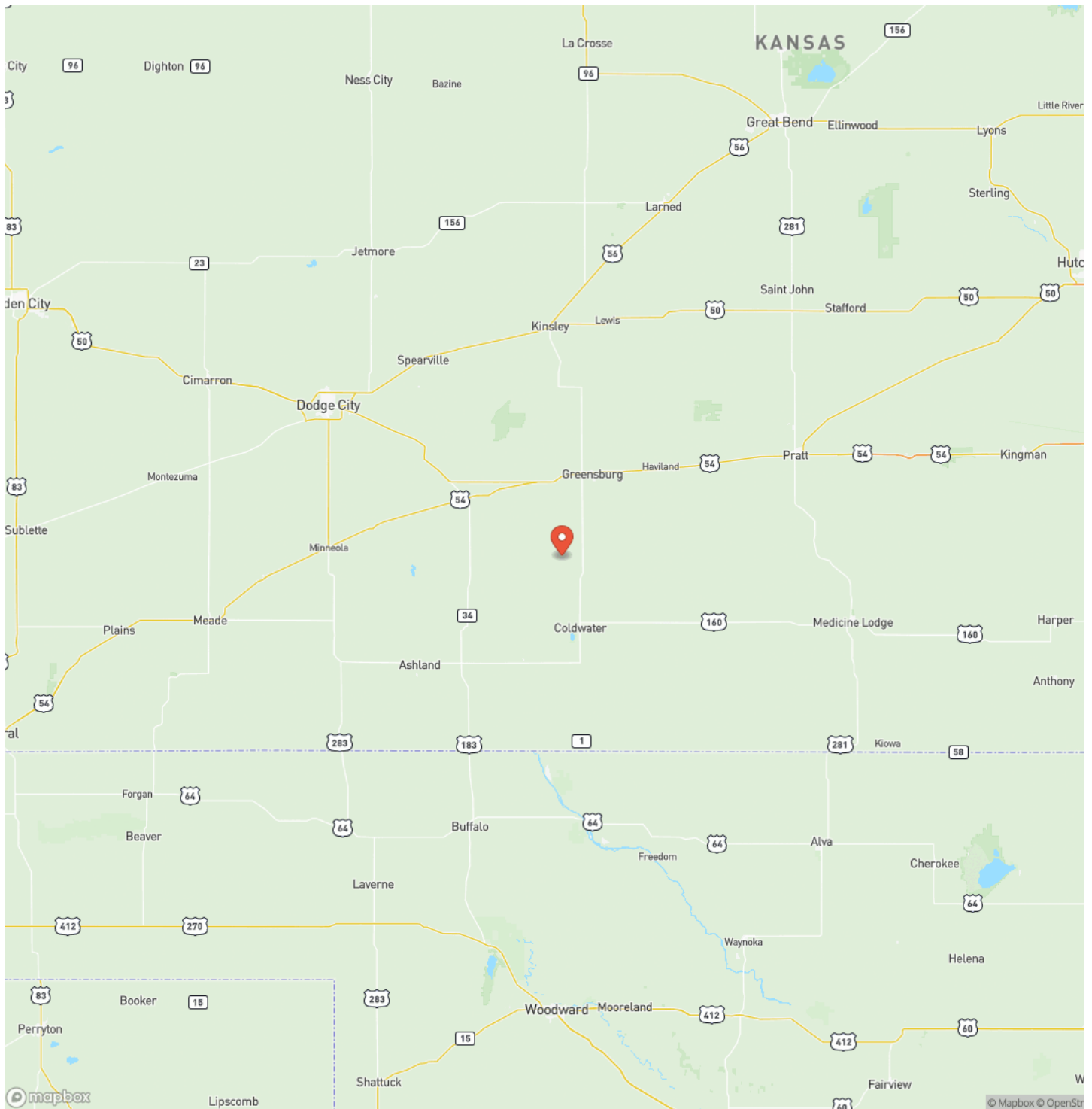




Locator Map

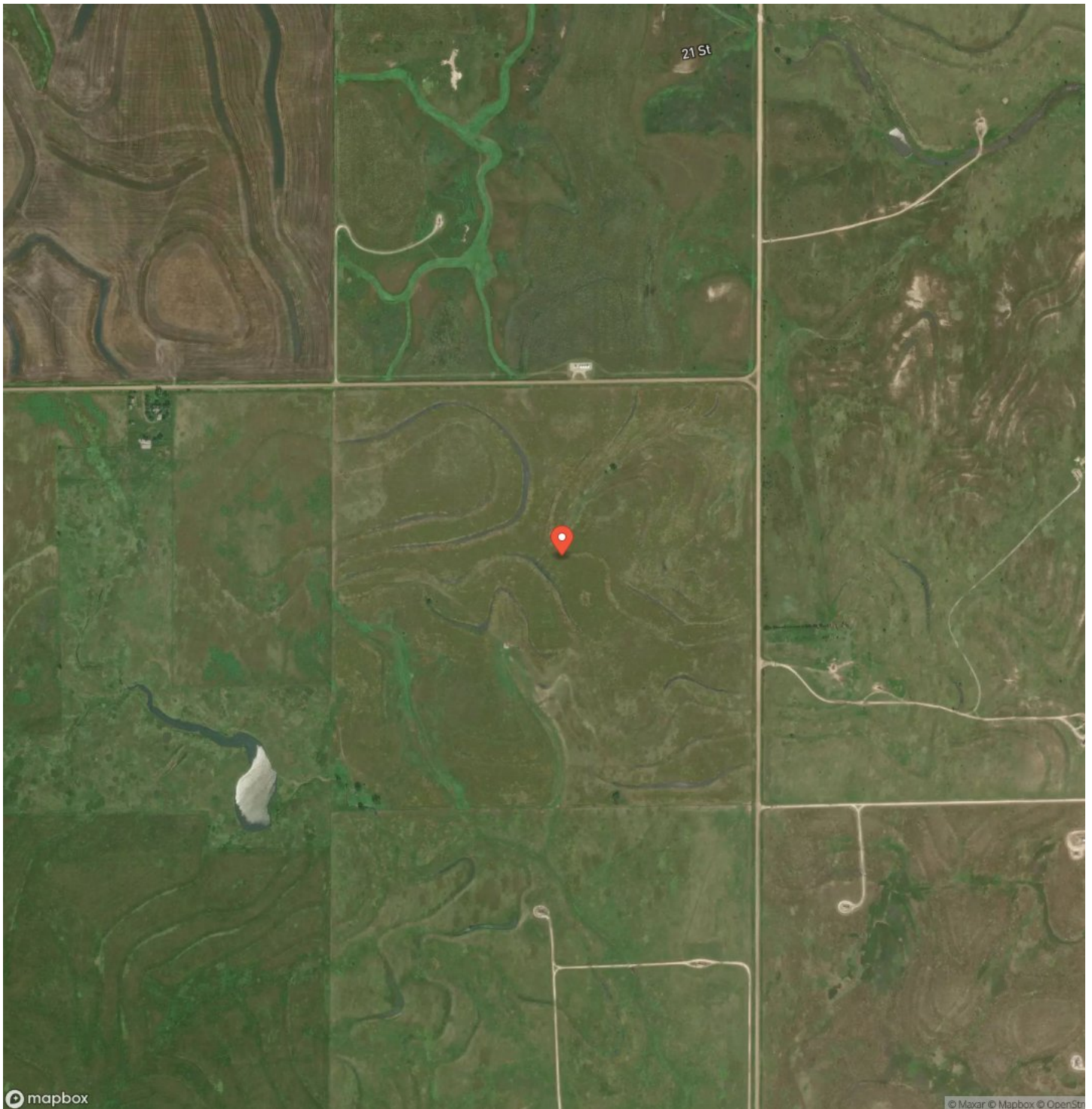


Locator Map



LAND CO.

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Clay Sellard

Mobile

(620) 826-5901

Email

clay@greatplains.land

Address

12750 131 Rd

City / State / Zip

Bucklin, KS 67834

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

