



Buyers, Sellers & Land Connected

# 120 ACRES - FRANKLIN COUNTY, KS



**PRICE: \$287,000**

ACRES: 120

COUNTY: FRANKLIN

STATE: KANSAS

For more information contact:  
**NATE FLYNN**, Land Agent

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## Big Timber Recreational Hunting Farm

This 120 acres of timber and pasture is the perfect hunting and recreational property. Sitting in Franklin county Kansas near the small town of Rantoul, it is conveniently located only 45 minutes from Kansas City. Making it a perfect recreational getaway. There is a pre-existing road and trail system throughout the entire property which allows quick, quiet, and easy access to all parts of the farm. Talk about the perfect approach into any tree stand, blind or ATV access!

70 acres of the farm consists of beautiful, dense, timber with a great variety of hardwoods. You will also find a rock bottom creek that winds through the timber serving as a great water source for wildlife. The deer and turkey population is thriving in this area and this farm is no exception. This farm has hardly been hunted at all and has neighbors that are managing for old mature whitetails.

There is great access from John Brown Road on the north side, and a gated entrance on the south side off of Utah Road. There are several ideal food plot locations with the center hidden field being ideal for a large destination plot. This farm has hardly been hunted at all and has neighbors that are managing for old mature whitetails. This is a great opportunity to own an awesome hunting farm close to Kansas City at a great price!

- Less than 1 hour from Kansas City
- 70/120 acres of timber
- Recreational hunting
- Variety of hardwoods
- Water feature
- Existing road and trail system

