



75± Acres: Ideal for Cattle, Hunting & Recreation For Sale—Bourbon County, KS

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

476 170th
Fort Scott, KS 66701

PRICE: \$370,000

ACRES: 75±

COUNTY: Bourbon

PROPERTY HIGHLIGHTS:

- 75+/- Acres
- Fully Fenced w/New Barbed Wire
- Live Creek
- Pasture can be converted to Tillable
- Great Timber
- Great Deer & Turkey History

PROPERTY DESCRIPTION:

This beautiful 75-acre property offers the perfect blend of open pasture, mature timber, and natural water sources. Previously used for cattle, it features excellent grazing ground and is well-suited for livestock operations. A creek runs through the property, providing year-round water access and enhancing the natural beauty of the land.

You'll find an electric meter already installed at the road and rural water nearby, making it a great option for future building or expansion. The property also boasts a strong history of whitetail deer and turkey activity, with mature timber offering ideal cover and habitat for wildlife.

Whether you're looking for a productive cattle property, a private hunting retreat, or a future home site—this land has it all. Properties like this don't come around often.



PRESENTED BY:

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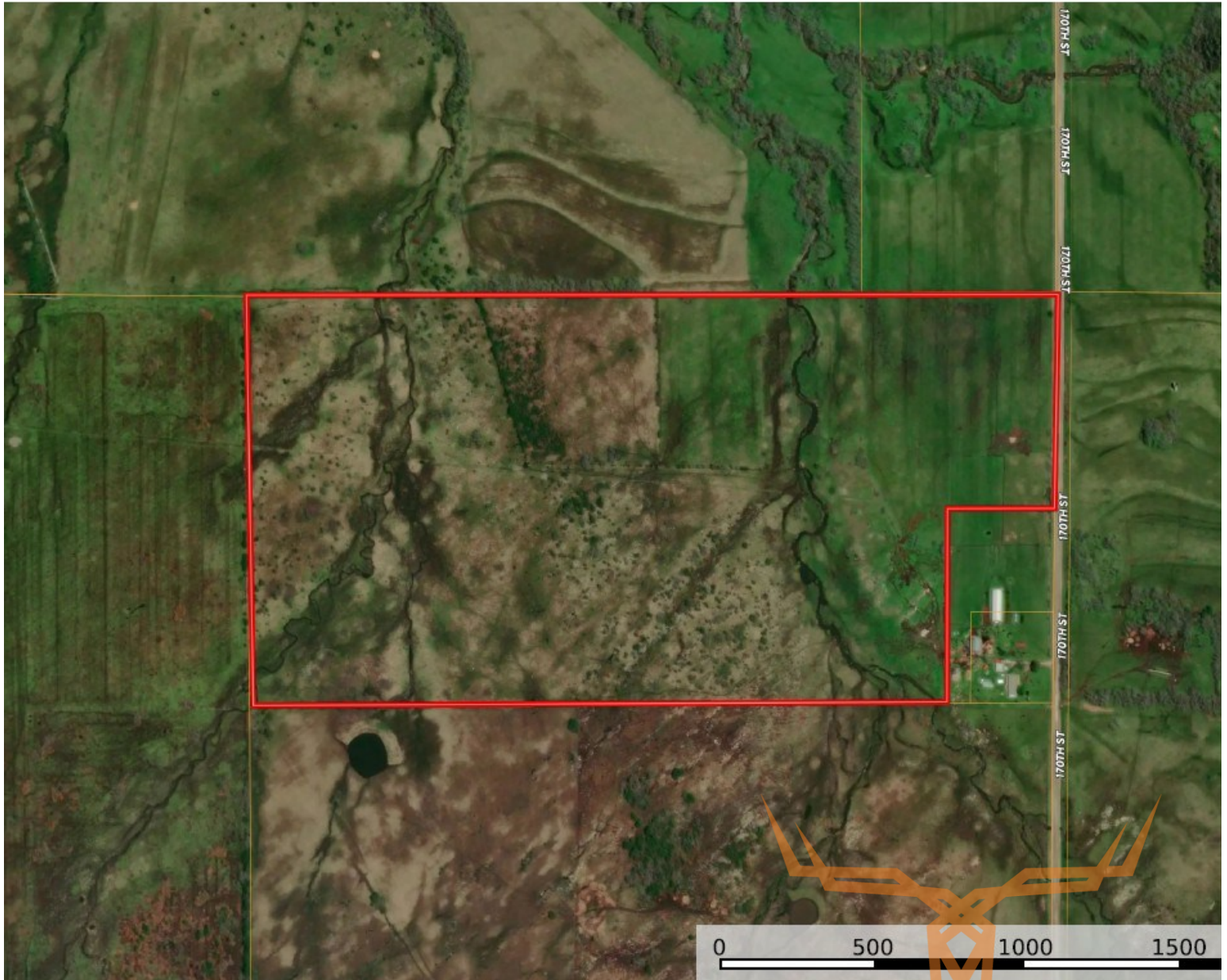
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1810 fern road

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals