



**AMERICAN
LEGACY
LAND CO**

FOR SALE

HUNTING PROPERTY

Sumner County, KS

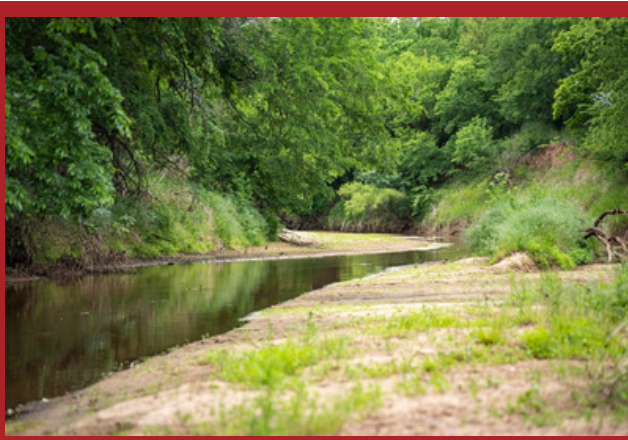
158.3 +/- Acres

OFFERED AT:

\$880,000

ABOUT THIS PROPERTY:

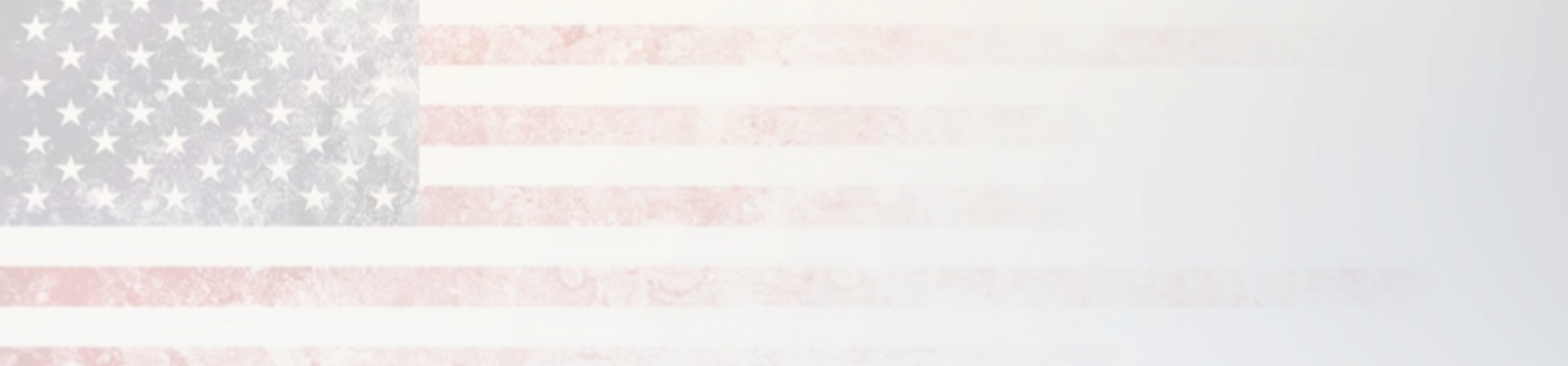
Situated on Bluff Creek, in the far southwest corner of Sumner County, lies a 158 +/- acre legacy farm that is busting at the seams with Kansas wildlife. On a typical spring morning you can hear the echoes of Rio Grande turkeys and the crows of rooster pheasants across the landscape. Walking the property, you'll see the worn-out trails and rubbed trees of the many whitetail deer that call this paradise home. This property is a true wildlife mecca. It naturally provides all the key elements needed to hold deer, turkey, and upland birds year round - food, water, and cover.