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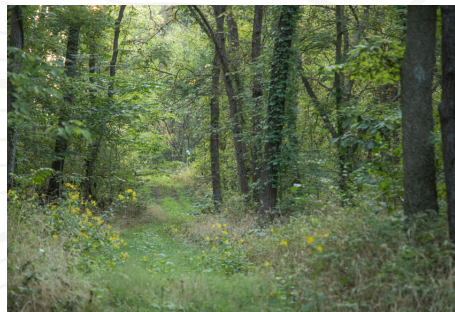
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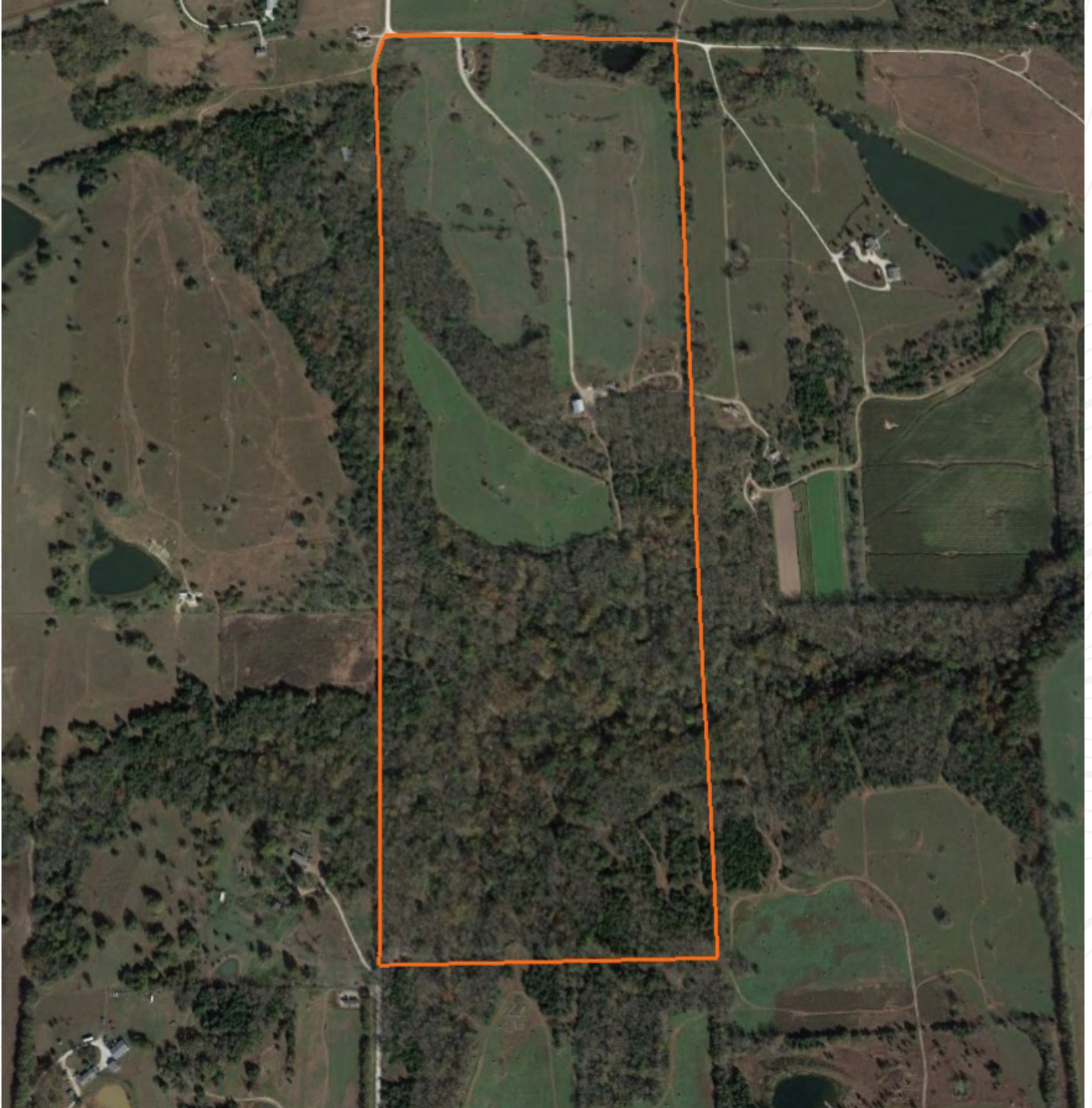
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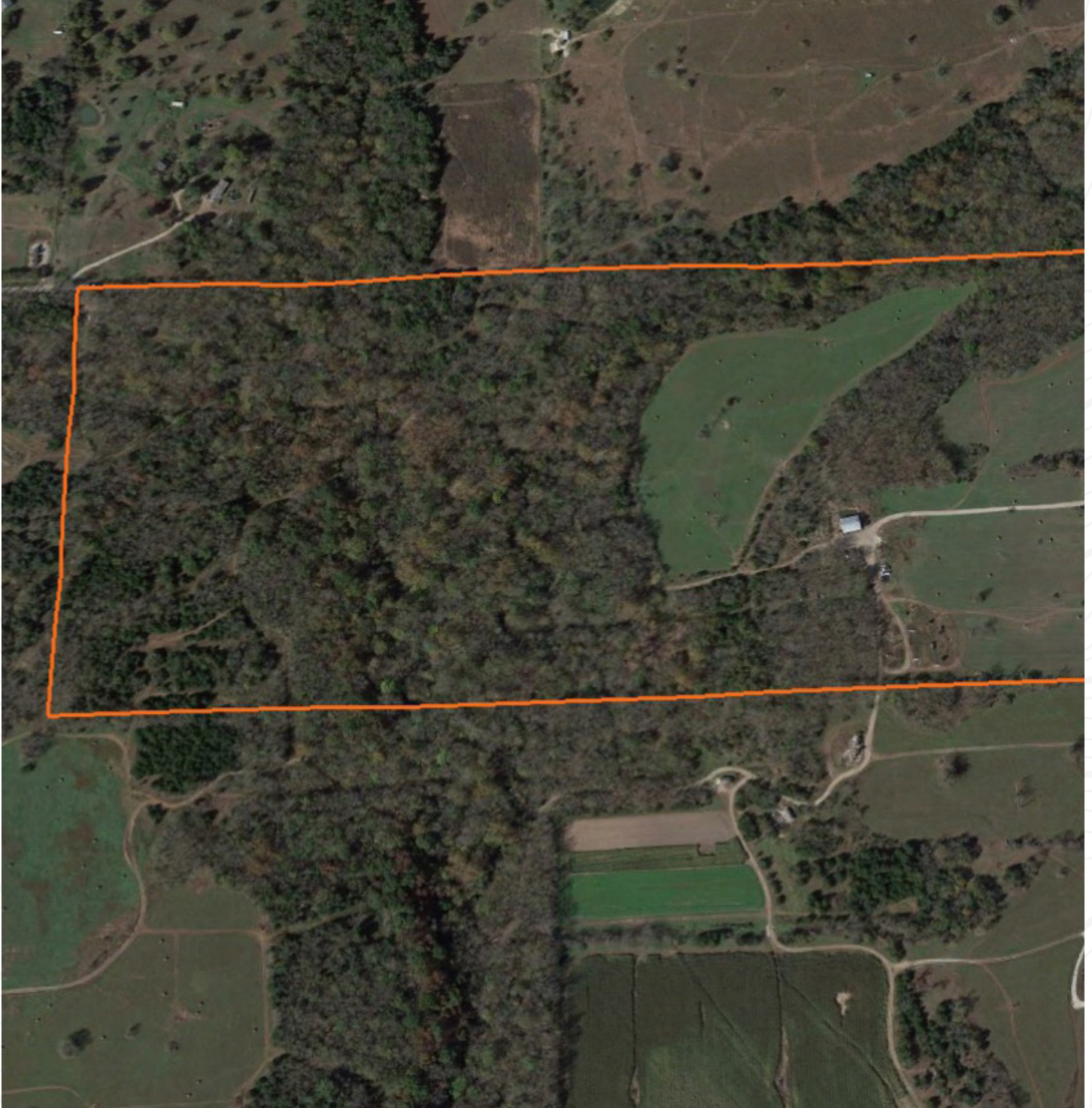
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