

LAND FOR SALE

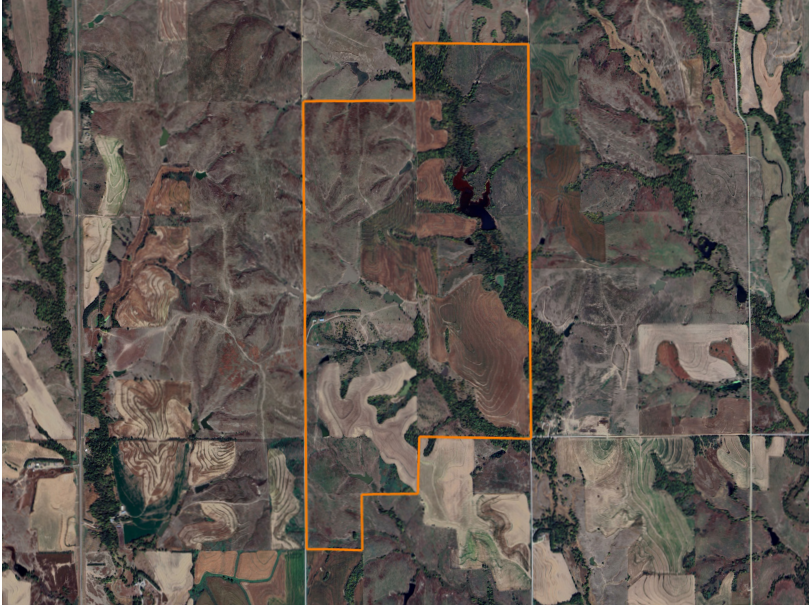
PREMIER RANCH OPPORTUNITY IN PHILLIPS COUNTY

PRICE: **\$3,300,500**

COUNTY: **PHILLIPS**

STATE: **KANSAS**

ACRES: **1,148**



PROPERTY FEATURES

- Nearly 2 miles of timbered creek bottom
- Excellent stands of rolling native grasslands
- Unmatched recreation opportunities
- Whitetail
- Rio Grande turkey
- Upland bird hunting
- Waterfowl hunting
- Mineral Rights included
- 11 ponds and one large watershed
- Extensive trail systems
- Road access from each side of the ranch
- 5 miles from Phillipsburg
- 1 mile off Highway 183

For more information, contact:

COLE SCHUMACHER, Land Agent

785.624.2191 | CSchumacher@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AR, IL, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.