More About this Property:

Water is in abundance throughout the acreage. Bluff creek, historically known to provide water on the driest of years, meanders throughout the western side of the property for over ½ of a mile. On the eastern half of the property lies another spring fed creek, providing an additional water source for the local wildlife. The cover on this farm is diverse, making it suitable for all types of game. The eastern half is made up of chest high native grasses, cedar thickets, and timber. The western half boasts that classic river bottom touch comprising of walnuts and catalpa trees. The walnuts were commercially harvested years ago, opening up the canopy, which has allowed a variety of woody browse to grow up. The approximate 65 acres of farmland is made up of Dale and Reinach Silt Loam soils and 0-1% slopes, making it suitable for a variety of crops. There is currently a cash rent lease in place for the farming, providing an income stream for the new owner.

For the hunting enthusiast, this farm will provide year-round recreation. Spring turkeys, whitetails in the fall, late season mallards on Bluff Creek, and ample upland bird opportunities. This farm has excellent access with two points of entry. The main access is off of 170th St., on the north end of the property. A person can also access off of the lightly traveled 175th St., on the southeast corner of the property. This is a key point for the whitetail enthusiast, allowing a person to effectively access and hunt regardless of which direction the wind is blowing. Bluff Creek has historically been known for producing Boone and Crockett caliber whitetails on an annual basis. This farm has been hunted by the owners, providing freezers full of venison and other wild game for the family for generations. Although they weren't trophy hunters, talking with them they spoke of the quality of bucks seen throughout the years.



For somebody wanting to build a weekend getaway or a forever home, all the infrastructure is there. On the north-central part of the property is the old homestead, built back in 1917. You'll find water and electricity at the old homestead. A person could possibly do a major remodel to the house or start from scratch.

Opportunities to purchase a piece of Bluff Creek are extremely rare, especially a piece as unique as this one. For someone looking for that all in one recreational piece, it'll be hard to beat this property. It's a clean slate for someone that wants to enhance and make it even better. Don't miss out on your opportunity to start your own legacy. Call Joe Sobba at 316-250-1212 to schedule a viewing.

Legal Description: S04,T35, R04 W, Acres 158.3, NE/4 less R/W Sumner County, KS

2025 Taxes: \$1,296.20

FEATURES:

- **158.3 +/- acres**
- **2 spring fed creeks**
- **Home to mature trophy whitetail, turkeys, and upland game**
- **Qualifies for Kansas non resident deer tags**
- **Lies in the famed unit 15**
- **Water and electricity on site**
- **Century family farm**



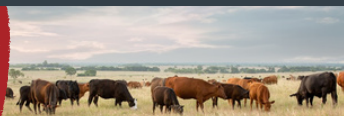
**SUMNER COUNTY,
KANSAS**



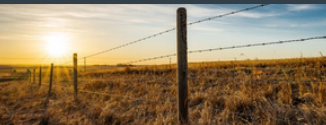


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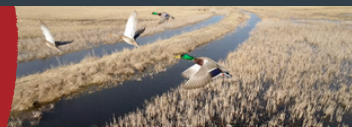
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





