



TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

81± Acre Farm for Sale in Sumner County Kansas

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



PROPERTY ADDRESS:

00 S. Conway Springs Rd.
Caldwell, KS 67022

PRICE: \$178,200

ACRES: 81

COUNTY: Sumner

PROPERTY HIGHLIGHTS:

- 81± acres in Sumner County
- 36.2± acres have historically been tilled with remainder in hay meadow and grass
- Located in deer management Unit #15
- 2020 taxes were \$209.76
- Approximately 12 mi from the Oklahoma border
- Approximately 40 min from Wichita
- Income potential includes cattle grazing, haying, and crop production
- 4± ac fenced food plot w/ milo planted for the 2021 deer season
- Current owner has harvested whitetail deer, bobwhite quail, pheasants, and morning dove

PROPERTY DESCRIPTION:

Located in the heart of Sumner County that is known for producing some of Kansas' best trophy whitetails is this 81± acre farm that won't break the bank. The property lies a half mile from the nearest through roadway surrounded by crop ground, pasture, brush country, and the Chikaskia River just a mile away, ensuring deer and other wildlife frequent the property. Historically 36.2± acres were farmed that now is in native grass and a food plot. Acres that could be returned to tillable crop production. A



PRESENTED BY:

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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