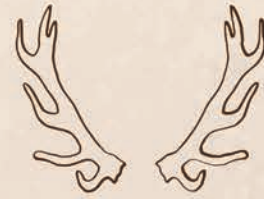


Recreational Property



160.5 +/- ACRES \$473,500.00

NORTON COUNTY, KS



Overlooking the Solomon River in the near distance, this one of a kind property offers breathtaking views and world class hunting in Norton County, Kansas. This property is truly one of a kind, from its scenic views of this incredible landscape, and the unbelievable hunting opportunity this ranch offers.

Legal Description - South 1/2 Northeast 1/4
⊕ East 1/2 Southeast 1/4, 28-05-22

Real Estate Taxes - \$366.04



CLAYTON ESSLINGER
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PROPERTY DETAILS



As you approach the cattle guard at the south end of the ranch you will immediately notice this is not your average hunting property. Mature cedars blanket the deep canyon draw running through the center of the property, canvassing most of the ranch in a forest of thick cedars and shrubs.

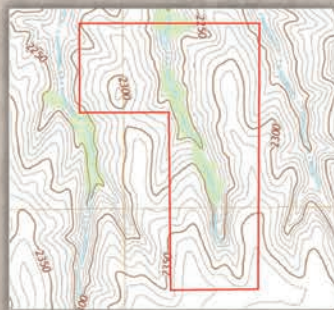


Completely secluded from the neighboring properties from the cedars and steep rolling topography, this tract allows the whitetail, mule deer, turkey, and other various wildlife to have minimal to no pressure throughout the year. Tucked away in the cedars, rests a beautiful spring fed pond near the north boundary line giving wildlife a great source of water year round.

Property Directions

From Hill City, KS travel north on Hwy 283 for approximately 13 miles. Turn east on County Road EE for 2.5 miles. Continue driving east for 2.5 miles. Turn north at the property access point. Drive for 1 mile, the property entrance will be located at the cattle guard gate at the end of the drive.

- 1 stock well located in the southwest corner of the property. The well will need a new solar well however the well is in good condition.
- Four-wire barbed wire fence along the south, east, and north perimeter of the property in good condition. The east fence line was in poor condition and needed attention to.



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