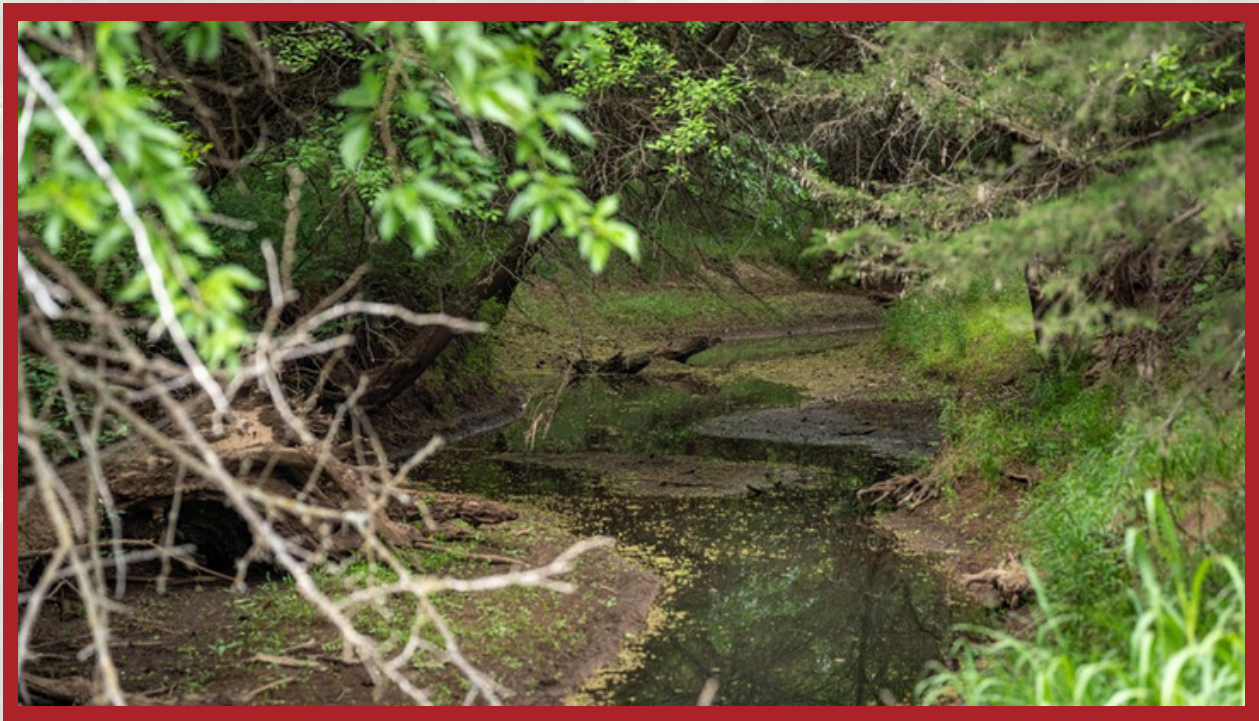
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TRUSTED



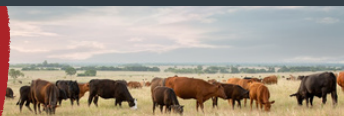
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AND SELL LAND



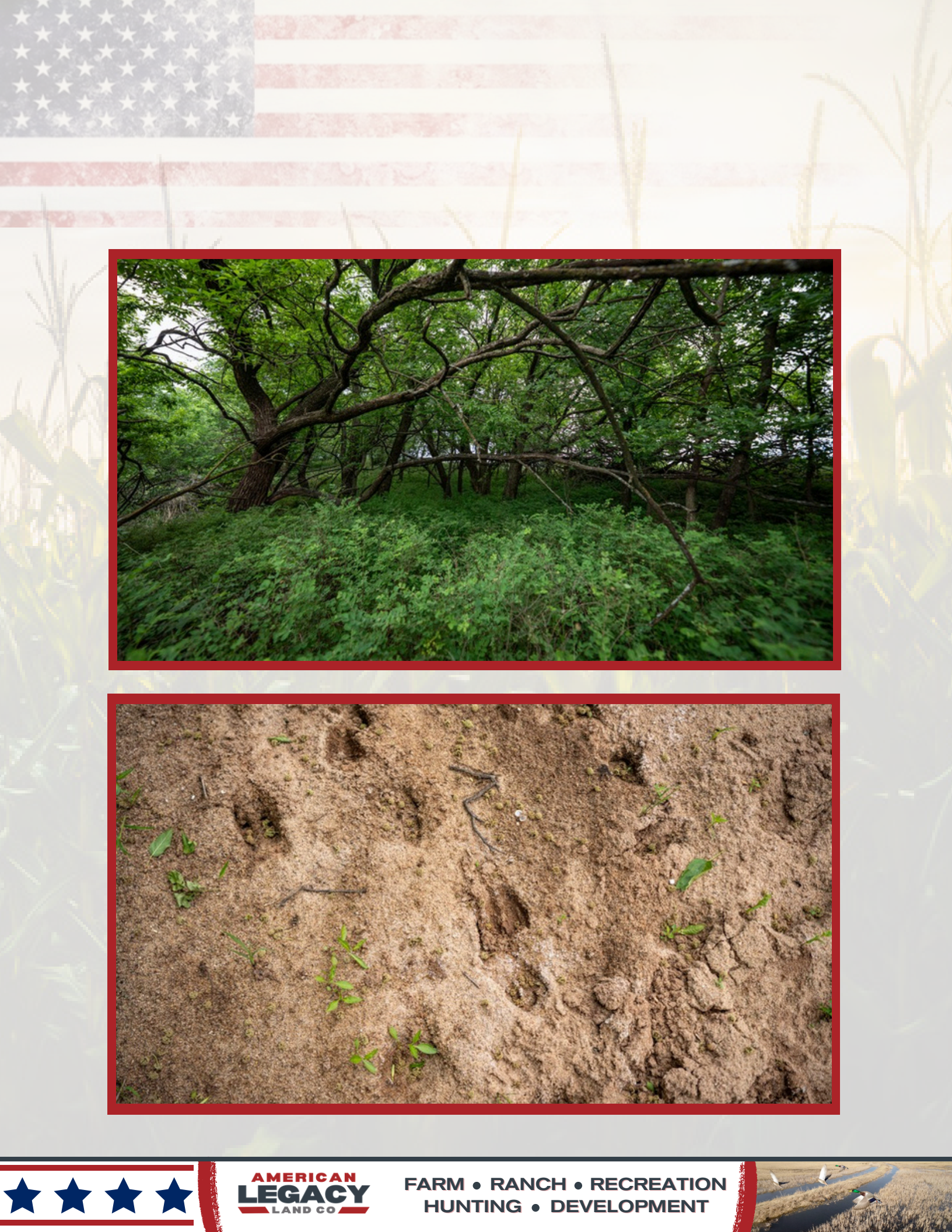
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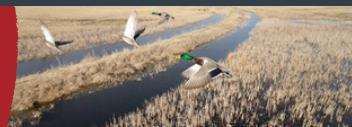
BUYING • SELLING
AUCTIONS





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HUNTING • DEVELOPMENT



About the Agent:

Joe was born and raised in South Central Kansas and he still calls it home to this day. From an early age, Joe had grown a deep passion for the outdoors and spent every moment possible hunting and fishing on the Kansas landscape. Coming from a small Kansas farm community, he also grew a deep respect for the farming and ranching community.

After graduating high school, Joe dove straight into the construction industry, learning the in's and out's of quality craftsmanship, which he is still active with today! By his mid 20's, Joe had taken whitetail hunting and management to the next level. He started accumulating permission to hunt private lands in the area by building relationships with the local farmers and ranchers and it didn't take long before he gained access to thousands of acres of quality hunting.

He currently helps manage over 35k acres of prime Kansas Real estate. Joe has also had the pleasure to help design and build world class hunting properties in Kansas, taking them from average south central Kansas cattle ranches, and helping transform them into a ranch that is abundant with wildlife while still allowing it to be a profitable cattle operation. Joe hopes to help other landowners achieve these goals in the future.

The outdoors is a huge part of Joe's life, but his family is the center of it. He's been blessed with 3 daughters and a wonderful wife. They enjoy spending time with him in the outdoors, whether it be shed hunting in the spring, checking trail cams in the summer, or hunting deer in the fall.



Joe hopes to take all of these values and create the perfect real estate experience for both Buyers and Sellers. Whether clients are searching for their dream hunting property or selling a piece of family legacy, Joe hopes that potential clients will consider him to be a part of it!

JOE SOBBA , LAND AGENT



316-250-1212



Joe@AmericanLegacyLandCo.com